



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 8, 2006

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING – Chair, Present
 WILLIAM LA VOIE – Vice-Chair, Present
 LOUISE BOUCHER – Present
 STEVE HAUSZ – Absent
 VADIM HSU – Present, left at 4:30 p.m.
 ALEX PUJO – Absent
 CAREN RAGER – Present
 FERMINA MURRAY – Present
 SUSETTE NAYLOR – Present
 DR. MICHAEL GLASSOW – Absent
 ROGER HORTON – Absent
 WILLIAM MAHAN – Absent

ADVISORY MEMBER:

CITY COUNCIL LIAISON:

PLANNING COMMISSION LIAISON:

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present, left at 2:40 p.m., returned at 3:18 p.m., left at 4:02 p.m.
 JAKE JACOBUS, Urban Historian – Present, left at 3:17 p.m., returned at 3:31 p.m.
 SUSAN GANTZ, Planning Technician II – Present
 GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of <u>folded plans</u> are required at the <u>time of submittal & each time plans are revised</u> . <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- ** 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.
- ** **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.**
- ** **AMERICANS WITH DISABILITIES ACT:** 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.
- ** **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at 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 Building and Safety Staff 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 March 3, 2006 at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
- 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.)

B. Approval of the minutes of the Historic Landmarks Commission meeting of February 22, 2006.

Motion: Approval of the Minutes of the Historic Landmarks Commission Meeting of February 22, 2006, with corrections.

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

C. Consent Calendar.

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

Action: Rager/Naylor, 7/0/0

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

Ms. Gantz announced the following:

- a) Commissioners Hausz and Pujo will be absent from today's meeting.
- b) Commissioner Suding will be stepping down from Item 2, 35 State Street.
- c) Commissioner Naylor will be stepping down on Item 12, 320 E. Victoria Street.
- d) Commissioner Hsu will be leaving at 4:30 p.m.
- e) The project at 33 E. Canon Perdido Street, which was continued to today's meeting, has been postponed indefinitely at the applicant's request.

E. Subcommittee Reports.

1. Mr. Hsu informed the Commission that on Saturday, March 4, 2006, the Neighborhood Preservation Ordinance (NPO) Update Steering Committee met at City Hall. The Staff gave presentations, followed by public comments. It was noted that there was an increase in public input at that meeting with around twenty-two speakers decidedly against the proposed NPO Floor to Area Ratio (FAR) guidelines, four considering all pros and cons, and six very much in favor. Mr. Hsu urged the Commissioners to see the televised replay. Mr. Hsu stressed the importance of the proposed

guidelines since they will be precedent-setting. Copies of the draft are available at the City Planning counter. Information can also be obtained on the City's Web site. There is a separate blue-covered Ordinance Amendment that contains the proposed Floor to Lot Area Ratios (FAR) tables. The next public meeting is on Friday, March 10, 2006, at 1:30 p.m.

2. Mr. Suding reported he and Mr. Pujo attended the Highway 101 Design Review Team meeting on March 7, 2006. The details and planting of the corridor and roundabout are progressing for Hot Springs Road and Cabrillo Boulevard.

F. Possible Ordinance Violations.

No violations reported.

ARCHAEOLOGY REPORT

1. W MISSION ST

R-4 Zone

(1:35) Assessor's Parcel Number: 043-010-0RW
 Application Number: MST2006-00041
 Owner: City of Santa Barbara
 Engineer: MNS Engineers, Inc.
 Applicant: Harold Hill

(Proposal to construct a Class II bicycle route through the Mission Street underpass at Highway 101 to improve pedestrian and bicycle circulation between the Westside Neighborhood and the central portions of the City by connecting existing Class II bikeways on Modoc Road and on Bath and Castillo Streets. Bike lanes will be provided on Mission Street between Modoc Road and San Pascual Street, and between the northbound 101 ramp and Castillo Street by adjusting the pavement striping and lane widths. The proposed improvements at the Mission Street/Highway 101 interchange consist of sidewalk widening, the construction of retaining walls, and removal of trees and shrubs. The project includes new street and sidewalk lighting and modification of traffic signals. Areas where the sidewalk is replaced will receive tree wells containing Jacaranda trees.)

