



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, February 8, 2006

David Gebhard Public Meeting Room: 630 Garden Street

1:35 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, Chair - Present
 WILLIAM LA VOIE, Vice-Chair - Present
 LOUISE BOUCHER - Present
 STEVE HAUSZ – Present at 2:26 p.m.
 VADIM HSU - Absent
 ALEX PUJO - Present
 CAREN RAGER - Present
 FERMINA MURRAY - Present
 SUSETTE NAYLOR - Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW - Absent

CITY COUNCIL LIAISON:

ROGER HORTON - Absent

PLANNING COMMISSION LIAISON:

WILLIAM MAHAN - Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present, left at 1:45 p.m.
 JAKE JACOBUS, Urban Historian - Present
 SUSAN GANTZ, Planning Technician II - Present
 KATHLEEN GOO, Acting Recording Secretary - Present

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

- ** The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- ** The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- ** Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- ** The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- ** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- ** **Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**
- ** **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.**

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Land Use Controls or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- A. That on February 3, 2006, at 4:00 P.M., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. and again the following Friday at 1:00 P.M. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of January 25, 2006.

Motion: Approval of the Minutes of the Historic Landmarks Commission meeting of January 25, 2006, with corrections.

Action: Naylor/Rager, 6/0/1. Commissioner La Voie abstained.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Commissioner La Voie.

Action: Boucher/Rager, 7/0/0.

Chair Suding stepped down from Item A on the Consent Calendar.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Commissioner Hsu will be absent from today's meeting.
2. Ms. Gantz announced the following changes to the agenda:
 - a) The project at 523-531 Chapala Street has been postponed indefinitely at the applicant's request.
 - b) Item #1, 33 E. Canon Perdido Street scheduled for 1:45 p.m., has been postponed two weeks to the February 22, 2006 meeting at Staff's request.
 - c) Item #16, 1221 Anacapa Street scheduled for 5:50 p.m., has been postponed two weeks to the February 22, 2006 meeting at the applicant's request.
 - d) Commissioner Murray will be leaving the meeting at approximately 5:00 p.m.

Motion: The Commission accepts the postponement of these three items.

Action: Rager/Naylor, 7/0/0.

3. Chair Suding will step down from the last Item 16.
4. Commissioner Rager will step down from Items 8, 9, and 10.
5. Commissioner Naylor will step down from Items 8 and 9.
6. Commissioner Hausz will step down from Item 1.
7. Ms. Gantz introduced Gabriela Feliciano as the newly appointed Commission Secretary (formerly Recording Secretary) for the Historic Landmarks Commission and Sign Committee, and Kathleen Goo's reappointment as Commission Secretary (formerly Recording Secretary) for the Architectural Board of Review.
8. Commissioner Pujo mentioned last week's site visit to review the bridge at Cabrillo Boulevard and State Street, and stated he did not approve of the intersection width, which appears to be getting wider. He contacted Transportation Department staff who informed him the intersection will not be getting wider, the width will be narrower than it is presently, and there will be no bus parking on the south side of Cabrillo Boulevard.
9. Commissioner Murray announced she will be leaving at approximately 5:00 p.m.

E. Subcommittee Reports.

1. Commissioner Rager informed the Commission that she is continuing her research on the Mills Act Program. She was able to obtain sample application and contract copies from the City of Anaheim from the person who implemented the program for that City. She already shared some of this information with Jaime Limón, Senior Planner, and would be glad to share her research with anyone else on the Commission who might be interested. She also inquired (at the suggestion of Mr. Limón) if anyone on the Commission would like to consider implementing an *ad hoc* subcommittee on this program. Mr. Limón informed the Commission that they are currently preparing Council Agenda Report for City Council to demonstrate to them that there will be no financial impact in the implementation of any contracts, and suggested creating an *ad hoc* subcommittee to provide assistance in reviewing the report.
2. Commissioner Pujo reported that, after attending the Highway 101 Improvement *ad hoc* Subcommittee, and reviewing some details in a couple of bridges, he found everything to be “going swimmingly well.”

F. Possible Ordinance Violations.

Public comment opened again at 1:45 p.m.:

Mr. Kellam De Forest inquired whether the bright yellow DHL express carrier box in front of the Lobero Theatre Building on Chapala Street is a possible zoning violation.

Ms. Gantz responded it is a zoning violation and will get the specific information from Mr. De Forest after the meeting.

