



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, April 5, 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 – Present
- VADIM HSU – Absent
- ALEX PUJO – Absent
- CAREN RAGER – Present, left at 1:59 p.m., returned at 3:32 p.m.
- FERMINA MURRAY – Present
- SUSETTE NAYLOR – Present
- DR. MICHAEL GLASSOW – Absent

ADVISORY MEMBER:

CITY COUNCIL LIAISON:

ROGER HORTON – Present at 2:30 p.m., left at 3:29 p.m.

PLANNING COMMISSION LIAISON:

WILLIAM MAHAN – Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor – Present at 2:39 p.m., left at 2:58 p.m.
- JAKE JACOBUS, Urban Historian – Present, left at 5:48 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 time of submittal & each time plans are revised. <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 31, 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.)

No public comment.

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

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

Action: Boucher/Rager, 6/0/1. Murray abstained.

C. Consent Calendar.

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

Action: Boucher/Naylor, 6/1/0. La Voie opposed to Item C (submittal was consistent with the drawings approved by the Commission, but does not support the project).

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

Ms. Gantz announced the following:

- a) Commissioners Pujo and Hsu will be absent today.
- b) Commissioner Rager will be leaving at 2:00 p.m. and will return at approximately 4:00 p.m.
- c) Chair Suding will be stepping down from Items 1 and 6, 1722 State Street and 1221 Anacapa Street respectively.
- d) Commissioner Murray will be stepping down from Item 4, 420 E. Anapamu Street.
- e) Commissioner Naylor will be stepping down from Item 8, 320 E. Victoria Street.

E. Subcommittee Reports.

Mr. Jacobus reported that in the morning there was a joint meeting of the HLC Designations and Survey Subcommittees. They discussed the first draft of the Post/Hazeltine Phase I Lower Riviera Historic Survey, focusing on the Bungalow Haven Neighborhood. Corrections and additions are being made to the first draft before the final can be presented. Also discussed were five potential landmarks with requests for designation that will soon be brought before the Historic Landmarks Commission.

F. Possible Ordinance Violations.

No violations reported.

**** COMMISSION RECESSED FROM 1:35 P.M. TO 1:42 P.M. ****

ARCHAEOLOGY REPORT

1. 1722 STATE ST C-2/R-1 Zone

(1:42) Assessor's Parcel Number: 027-102-021
Application Number: MST2005-00455
Owner: Ernest H. Brooks II Revocable Trust
Architect: Jan Hochhauser
Applicant: Howard Gross 1722 State St. Investors, LLC

(Proposal for a three story commercial mixed-use development consisting of twelve residential condominium units with approximately 10,000 s.f. of commercial development. The residential units would consist of four 3-bedroom units, six 2-bedroom units, and two 1-bedroom units. In accordance with the Inclusionary Housing Ordinance, one 2-bedroom and one 1-bedroom residential unit would be affordable. Parking to accommodate 50-60 cars will be located in a subterranean parking garage. The existing 7,500 square foot commercial structure on this 28,875 square foot lot will be demolished as part of this proposal.)

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

Staff comment: Susan Gantz, Planning Technician II, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendation that archaeological monitoring be required during initial ground disturbing activities and that additional mitigation measures be implemented as outlined on page 11 of the report.

Motion: The Commission accepts the report as submitted.

Action: Boucher/Rager, 4/2/0. Suding stepped down. Hausz/La Voie opposed. (Mr. Hausz and Mr. La Voie did not agree with the full page of archaeological requirements since the report specifies on page 10 that there are "no significant archaeological findings anticipated.")

ARCHAEOLOGY REPORT

2. 819 N SALSIPUEDES ST R-3 Zone

(1:44) Assessor's Parcel Number: 031-031-008
 Application Number: MST2006-00013
 Owner: Elaine Webster
 Architect: Ron Sorgman

(Proposal to construct two new single family residences on a 6,750 square foot lot. The project consists of a new 735 square foot one-story residence and attached 715 square foot two-car carport on the front of the lot and a 1,411 square foot, two-story residence on the rear of the lot. The project includes demolishing the existing 845 square foot one-story front residence and the 867 square foot one-story rear residence (total demolition of 1,712 square feet). A modification is requested to allow the reduction of one required parking space and the encroachment of a parking space in the interior yard setback.)

(Review of Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)

Staff comment: Susan Gantz, Planning Technician II, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendation that there is negligible potential for buried archaeological deposits or cultural resources to be encountered during ground disturbance.