(Review of Phase I Archaeological Resources Report prepared by Joyce L. Gerber, Senior Scientist, Applied Earthworks, Inc.)

Staff comment: Susan Gantz, Planning Technician II, stated Dr. Glassow reviewed the report and agrees with its conclusions and recommendation that, due to the fact that the depth of disturbance for the proposed project will not exceed the depth of the area previously disturbed for existing road, side-walk and curb construction, there is no possibility that the adjacent pre-historic site, CA-SBA-2357, extends into the area of potential effects for this project. He added that an additional archeological survey will be needed if the project limits are extended beyond the present survey limits.

Motion: The Commission accepts the report as submitted.
 Action: Boucher/Naylor, 7/0/0

ARCHAEOLOGY REPORT

2. 35 STATE ST HRC-2/SD-3 Zone

(1:36) Assessor's Parcel Number: 033-102-004
 Application Number: MST97-00357
 Business Name: Ritz-Carlton Club
 Applicant: Santa Barbara Beach Properties, LP
 Architect: Doug Singletary
 Landscape Architect: Philip Suding
 Engineer: Patrick Gibson & Bryan Mayeda
 Agent: Ken Marshall
 Engineer: Penfield & Smith

(Proposal for the Ritz-Carlton Club involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right of way.)

(Review of Phase 3 Data Recovery Program prepared by Heather MacFarlane, MacFarlane Archaeological Consultants.)

Present: Troy White, Agent for Santa Barbara Beach Properties
 Heather MacFarlane, Project Archeologist

Staff comment: Susan Gantz, Planning Technician, stated Dr. Glassow reviewed the report and found it acceptable in that the report justifies the proposed Phase 3 project at the location of the remains of the adobe structure at 104 State Street.

Motion: The Commission accepts the report with the comment that Trinity Church be identified as Trinity Episcopal Church.

Action: Boucher/Hsu, 6/0/0. Suding stepped down.

ARCHAEOLOGY REPORT

3. 1218 E MONTECITO ST R-2 Zone

(1:38) Assessor's Parcel Number: 017-062-005
 Application Number: MST2005-00611
 Owner: Francisco and Maria Siordia
 Contractor: Manuel Contreras

(Proposal to demolish an existing two-story duplex and two car garage, and construct three new separate two story units, each with a two car garage. The development will result in a total of 5,446 square feet of living space and 1,296 square feet of garage area on an 11,500 square foot lot.)

(Review of Phase I Archaeological Resources Report prepared by Heather Macfarlane and Michael Imwalle, Macfarlane Archaeological Consultants, Inc.)

Present: Heather MacFarlane, Project Archeologist

Staff comment: Susan Gantz, Planning Technician, stated Dr. Glassow reviewed the report and agrees with its conclusions and recommendation that, based on the parcel's location within 200 meters of an active creek and the potential for a buried pre-historic site or artifacts to occur within the study area, an archeologist shall briefly monitor initial site grading below the one meter depth.

Motion: The Commission accepts the report with condition of archeological monitoring.

Action: Rager/Naylor, 7/0/0

**** COMMISSION RECESSED FROM 1:39 P.M. TO 1:42 P.M. ****

HISTORIC STRUCTURES REPORT

4. 2 ROSEMARY LN E-1 Zone

(1:42) Assessor's Parcel Number: 015-093-018
 Application Number: MST2006-00079
 Owner: Wesley Gibson
 Applicant: Post-Hazeltine Associates
 Architect: Bob Easton

(Proposal for a new 58 square foot entrance hall and entry porch addition to an existing 2,462 square foot residence, a new 173 square foot detached carport, and a new lap pool/spa to be set perpendicular to the north elevation of a residence designed by Harriet Moody. An existing 320 square foot one-car garage is proposed to remain. This 8,726 square foot parcel is located in The Hillside Design District.)