Public comment closed at 1:46 p.m.

1. **33 E CANON PERDIDO ST**

C-2 Zone

(1:45) Assessor's Parcel Number: 039-322-009
 Application Number: MST2006-00067
 Owner: Lobero Theatre Foundation
 Applicant: David Asbell, Executive Director
 Applicant: Maryanne Clark

(This is a City Landmark: Lobero Theatre. Proposal for the temporary installation of a 30'x 50' tent for use in the courtyard behind the theatre. This tent will be erected during times of inclement weather for the protection of patrons attending receptions and other events. The tent is expected to be used during the months of October through April, with the approximate number of days in use to be 39 per year.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)

Motion: To postpone this item two weeks to the February 22, 2006 meeting at the applicant's request.
 Action: Rager/Naylor, 7/0/0. Hausz stepped down.

CONCEPT REVIEW - NEW**2. 128 E CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 031-011-004
 Application Number: MST2003-00243
 Architect: Rex Ruskauff
 Owner: Pueblo Viejo Properties Ltd
 Agent: Suzanne Elledge Permit Processing

(Proposal to legalize "as-built" changes including two new residential units, converting the existing 15 residential garages to a laundry room and commercial square footage which will include alterations to the existing garage doors, and Development Plan approval to allow 2,718 square feet of new non-residential floor area for the conversion of the garages. Modifications are requested to eliminate the existing residential parking and to not provide new parking for the converted commercial square footage, to allow density bonus for the two "as-built" residential units, and a floor area modification to allow the "as-built" residential units to be less than 400 square feet.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS, AND DEVELOPMENT PLAN APPROVAL FINDINGS.)

(1:46)

Rex Ruskauff, architect; Trey Penner, representative for the owner; and Jo Anne La Conte, Assistant Planner for the City of Santa Barbara, present.

Public comment opened at 1:57 p.m.

Mr. Kellam De Forest expressed concern over where people would park if they didn't have access to the garage since off street parking is already impacted during business hours. He also inquired about the long range plans for absorbing the area into the Presidio restoration. Commissioner Boucher responded that she believes that this particular property was removed from the Presidio restoration by City Council.

Public comment closed at 1:59 p.m.

Motion: Continued indefinitely and referred to the Planning Commission with the following comments:
 1) The Commission felt that conversion of the parking spaces should be reviewed by the Planning Commission. 2) The garage doors with windows are unacceptable as proposed.

Action: Boucher/La Voie, 7/0/0.

CONCEPT REVIEW - NEW**3. 331 E VICTORIA ST**

R-3 Zone

Assessor's Parcel Number: 029-084-004
 Application Number: MST2005-00752
 Owner: Davi Back, Revocable Trust 10/27/0
 Owner: Raymond Hicks

(Proposal to demolish an existing two-story, five unit apartment building, two, one-story cottages, and a detached two-car garage, and construct a three-story, five-unit condominium project with five attached two-car garages/basements on a 13,497 square foot lot in El Pueblo Viejo Landmark District. The existing square footage to be demolished totals 4,032 square feet, and the proposed new square footage totals 16,296 square feet (10,810 square feet of living space and 5,486 square feet of garage/basement space.) Planning Commission approval is requested for a Tentative Subdivision Map, modifications, and a condominium development.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP AND CONDOMINIUM DEVELOPMENT.)

(2:05)

Raymond Hicks, Owner, present.

Public comment opened at 2:14 p.m.

Mr. Kellam De Forest expressed concerned with the size and bulk of the project, especially since it is located near the proposed new Bungalow Haven District on Victoria Street and the views that may be lost with the construction of this project.

Mr. Dovas Zaunius expressed concern regarding the nature of the neighborhood in the historic district and the project's effect on the character and density of the neighborhood; specifically issues of project's effect on sun exposure for his property, and what is planned for the area between the two properties.

Mr. John Rowbottom, who lives at 315 E. Victoria Street, expressed concern regarding the proposed large projects in the area of El Pueblo Viejo District, and feels that the scale of the proposed project is too large and modern for the area and would be detrimental to the character of the neighborhood.

Public comment closed at 2:20 p.m.

Motion: Continued indefinitely until Historic Structures/Sites Report is scheduled for review.
Action: La Voie/Rager, 7/0/0.