Motion: The Commission accepts the report as submitted.
 Action: Hausz/Rager, 7/0/0.

**** COMMISSION RECESSED FROM 1:46 P.M. TO 1:48 P.M. ****

HISTORIC STRUCTURES REPORT

3. 420 E ANAPAMU ST R-3 Zone

(1:48) Assessor's Parcel Number: 029-173-005
 Application Number: MST2005-00442
 Owner: Glennon Mueller
 Architect: Lenvik & Minor

(Proposal to construct two new condominium units and add a 270 square foot second story to an existing single-family residence for a total of three two-story condominium units. An existing one-car garage is proposed to be demolished and replaced with three new two-car garages. A total of 7,235 square feet is proposed for the 9,044 square foot lot. A modification is requested for relief from the minimum dimensions for private outdoor living space, and Planning Commission approval is required for a tentative subdivision map and a condominium development.)

(Review of Historic Structures/Sites Report prepared by Fermina B. Murray, Consulting Historian.)

Present: Jeff Gorrell, Architect
 Fermina Murray, Consulting Historian

Staff comment: Mr. Jacobus, Associate Planner/Urban Historian, stated that this particular house is not just a bungalow; it is unique and that is why a Historic Structures Report was requested. The original proposal had an element that called for an addition on top of the house. The current proposal is to do the new construction in the back so as to preserve the front of the house. Staff recommended approval of the report.

Motion: The Commission accepts the report with the following conditions: 1) On page 10, paragraph 2, the word “siding” after the word “stucco” should not be used. 2) Page 25, paragraph 7, the wording “the rear yard spatial relationship of the property” should be underlined. 3) Report shall cite the creator of the landscape plan for the backyard shown on pages 41-45, Plates 16-24.

Action: Hausz/Naylor, 6/0/0. Murray stepped down.

CONCEPT REVIEW - NEW

4. 420 E ANAPAMU ST R-3 Zone

(1:59) Assessor's Parcel Number: 029-173-005
Application Number: MST2005-00442
Owner: Glennon Mueller
Architect: Lenvik & Minor

(Proposal to construct two new condominium units and add a 270 square foot second story to an existing single-family residence for a total of three two-story condominium units. An existing one-car garage is proposed to be demolished and replaced with three new two-car garages. A total of 7,235 square feet is proposed for the 9,044 square foot lot. A modification is requested for relief from the minimum dimensions for private outdoor living space, and Planning Commission approval is required for a tentative subdivision map and a condominium development.)

(This project was previously under the purview of the Architectural Board of Review.)

(PROJECT MAY REQUIRE HISTORIC RESOURCE FINDINGS.)

Present: Jeff Gorrell, Architect

Public comment opened at 2:13.

Mr. Kellam De Forest expressed concern over second and third story additions overwhelming the streetscape on Anapamu Street and asked for the sloping degree in the rear of this building. Mr. Gorrell responded that the slope is approximately 2.4% from back to front.

Public comment closed at 2:15.

- Motion: Indefinitely continued to the Staff Hearing Officer with the following comments: 1) The Commission appreciates the applicant's response to the comments in the Historic Structures Report. 2) Most of the Commissioners felt there was a discord between zoning allowance and historic resource. 3) Modification of the private outdoor living space as provided by the front porch is supportable. 4) Study a smaller hyphen approach for a connection between the existing and proposed residences. 5) Rear yard is overwhelmingly paved with little usable yard. 6) Third story stepping of the rear portion conflicts with the simplicity of the existing structure. 7) Rear structure should incorporate some elements from the existing structure. 8) All is predicated on the fact that this is a landmark-qualifying structure. 9) Encroachment of a second story into the setback is not supportable.
- Action: Boucher/Hausz, 5/0/0. Murray stepped down.

CONCEPT REVIEW - CONTINUED

5. SANTA BARBARA ST AT ORTEGA ST ? Zone
 (2:28) Assessor's Parcel Number: 099-MSC-0PW
 Application Number: MST2005-00770
 Owner: City of Santa Barbara
 Applicant: Tim Gaasch

(This is a revised project description. Proposal to place seven traffic signal lights and two streetlights on steel poles at the intersection of Santa Barbara and Ortega Streets.)

(Fourth Concept Review.)

- Present: Tim Gaasch, Project Engineer
 Tully Clifford, Public Works

Public comment opened at 2:36.