(Review of Historic Structures/Sites Report prepared by Post-Hazeltine Associates.)

Present: Pam Post and Tim Hazeltine, Post-Hazeltine Associates
 Bob Easton, Architect, present at 1:48 p.m.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that Staff reviewed the report and agreed with its conclusions and recommendations. He pointed out page 26, under Mitigation Measures, where it states: "The proposed carport to be located within the front yard shall be eliminated." He explained that there was a modification development agreement done in 1980, when the carport located in the side yard setback was remodeled to make it an enclosed space, which states that there can be no accessory structure located in the front yard. Giving the fact that this is a "Moody Sisters Cottage" and has been found to be historically significant, Staff proposes the following: 1) The parking space could be paved with grass-crete to allow getting in and out of the garage and have the option of parking there or not, but still look as if there is a lawn. 2) Applicant could request a modification for tandem parking, which is what is currently being used on the property.

Motion: The Commission accepts the report with the condition that the design of the alterations to the lap pool/spa, including materials and finishes, be brought back to the Historic Landmarks Commission for review.

Action: La Voie/Naylor, 7/0/0

DISCUSSION ITEM

(2:07)

Lower Rivera Special Design District Design – Design Guidelines

Present: Jaime Limón, Senior Planner
Jake Jacobus, Urban Historian
Cheri McKinney and Joe Rution, Bungalow Haven Neighborhood Association

Mr. Jacobus presented an overview of the Lower Riviera Special Design District Design Guidelines. He explained that the primary goal of the Guidelines is to preserve the neighborhood character. The location of this neighborhood is within the City's bulk of historic structures. The City has established a set of nine survey areas in which it is believed the City's bulk of historic structures would be found.

Currently, the Lower Riviera historical survey area is being completed, with 1,311 properties to be evaluated in that area. To make the project more manageable, a "windshield" survey was performed and all the site records available were reviewed to identify properties that were 45 years of age or newer, and they were then removed from the list. This reduced the list to 675 properties to be surveyed.

Due to a lack of volunteers, only a small number of the surveys were returned. Therefore, the decision was made to take the survey area and divide it into three areas, with the starting point to be the proposed Bungalow Historic District. Post/Hazeltine and Associates was hired to survey the remaining properties and they produced a proposal for a historic district.

A meeting will be planned to have the Survey Subcommittee, the Designation Subcommittee, the Bungalow Haven Association representatives, City Staff, and the historical consultants discuss the issues related to the District Guidelines and to debate the proposed Bungalow Historic District boundaries. These issues will then be presented to the Historic Landmark Commission.

The purpose of the Guidelines for Special Design District is to assist the property owner, developer, contractor, or architect in designing a project that will be compatible and beneficial to the Design District. They will also assist the City review of the appropriateness of the alterations to structures and applications for new development within and in close proximity to the proposed Historic District.

Two types of resources are identified in the Guidelines:

- A. Historic: The Guidelines assist in the preservation of specific sites and structures that are identified as historic resources.
- B. Non-Historic: With respect to sites and structures identified as not being historically significant, the Guidelines ensure the compatibility of new construction and alterations within the existing historic fabric of the Special Design District.

The basic goal is that all projects undertaken within the Special Design District should be respectful of the need to preserve the fabric of this traditional neighborhood and be complementary to its traditional streetscapes. In other words, preserve those features that give a neighborhood its character, feel, and flavor by identifying what makes a neighborhood special.

Any significant exterior alteration requiring a building permit will be subject to these guidelines. However, in the interest of not overbearing the City's design review boards, a provision is being made stating that any proposed minor alteration or demolition that will not substantially and adversely alter the structure's appearance or remove a character-defining feature of the structure or site shall be eligible for administrative Staff approval.