CONCEPT REVIEW - CONTINUED

4. 819 GARDEN ST

C-2 Zone

Assessor's Parcel Number: 031-012-011
Application Number: MST2005-00439
Owner: Steven E & Julie E Shulem, Revocable Trust
Architect: DesignArc
Applicant: Karl Kras

(Proposal to demolish an existing 780 square foot office and construct a new four-story, 3,472 square foot mixed-use building on a 1,881 square foot lot located in El Pueblo Viejo Landmark District. This development will be comprised of one 1,972 square foot two-bedroom unit, and 1,500 net square feet of office space. Four parking spaces will be provided: two on-site in a parking garage, and two on a separate parcel within 500 feet. A Zoning Modification is requested to provide less than the required 10% open space area.)

(Second Concept Review.)

(COMMENTS ONLY: PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A MODIFICATION TO PROVIDE LESS THAN THE REQUIRED 10% OPEN SPACE AREA.)

(2:21)

Michael Holliday & Mark Shields, architects for DesignArc, present.

Motion: Continued indefinitely with the following comments: 1) The proposal is inconsistent in size, bulk, and scale, and out of context with the already large adjacent buildings. 2) The proposal should be reduced in height by at least one-third to be compatible with the large building to the south. 3) The proposal should be reduced by one-third in square footage and volume. 4) The applicant will need to provide photos of the properties across Garden Street. 5) The applicant will need to provide a footprint of the adjacent buildings on the floor plans for context at each floor level. 6) Simplify the architecture as proposed.

Action: La Voie/Rager, 8/0/0.

PRELIMINARY REVIEW**5. 416 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-212-023
 Application Number: MST2006-00069
 Owner: Hughes Land Holding Trust 5-9-84
 Agent: Ron Newman
 Architect: AB Design Studio
 Business Name: Aloha Sharkeez

(Proposed alterations to the exterior patio at Sharkeez Restaurant including: new covered cabana seating with built-in booths, overhead palapa-style awnings, new redwood stained flooring and varnished siding, re-painted existing doors and walls, new gates at the west end of the patio, new firepit, and a fountain niche.)

(2:57)

Josh Blumer, from AB Design Studio as a representative for the owner; and Aaron Ashland, General Manager, present.

Public comment opened at 3:08 p.m. and, as no wished to comment, closed at 3:09 p.m.

Motion: Preliminary approval with a two week continuance to the Consent calendar with the following comments: 1) The applicant is to understand that the Commission is providing latitude to the project due to its location and its furnishing quality. 2) The Commission's approval is not applicable to the front patio and should not set a precedent for patios on other parcels. 3) At least one Commissioner felt that the project should more closely follow the El Pueblo Viejo guidelines. 4) The project should utilize fewer materials and more subdued colors. 5) The notations on the drawing regarding the carport shall be clarified.

Action: Pujo/Hausz, 8/0/0.

CONCEPT REVIEW - CONTINUED**6. SANTA BARBARA ST AT ORTEGA ST**

? Zone

Assessor's Parcel Number: 099-MS-0PW
 Application Number: MST2005-00770
 Owner: City of Santa Barbara
 Applicant: Tim Gaasch

(Proposal to place seven traffic signal lights and two streetlights on concrete poles at the intersection of Santa Barbara and Ortega Streets.)

(Third Concept Review.)

(3:18)

Tim Gaasch, Project Engineer, and Mike Grimes, Facilities Manager as applicants for the City of Santa Barbara; and Steve Hausz for the Streetlight Advisory Committee, present.

Public comment opened at 3:29 p.m.:

Mr. Kellam De Forest questioned the need for two projecting traffic lights at each intersection, and felt that this requirement adds to the visual clutter of the City's historic streetscape.

Public comment closed at 3:30 p.m.

- Motion: Continued indefinitely with the following comments: 1) The proposed project is not acceptable based on the lack of historical precedent as it relates to scale and material. 2) The project should adhere to materials previously standardized. 3) The Commission is concerned with the direction and number of signal lights and mast heads. 4) The Commission would like Public Works to restudy the Caltrans' guidelines. 5) The Commission finds the design not acceptable because the proposed concrete pole design is primarily not traditional in profile and not acceptable for a historical district.
- Action: La Voie/Boucher, 7/0/0.