Mr. Kellam De Forest asked if federal standards apply to every street and whether they demand those standards to be applied to historic districts. Mr. Clifford responded that the mast arms are placed for the public's safety; and in a historic district, jurisdiction would then be to give direction as to the design elements.

Public comment ended at 2:37.

- Motion: Final approval of the project as submitted.
 Action: La Voie/Naylor, 2/4/0. Boucher/Hausz/ Murray/Suding opposed.

Motion failed.

- Substitute Motion: Continued indefinitely with the request that City Council resolve the issue of the appropriateness of mast arms in El Pueblo Viejo Landmark District weighed against safety and give the Historic Landmarks Commission clear direction on present and future installations.

Action: Hausz

Motion failed.

Substitute Motion: Final approval of the project as submitted.
 Action: La Voie/Naylor, 2/4/0. Boucher/Hausz/Murray/Suding opposed.

Motion failed.

Substitute Motion: Continued indefinitely to the Full Board with the comment to be directed to City Council that the Commission felt that mast arms are inappropriate in this location for the following reasons: 1) Most Commissioners felt they are not appropriate for this particular street. 2) This corner is close to major landmarks in the block. 3) The Commission is not convinced that a safety issue warrants a mast arm. 4) Every corner on this street has a streetlight, unlike other streets that do not. 5) This is a two-lane, one-way street, and the lights down the street in both directions are highly visible. 6) Traffic is not going fast and slows down before getting to the corner. 7) The volume of traffic on this street is not the same as other streets where mast arms have been installed. 8) The Commission strongly felt that mast heads redefine the character of an intersection.

Action: Hausz/Boucher, 4/2/0. La Voie/Naylor opposed. (Mr. La Voie and Ms. Naylor agreed with the Applicant’s determination that a mast arm is required for the traffic signal at this intersection to assure public safety.)

REVIEW AFTER FINAL

6. 1221 ANACAPA ST C-2 Zone
 (2:58) 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 Theater building.)

(Review After Final of plaque installation, tree planting detail, and right turn queuing lane.)

Present: John Schoof, Project Manager

Motion: Continued two weeks with the following comments: 1) Most of the copy on the plaque is approvable. 2) Font should be compatible with the Hispanic tradition. The font used for the parking garage would be appropriate. 3) Material shall be hand-painted tile similar to those in El Paseo “Street in Spain”. 4) Architect Henry Lenny, and Former Mayor Harriet Miller should be added to the plaque in recognition of their contributions. It was suggested that the Historic Landmarks Commission be added as well. 5) Commission supports the intent to not change the street configuration for six months. 6) In the event a pocket is required, the Commission will support that proposal. 7) Commission reluctantly accepts reduction in size of the trees.

Action: Boucher/Hausz, 5/0/0. Suding stepped down.

CONCEPT REVIEW - NEW

7. 2219 CHAPALA ST E-3 Zone

(3:29) Assessor's Parcel Number: 025-183-006
Application Number: MST2006-00153
Owner: Brent Kimball
Architect: Tom Jacobs

(This is on the City's Potential List of Historic Resources: "Eder Residence." Proposal for a 977 square foot two-story addition to an existing 1,612 square foot, two-story single-family residence with a 541 square foot, attached two-car garage on an 11,245 square foot parcel. The proposal also includes the demolition and reconstruction of a portion of the residence, new perimeter site walls ranging in height from six inches to eight feet, a new water feature, and new landscape and hardscape improvements. The project will result in a 3,130 square foot residence.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Present: Tom Jacobs, Architect

Public comment began at 3:38.

- 1) Mr. Glen Minnich, neighbor at 2215 Chapala Street, expressed his support for the project.
- 2) Mr. Kellam De Forest commented that he believes this is a Winsor Soule house and that a Historic Structures Report would be of interest.

Vice-Chair La Voie read the following letters into the record:

- 3) Lola Eriksen Rogers and Klyde Eriksen, neighbors, expressed opposition to the proposed project.

Commissioner La Voie clarified that the proposal for this project is not to build an additional two stories on top of an existing two-story building.

Public comment closed at 3:42.

Motion: Continued two weeks with the comment that Jake Jacobus, Urban Historian, is to research the architect of the house in records and archives and prepare a memo.

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

CONCEPT REVIEW - CONTINUED

8. 320 E VICTORIA ST R-3 Zone

(3:52) 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. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct three new residential units with four 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. This parcel is located in El Pueblo Viejo Landmark District.)