If the structure is deemed "Historic," it is the purpose of the Special Design Guidelines to substantially preserve it and/or its historical architectural features as follows:

1. Identify the historic character-defining features of the structure, especially those contributing to the streetscape.
2. Seek to preserve such historic features when they are affected by any planned work.
3. Assure that new additions, exterior alterations, or related new construction respect the historic character of the building.

For non-historic structures, the purpose of these guidelines is to ensure that any new development or alterations to the existing non-historic structures are compatible with adjacent historic buildings. This is achieved through the guidelines in assuring that there is a minimal impact upon the historical integrity of the District when considering rehabilitations, additions, and/or replacement of features, as well as new construction. Also, size, scale, proportions and character of additions, alterations and new construction should respect the traditional development pattern of the neighborhood to the greatest degree possible.

Mr. Jacobus brought out some of the highlights in the proposed Guidelines, for the benefit of the television audience, such as the general rules for repair and replacement of architectural features and materials, and the guidelines for porches and roofs.

Mr. Limón explained that the Lower Riviera Special Design District Design Guidelines were created as part of the Demolition Review Ordinance Amendments in October 2004. At the time of adoption, the City Council directed Staff to work on crafting Design Guidelines for this Special Design District. Due to the level of workload last year, Planning Staff was unable to complete this task within the timeframe originally contemplated.

The City accepted the Bungalow Haven Neighborhood Association members' offer to assist Staff in drafting these guidelines in an effort to expedite a draft. Mr. Limón acknowledged all their work in these efforts and expressed appreciation for their prompt submittal. A draft was received last year and Staff has been working towards formatting and improving the document.

Staff intends to continue to work towards expanding the Design Guidelines to create a City Historic Resources Design Guideline document. The goal would be to have one document to properly guide historic properties citywide and provide guidance on the various architectural styles included within all historic districts. In that way, only one set of guidelines could be utilized throughout the City, rather than creating multiple guidelines for the different districts.

The vision is to have the draft Guidelines serve as an interim document that will continue to be modified and improved, with the goal of eventually having a final document to provide guidance.

Mr. Limón informed that the Lower Riviera Special Design District Design Guidelines is one component of the Historic Preservation Work Program. More discussion will follow in the coming months regarding the formation of the Citywide Historic Districting Plan and additional design guidelines that can be used throughout the City for the protection of the City's Historic Resources.

A survey has been completed for the West Beach area of the City (in addition to the proposed Bungalow Historic District survey). The results of that survey will be presented before the Historic Landmarks Commission in the near future for recommendations that will then be introduced to City Council.

Mr. Limón mentioned that property owners have shown interest in the Mills Act and the plan is to offer incentives and concessions for properties that are historic.

The Commission, either individually or collectively, had the following comments, suggestions, and/or questions:

1. Expressed appreciation for the hard work of Staff and the community in preparing the draft Guidelines and the well-structured format of the document.
2. Asked why the document was identified as the “Lower Riviera Special Design District” and suggested it be called “Neighborhood Preservation Ordinance.”
3. Suggested the proposed Bungalow District be identified with a more specific name.
4. Preferred that the Appendices in the document describing the characteristics of the neighborhood and architectural styles be shown at the beginning of the document, and that there be sections within the document that could be modified for other special design/historic districts.
5. Would rather see Appendix A (Legal Authority) at the beginning of the document since it indicates the goal and purpose of the document; that is, to preserve the historic character of the neighborhoods.
6. Emphasized the importance of using the correct terms such as *should*, *shall*, or *seek to preserve* to assure the true intention is expressed.
7. Pointed-out that *fabric* is used in sentences as a stand-alone word instead of the term *traditional historic fabric*. Although it adds words to the document, it is important to use the entire term.
8. Suggested that sentences be worded differently to clarify points.
9. Informed that any further suggestions as to changes in grammar and wording will be submitted to Staff.
10. Suggested a section in the document be devoted to non-conforming structures (i.e., zoning and architectural styles).
11. Expressed concern over the term *the degree of hardship a denial would have* (on page 24, under Special Consideration) and suggested that language be stricken from the document.
12. Thought the document’s mention of single-car parking is essential when considering the character of neighborhoods.
13. Requested that credits be given to the pictures and the street name be shown so that the public can have the opportunity to physically see the buildings shown in the document.
14. Suggested the document mention that there will be updates periodically and that Staff should be contacted for the most current edition.