CONCEPT REVIEW - CONTINUED

7. **113 HARBOR WAY** HC/SD-3 Zone
 Assessor's Parcel Number: 045-250-004
 Application Number: MST2006-00005
 Owner: City of Santa Barbara
 Applicant: Karl Treiberg, Waterfront Facilities Mgr
 Designer: Avian Flyaway, Inc.

(This is a City Landmark. Proposal to install electrical bird deterrent system along roof ridges and apex for health and safety purposes.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

(3:45)

Karl Treiberg, applicant, present.

Public comment opened at 3:57 p.m. and, as no one wished to comment, closed at 3:58 p.m.

Motion: Final approval as submitted with the condition that the insulators shall be dark in color. Historic Resource Findings: That this project will not cause a substantial adverse change in the significance of an historic resource.

Action: La Voie/Naylor, 7/0/0. (Hausz stepped out at 3:43 p.m.)

HISTORIC STRUCTURES REPORT

8. **2300 GARDEN ST** E-1 Zone
 Assessor's Parcel Number: 025-140-018
 Application Number: MST2005-00812
 Owner: SRS Garden SRS Garden Street LLC
 Applicant: Mary Rose & Associates
 Architect: Machin & Mead

(The former St. Anthony's Seminary is on the City's List of Potential Historic Resources. Proposed changes to occur to the Gymnasium and Chapel. Interior work: seismic strengthening and upgrades for life safety consisting of a new elevator, fire sprinkler system, and accessibility upgrades including drinking fountains and signs. Exterior work: like-for-like replacement of the arcade stairs, new accessibility handrails, three new rooftop penetrations for exhaust vents at the Gymnasium, and a new switchgear box to house electrical service upgrade for the entire campus to be located on the west side of the Chapel in an existing niche.)

(Review of Historic Structures/Sites Addendum Report prepared by Alexandra C. Cole, Preservation Planning Associates. This is an addendum to the Historic Structures/Sites Report accepted by the Historic Landmarks Commission on May 11, 2005 under MST2005-00241.)

(3:49)

Mary Rose, Agent representing the owner; Alexandra C. Cole, Architectural Historian; and George Machin, Architect, present.

Motion: The Historic Structures/Sites Addendum Report is accepted as submitted.
Action: Boucher/La Voie, 5/0/0. Naylor and Rager stepped down.

FINAL REVIEW

9. **2300 GARDEN ST** E-1 Zone

Assessor's Parcel Number: 025-140-018
Application Number: MST2005-00812
Owner: SRS Garden SRS Garden Street LLC
Applicant: Mary Rose & Associates
Architect: Machin & Mead

(The former St. Anthony's Seminary is on the City's List of Potential Historic Resources. Proposed changes to occur to the Gymnasium and Chapel. Interior work: seismic strengthening and upgrades for life safety consisting of a new elevator, fire sprinkler system, and accessibility upgrades including drinking fountains and signs. Exterior work: like-for-like replacement of the arcade stairs, new accessibility handrails, three new rooftop penetrations for exhaust vents at the Gymnasium, and a new switchgear box to house electrical service upgrade for the entire campus to be located on the west side of the Chapel in an existing niche.)

(3:53)

Mary Rose, Agent representing the owner; Alexandra C. Cole, Architectural Historian; and George Machin, Architect, present.

Motion: Final approval as submitted with the comment that the proposed concrete surface shall exactly match the existing concrete directly adjacent.
Action: Pujol/La Voie, 5/0/0. Naylor and Rager stepped down.

*******THE COMMISSION RECESSED FROM 4:07 P.M. UNTIL 4:16 P.M.*******

PRELIMINARY REVIEW

10. **1156 N ONTARE RD** A-1 Zone

Assessor's Parcel Number: 055-160-028
Application Number: MST2005-00425
Owner: Wypac IV, LLC
Contractor: Macaluso Pools
Landscape Architect: Sydney Baumgartner
Applicant: Scott Menzel

(Proposal for a 267 square foot master bathroom addition, swimming pool, spa, a 1,140 square foot pool cabana and related pool equipment, landscaping, and landscape lighting. The existing 2,324 square foot single-family residence and 1,274 square foot detached garage is located on a 14.42 acre lot in the Hillside Design District. Fifty cubic yards of grading is proposed.)

(4:16)

Sophie Calvin, Architect; and Tad Smyth, Owner, present.

Public comment opened at 4:21 p.m. and, as no one wished to speak, closed at 4:22 p.m.