**** COMMISSION RECESSED FROM 2:40 P.M. TO 2:56 P.M. ****

HISTORIC STRUCTURES REPORT

5. 1320 MORRISON AVE R-2 Zone

(2:56) Assessor's Parcel Number: 029-091-022
Application Number: MST2005-00526
Owner: Richard Mokler
Architect: Ernest A. Watson

(This is a contributing structure to the proposed Bungalow Haven Historic District and is Structure of Merit worthy. Proposal for a two story addition to an existing 1,265 square foot single-family residence on a 6,069 square foot lot. The addition includes 748 square feet of living space and an 84 square foot second-story balcony. The existing 426 square foot detached garage will not be changed.)

(Review of Letter Addendum prepared by Shelley Bookspan, Ph.D., to Historic Structures/Sites Report previously accepted by the HLC on October 26, 2005.)

Present: Shelley Bookspan, Consulting Historian

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated Staff has reviewed the report and agrees with its contents. It is an addendum to a Historic Structures Report that the Commission has already reviewed. Since there were alterations to the original drawings with an addition of a chimney and other changes, Staff requested that this letter report be prepared with updates.

Motion: The Commission accepts the report as submitted.

Action: Boucher/Hsu, 7/0/0

CONCEPT REVIEW - CONTINUED

6. 1320 MORRISON AVE R-2 Zone

(2:59) Assessor's Parcel Number: 029-091-022
Application Number: MST2005-00526
Owner: Richard Mokler
Architect: Ernest A. Watson

(This is a contributing structure to the proposed Bungalow Haven Historic District and is Structure of Merit worthy. Proposal for a two story addition to an existing 1,265 square foot single-family residence on a 6,069 square foot lot. The addition includes 748 square feet of living space and an 84 square foot second-story balcony. The existing 426 square foot detached garage will not be changed.)

(Second Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Present: Richard Mokler, Owner
Ernest A. Watson, Architect

- Motion: Continued two weeks with the following comments: 1) Detailings, specifically of the porch elements, are not in the traditional craftsman style and need to be redesigned. 2) The horizontal windows should be more traditional. 3) The spark arrestor needs to be shielded with a chimney cap. 4) The chimney needs to be redesigned to be in the traditional craftsman style. 5) At least one Commissioner has a problem with the second story. 6) The skylight on the east elevation should adhere to the recommendations of the Historic Structures Report addendum letter. 7) Rail detail needs to be simplified.
- Action: Hsu/Naylor, 6/1/0. La Voie opposed.

CONCEPT REVIEW - NEW

7. WEST BEACH PEDESTRIAN IMPROVEMENT PROJECT HC/P-R/SD-3 Zone
 (3:18) Assessor's Parcel Number: 033-120-018
 Application Number: MST2006-00122
 Owner: City of Santa Barbara
 Applicant: Lou Lazarine
 Architect: Conceptual Motion

(Proposed enhancements to pedestrian linkage between Stearns Wharf and the Harbor including pedestrian crossings across Cabrillo Boulevard to the beachfront, new benches, trash/recycle cans, and news racks, repairs to existing sidewalks, landscaping, improved signage, improvements at Sea Landing, and viewing stations on West Beach.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

- Present: Lou Lazarine, Applicant; Steve Yates, President of Conceptual Motion Company; and Dan Weber, Project Manager from Conceptual Motion Company

Public comment opened at 3:55 p.m.