ARCHITECTURE:

Motion: Preliminary approval and continued indefinitely to the Consent calendar with the following comments: 1) To restudy The proportion and relationship of window to wall space on all elevations of the cabana. 2) The architectural style of the cabana should reference the main house, not mimic, especially with respect to the lintels.

Action: Pujo/Boucher, 7/0/0. Rager stepped down.

LANDSCAPE PLAN:

Motion: Final approval as submitted.

Action: Naylor/Murray, 7/0/0. Rager stepped down.

CONCEPT REVIEW - CONTINUED

11. **727 STATE ST A** C-2 Zone

Assessor's Parcel Number: 037-400-015
 Application Number: MST2005-00832
 Owner: Redevelopment Agency/Santa Barbara
 Business Name: Rip Curl (Three Dog Bakery)
 Agent: Glen Morris

(Proposal for a storefront alteration consisting of the replacement of existing tile, refinished wood detailing, and door pull replacement.)

(Second Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(4:29)

Matt Austin, Concept Designer; and Glen Morris, Agent for Paseo Nuevo, present.

Public comment opened at 4:33 p.m.

Mr. Kellam De Forest requested that the proposal be forwarded to the Sign Committee for review of the modern look of the signage lettering.

Chair Suding assured him that the Sign Committee liaison would take the proposal before Sign Committee.

Public comment closed at 4:34 p.m.

Motion: Final approval as submitted of colors and materials with the condition that the applicant is to provide documentation on the door hardware, tile samples, and drawing to HLC Staff. Signs are not a part of this approval.

Action: Hausz/Pujo, 8/0/0.

FINAL REVIEW12. **803 STATE ST**

C-2 Zone

Assessor's Parcel Number: 037-400-012
 Application Number: MST2005-00830
 Owner: ESJ Centers
 Applicant: Christine Pierron
 Architect: Christine Pierron
 Business Name: Juicy Couture (Left At Albuquerque)

(Proposed storefront alterations including window and door changes, signage, and the removal of existing awnings and light fixtures.)

(4:36)

Christine Pierron and Michelle Christianson, applicants, present.

Public comment opened at 4:43 p.m.

Mr. Kellam De Forest questioned the dimensions on the proposed 3' x 5' coat of arms signage, and requested that the Sign Committee liaison would take the proposal before the Sign Committee.

Chair Suding assured him that this would be done.

Public comment closed at 4:44 p.m.

Motion: Final approval with details to return to the Consent calendar in two weeks, with the following comments: 1) The majority of the Commission felt that a frosted glass panel on the side entrance should be restudied using a panel approach or a jog in the interior wall. 2) The applicant should propose a more traditional door pull. 3) The applicant shall provide a larger profile sash on windows or a more elaborate window stop.

Action: Pujo/Hausz, 6/0/1. Naylor abstained.

FINAL REVIEW13. **1200 BLOCK STATE**

Assessor's Parcel Number: 99-MS-C-ART
 Application Number: MST2006-00037
 Owner: City of Santa Barbara
 Applicant: Mauricio Gomez, Community Environmental Council

(Proposed installation of eight Fiberglas steelhead trout sculptures at eight sidewalk locations beginning at State and Victoria Streets and terminating at State and Cota Streets. The sculptures will be on display from mid-February through April.)

(Final approval is requested.)

(4:54)

Motion: To reopen the Consent calendar.

Action: Boucher/LaVoie, 7/0/0.

Mauricio Gomez, and Katie Deluc from the Community Environmental Council.

Public comment opened at 5:08 p.m. and, as no one wished to speak, closed at 5:09 p.m.

Motion: Final approval as submitted with the condition that the Community Environmental Council logo is to be a bit larger in size.

Action: Pujo/Naylor, 7/0/0.

HISTORIC STRUCTURES REPORT

14. **1900 LASUEN RD** R-2/4.0/R-H Zone

Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: Tynan Group, Inc.
 Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Review of Historic Structures/Sites Addendum Report prepared by Alexandra C. Cole, Preservation Planning Associates. This report is for Group G - Buildings 20 & 21.)

(4:56)

Henry Lenny, Architect; Alexandra Cole, Architectural Historian; and James Jones representing the owner, present.

Motion: The Historic Structures/Sites Addendum Report is accepted as submitted.
 Action: Naylor/Hausz, 7/0/0.

HISTORIC STRUCTURES REPORT

15. **1900 LASUEN RD** R-2/4.0/R-H Zone

Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: Tynan Group, Inc.
 Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Review of Historic Structures/Sites Addendum Report prepared by Alexandra C. Cole, Preservation Planning Associates. This report is for Group I - Buildings 5, 6, 7, 8, 9, 10 and 13.)

(4:58)

Henry Lenny, Architect; Alexandra Cole, Architectural Historian; and James Jones representing the owner, present.

Motion: Historic Structures/Sites Addendum Report is accepted as submitted.
 Action: Hausz/Boucher, 7/0/0.

*****COMMISSION RECESSED FROM 5:01 P.M. UNTIL 5:07 P.M.*****

CONCEPT REVIEW - CONTINUED**16. 1900 LASUEN RD**

R-2/4.0/R-H Zone

Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: Tynan Group, Inc.
 Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Eighth Concept Review including corrected site plan, the Main Building and stone pattern below the dining deck, and an extended dining deck with new arcade below.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

(5:08)

Henry Lenny, Architect; Alexandra Cole, Architectural Historian; and James Jones representing the owner, present.

Public comment opened at 5:15 p.m. and, as no one wished to speak, closed at 5:16 p.m.

Motion: Continued two weeks with the following comments: 1) The chimney on the east elevation should be brick. 2) Restudy the height of the lower doors under the terrace on the south elevation, and perhaps add a transom. 3) Continue to study the elevator and its location to prevent the need for an elevator tower. 4) Restudy the columns on the south elevation, perhaps in brick.

Action: Boucher/Rager , 7/0/0. Suding stepped down.

REVIEW AFTER FINAL**17. 1221 ANACAPA ST**

C-2 Zone

Assessor's Parcel Number: 039-183-034
 Application Number: MST2003-00908
 Owner: City of Santa Barbara
 Applicant: John Schoof
 Architect: Henry Lenny
 Agent: Heather Horne

(This is a revised project. The proposal is to construct a new parking structure composed of two floors below grade and four floors above grade. The project would provide approximately 575 parking stalls and would include approximately 10,000 square feet of staff offices, a bicycle parking station and public restrooms in Parking Lot No. 6, located at the rear of the Granada Theatre building.)

(Review After Final of door and window changes due to Title 24 Energy Regulations.)

Motion: To postpone this item two weeks to the February 22, 2006 meeting at the applicant's request.

Action: Rager/Naylor, 7/0/0.

CONSENT CALENDAR**FINAL REVIEW****A. 1201 ANACAPA ST**

C-2 Zone

Assessor's Parcel Number: 039-183-035
 Application Number: MST2006-00030
 Owner: 1201 Anacapa Partners
 Business Name: Coffee Cat
 Architect: Peikert Group Architects
 Applicant: City of Santa Barbara/Housing & Redevelopment

(Proposal to relocate three HVAC condensing units from 1201 Anacapa Street to a public plaza. The units are proposed to be screened with a new concrete masonry screening wall.)

(Final approval of elevation, tile, and attenuation details.)

Final approval as submitted.

FINAL REVIEW**B. CITYWIDE**

? Zone

Assessor's Parcel Number: 099-MSC-0PW
 Application Number: MST2006-00020
 Owner: City of Santa Barbara

(Chapala Street Design Guidelines.)

Final approval of edited text and return to Consent Calendar in two weeks.

FINAL REVIEW**C. 607 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-131-021
 Application Number: MST2006-00039
 Owner: Pierce Partners
 Architect: Doug Reeves

(Proposal to revise a front entry to comply with ADA requirements.)

Final approval as submitted with the condition to replace the entry door with a metal door to match others existing on the building.

FINAL REVIEW**D. 1200 BLOCK STATE**

Assessor's Parcel Number: 99-MSC-ART
 Application Number: MST2006-00037
 Owner: City of Santa Barbara
 Applicant: Mauricio Gomez, Community Environmental Council

(Proposed installation of eight Fiberglass steelhead trout sculptures at eight sidewalk locations beginning at State and Victoria Streets and terminating at State and Cota Streets. The sculptures will be on display from mid-February through April.)

(Final approval is requested.)

Continued to Full Board meeting.

NEW ITEM

- E. 321 E CANON PERDIDO ST** C-2 Zone
Assessor's Parcel Number: 029-301-019
Application Number: MST2006-00062
Owner: Sally Terrell
(Proposal to paint exterior of single-family residence located in El Pueblo Viejo Landmark District.)