Mr. Kellam De Forest expressed concern that the seawall currently does not serve its original purpose and suggested that sand be removed in that area to make it more attractive.

Public comment closed at 3:56 p.m.

- Motion: Continued indefinitely with the following comments: 1) Signage should be carefully thought-out and integrated. 2) The viewing platforms are great opportunities and are appreciated by this Commission. 3) This is an area that does not need more paving. Consider alternate pathways. 4) Study the pedestrian circulation very carefully. Crosswalks are important, especially in narrowing the pedestrian route. 5) Carefully study the entire scheme with respect to budget. 6) Study historic patterns and connections. 7) Consider the harbor as a functioning versus a museum harbor. 8) Incorporate natural beachscape. 9) Study encroachment of cars and bicycles onto the beach area, trying to minimize that encroachment. 10) At least one Commissioner felt that perhaps fewer viewing platforms would more successful, with emphasis on one or two. 11) More landscape and less hardscape are desired. 12) There should be more integration of Ambassador and Pershing Parks into the scheme as historic elements. 13) Minimize the loss of public parking.
- Action: La Voie/Boucher, 7/0/0

CONCEPT REVIEW - CONTINUED

8. 431 STATE ST C-M Zone

(4:02) Assessor's Parcel Number: 037-211-008
Application Number: MST2006-00102
Owner: W. & D. Faulding Family Trust
Applicant: Neil Advani

(Proposal to replace existing entry door and storefront windows, add a new trellis, and repaint exterior of a one-story commercial building in El Pueblo Viejo Landmark District.)

(Second Concept Review.)

Present: Neil Advani, Applicant

Motion: Continued two weeks with the following comments: 1) The proportions of the trellis and the connection need to be carefully restudied. Perhaps look at the Solstice Sunglass Boutique in Paseo Nuevo as an example. 2) Restudy details and materials to be more traditional. 3) Remove the ATM and payphone. 4) The windows shall be more traditional; perhaps divided lights with traditional proportions. Perhaps look at the Coach Store windows as an example. 5) Simplification may be the key to the whole building. 6) Carefully study the El Pueblo Viejo guidelines. 7) The tile bulkhead and upper portion need to be restudied. 8) At least one Commissioner felt that the tile is not appropriate. The majority of the Commissioners felt that the existing brick material is appropriate and should be preserved.

Action: Boucher/Murray, 7/0/0

CONCEPT REVIEW - CONTINUED

9. 206 CASTILLO ST HRC-1/SD-3 Zone

(4:18) Assessor's Parcel Number: 033-031-016
Application Number: MST2006-00064
Owner: Harborside Inns of Santa Barbara Inn
Architect: Julio Veyna
Applicant: Jeannette Webber

(This is on the City's Potential Historic Resource list: Contributing historic resource - West Beach District. Proposal to change 55 existing windows to white trimmed Milgard vinyl, add 17 in-wall air conditioning/heat units, and seven freestanding air conditioning/heat pumps, which will be screened from view. Also proposed are one 400-amp power unit, one 100-amp power unit, and two 200-amp power units which will be enclosed and screened from view.)

(Second Concept Review.)**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED.)**

Present: Julio Veyna, Landscape Architect and Representative of Colonial Beach Hotel

- Motion: Continued two weeks with the following comments: 1) The Commission appreciates the changes to the wood windows. 2) The wood windows and the electrical enclosure are approved as submitted with the condition that the window color match existing. 3) The trellis is not an acceptable screening for the in-wall air conditioning and heating units. 4) Study perhaps incorporating a wood panel or a shutter for screening.
- Action: Hsu/Naylor, 7/0/0

REVIEW AFTER FINAL

10. 421 E FIGUEROA ST R-3 Zone
(4:30) Assessor's Parcel Number: 029-173-017
Application Number: MST2004-00008
Owner: Allen and Angela Zimmer
Architect: Architects West

(This is a City Landmark: Arrellanes-Kirk Adobe. Proposal to demolish 1,000 square feet of an existing 1,810 square foot residence and add 2,330 square feet to the residence. Additionally, the applicant proposes to add two rental units totaling 5,335 square feet.)

(Review After Final of demolition of 1890s addition porch and changes to fence, paving, door, and window details.)

(PROPOSED CHANGES REQUIRE FINDINGS FOR ALTERATIONS TO A CITY LANDMARK AND HISTORIC RESOURCE FINDINGS.)

Present: Allen Zimmer, Architect and Owner

- Motion: Continued two weeks with the following comments: 1) The Commission approves the changes to the Santa Barbara French door with the panel, and window location changes. 2) The masonry wall is approved as submitted. 3) A Historic Structures letter Addendum Report is necessary before there can be further evaluation and work on the project. 4) The Historian needs to establish a program for reconstruction. 5) The Secretary of Interior Standards needs to be followed. 6) Photo documentation is necessary in order to proceed. Historic Resource Findings: The project will not cause a substantial adverse change in the significance of the Historic Resource specific to the alterations that have been approved.
- Action: Rager/Naylor, 6/0/0

CONCEPT REVIEW - CONTINUED

11. 515 DE LA VISTA AVE R-2 Zone

(4:50) Assessor's Parcel Number: 029-031-015
Application Number: MST2005-00783
Owner: Larry S. and Elizabeth F. Martin
Architect: Will Rivera

(This is a contributing structure to the proposed Bungalow Haven Historic District. Proposal to construct a new raised front porch and abate ENF2005-00709 by permitting an as-built roof skylight and attached trellis at the rear of the dwelling and remove an illegal habitable space from the attic, all on a parcel located in the Lower Riviera Special Design District.)

(Second Concept Review.)

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

Present: Larry Martin, Owner

Motion: Continued indefinitely with the following comments: 1) The porch addition is not in keeping with the period of the building, specifically above the rail line. 2) The porch needs more traditional detailing. 3) More massive materials would be more successful. 4) At least two Commissioners felt the trellis is not an acceptable solution. 5) The access door should be wood.

Action: Boucher/Naylor, 6/0/0

CONCEPT REVIEW - CONTINUED

12. 320 E VICTORIA ST R-3 Zone

(4:59) Assessor's Parcel Number: 029-131-005
Application Number: MST2004-00511
Owner: Victoria Garden Mews
Architect: Dennis Thompson

(This is a revised project: second revision. Proposal to retain the front, two-story portion of an existing single-family residence, add a new porch at the street facade, remove the one-story portion at the rear of the house, and add a two-story addition and two-car garage and driveway from E. Victoria Street to serve the main residence. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct three new residential units with attached two-car garages accessed from the public alley. The new units are proposed to vary between 1,000 and 1,800 square feet each and total approximately 6,931 net square feet, including the new garages.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

Present: Dennis Thompson, Architect

Public comment opened at 5:09 p.m.

Mr. De Forest expressed concern about how the project will affect the neighboring First Methodist Church building.

Public comment closed at 5:09 p.m.

Straw vote: How many Commissioners have difficulty with the mass, bulk and scale? 4/1. Suding opposed.

Motion: Continued two weeks with the following comments: 1) The rear building's mass, bulk and scale needs reduction. It should be subservient to the front building. 2) The Commission appreciates the retention of the front structure and streetscape along Victoria Street. 3) The Commission supports modification for encroachment of the garage into the interior yard setback. 4) In the front part of the building, the enclosure of the porch should not look like a porch that has been filled in. It should look original. 5) The new structure should be compatible with American Vernacular or Hispanic Mediterranean design.

Action: Boucher/La Voie, 4/1/0. Suding opposed. Naylor stepped down.

CONSENT CALENDAR

FINAL REVIEW

- A. 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.)

(Final approval of window details.)

Final approval of the details as submitted with the comment that this approval does not include signage including the cartouche over the door.

**** MEETING ADJOURNED AT 5:25 PM ****