Final approval as submitted with the condition that the building color shall be Dunn-Edwards DEW 340 "Whisper" and the garages and site wall shall be two shades darker. Color samples shall be submitted to HLC Staff prior to commencement of painting, and HLC Staff shall conduct an inspection of the building after painting is completed prior to project sign off.

REVIEW AFTER FINAL

- F. 800 STATE ST** C-2 Zone
Assessor's Parcel Number: 037-052-010
Application Number: MST2004-00472
Architect: B 3 Architects
Owner: Westen Family Group
Business Name: Starbucks Coffee Company

(Proposal to remodel the exterior facade of the building, to construct a trash enclosure area and to rehabilitate the building's exterior. Work to include new plaster, replacement of windows like for like except for four windows which will be enlarged, replacement of doors, awnings, and add new wrought iron details. Additionally, the applicant proposes to replace roof tiles and extend the roof area of the building.)

(Review After Final of revised balcony railing design to comply with Uniform Building Code.)

This item was postponed to the February 22, 2006 meeting at the applicant's request.

REVIEW AFTER FINAL

- G. 333 JUNIPERO PLAZA** E-1 Zone
Assessor's Parcel Number: 025-261-003
Application Number: MST2003-00911
Architect: Kent Mixon
Owner: Roland & Mary Hanson
Landscape Architect: David Pfifer

(This is a City Landmark (Francisca de la Guerra Dibblee Residence). Proposal to convert an existing 520 square foot garage to storage use and construct a detached 440 square foot, two-car garage with an attached 150 square foot storage area on the east side of the house. The project also includes removing two sets of trellis and fruit trees on the west side of the house, the construction of a new 280 square foot master bath, a new door entry, and the reconfiguration of six courtyard openings on the south elevation. Additionally proposed is a 12 by 40 foot swimming pool, arbor, fountain, Zen garden, and new access to the upper garden. As part of the building construction, the existing plaster and brick substrate will be removed and replaced with dimensional framing and replastered to exactly match the existing condition.)

(Review After Final of exterior details.)

Changes to framing material of courtyard entry wall, bulbout on top tier of terrace, and removal of trash enclosure are all approved as submitted. Continued two weeks to the Consent calendar for handrail detail on south elevation and pergola detail on east and west elevations.

REVIEW AFTER FINAL**H. 2520 MODOC RD**

E-3/PUD Zone

Assessor's Parcel Number: 049-091-008
Application Number: MST2000-00241
Owner: The Lee Group, Inc.
Architect: Brian Cearnal
Engineer: MNS Engineers, Inc.

(Proposal for a lot merger and 28-lot subdivision/planned residence development. The proposed lot sizes range from 6,400 to 9,800 square feet. Common open space areas are also proposed in three additional lots. The project requires Planning Commission approval for a Tentative Subdivision Map, several modifications including front-yard encroachments, and a reduction in the distance between the buildings located on lot Nos. 1 and 2.)

(Review After Final of commemorative plaque.)

Final approval as submitted with the condition to add rosette screw covers and make two minor editing changes to the text.

NEW ITEM**I. 7 E. ANAPAMU ST AND 11 E. ANAPAMU STREET**

C-2 Zone

Assessor's Parcel Number: 039-183-041
Application Number: MST2006-00066
Business Name: Sullivan Goss - An American Gallery
Owner: Frank D. Goss & Patricia Sullivan
Architect: Archart
Owner: Independent Order of Oddfellows

(This proposed project involves two adjacent parcels. For the parcel at 7 East Anapamu Street (APN 039-183-041), which is on The City's Potential Historic Resource List, the proposal is to add a new exterior wait station enclosure at the rear of the building. At 11 East Anapamu Street (APN 039-183-028), the proposal is to replace the entry door and awning with new and add a new exterior patio door and awning at the side of the building. One HVAC compressor is proposed to be located on the roof, which will be screened from view by the existing parapet. Also proposed is to replace the rear entry door and awning on the north elevation. Interior tenant improvements are also proposed at both addresses.)

Final approval as submitted with the conditions that the roof equipment shall be painted to match the gray roof material and the wait station door shall be a solid door with one small centered window.

**** MEETING ADJOURNED AT 5:23 P.M. ****