(Fifth Concept Review.)**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)**

Present: Dennis Thompson, Architect
 Margaret Grace, Landscape Designer
 Dennis Allen, Owner and Contractor

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The Commission feels that the building's mass, bulk and scale are heading in the right direction. 2) Courtyard between the two units is shaping-up nicely. 3) Restudy the material of the walkway going from Victoria Street to the rear unit. 4) Study breaking up the vertical massing. 5) The long ridge line should be broken. 6) Front lawn should be less formal/classical, perhaps more Victorian. 7) At least one Commissioner does not agree with the Spanish-colonial style. 8) Restudy the breakup of garage doors. 9) Visible solar panels are not acceptable.

Action: La Voie/Rager. 5/0/1. Naylor stepped down. Murray abstained.

CONCEPT REVIEW - CONTINUED

9. 1320 MORRISON AVE R-2 Zone

(4:06) 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.)

(Fourth Concept Review.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

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

Motion: Continued two weeks with the following comments: 1) Inspiration for the rear porch should be from old construction/design versus new construction/design. 2) Rear porch should be simpler with typical craftsman bungalow details. 3) Restudy the proportions of the rear porch. 4) Restudy break-up of the second floor railing. 5) Rear porch is most successful without a roof. 6) The proportion/height of the gable is problematic; perhaps a shed roof would work. A successful shed roof is shown on the first proposal. 7) The stone proportions on the first proposal are successful. 8) Radically simplify the wood details, drawing inspiration from the 1910 era construction/design.

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

**** COMMISSION RECESSED FROM 4:29 TO 4:38 ****

FINAL REVIEW

10. 1900 LASUEN RD R-2/4.0/R-H Zone

(4:38) 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.)

(Final Approval is requested for Groups G, H, and I.)

Present: Katie O'Reilly Rogers, Landscape Architect
James Jones and Minh Pham, Representatives of Orient Express Hotels

Group G:

Straw vote: How many of the Commissioners feel that all light fixtures should be the same? 0/7/0.
Commission members unanimously agreed that all light fixtures should be varied on all cottages.

- Motion: Final approval with details to return to the Consent Calendar in two weeks with the following comments: 1) Landscape for Building 2, enlarge the permeable area around existing pepper tree. 2) Buildings 20 and 21, add two skyline trees, sycamore was suggested. 3) Notes for chimney caps and spark arrestors need to be clarified. 4) On sheet A21.10, and wherever the same comments occur, chimney caps need to be detailed in a more traditional manner. 5) Sheet A21.09.10, and wherever the same comments occur, the deck railing needs to be clarified with respect to emulating the existing deck railing. 6) Light fixtures should be varied in style on all cottages.
- Action: Naylor/Boucher, 7/0/0.

Group H

- Motion: Continued two weeks to the Full Board with the following comments: 1) Building 3, Sheet A03.00, and wherever the same details occur, the back on the existing exterior door shall not be painted-glass; perhaps substitute with an appropriate obscure glass. 2) A03.09.10, and wherever the same comments occur, notes for chimney caps and spark arrestors need to be clarified.
- Action: Naylor/Boucher, 7/0/0.

Group I

- Motion: Final approval and details to return to the Consent Calendar in two weeks with the following comments: 1) Sheet A05.03, Commission appreciates Key Note 1 with respect to matching details in the existing tile roof. 2) Sheet A05.03, and wherever the same comments occur, chimney caps need to be detailed in a more traditional manner. 3) Notes for chimney caps and spark arrestors need to be clarified. 4) Sheet A05.01.00, Key Note 4, light fixture and bracket shall be varied among the cottages. 5) Sheet A05.09.10 roof tile edge needs a booster tile as shown in the photograph. 6) Sheet A06.09.10 Detail 8, and wherever the same details occur, shows a through-wall vent that shall be removed. 7) Restudy drip edge to be minimal in appearance and of a more traditional material; copper is preferred. 8) Sheet A10.06 Key Note 3 on the roof plan, resolve the three chimney vents and provide accurate details. 9) Sheet A08.09.01, resolve attic venting, completely concealing appearance of the vents. 10) Sheet A08.09.10 Detail 4, and wherever the same details occur, needs to be more specific to the project.
- Action: Naylor/Boucher, 7/0/0.

CONCEPT REVIEW - CONTINUED

11. 206 CASTILLO ST HRC-1/SD-3 Zone

(5:26) Assessor's Parcel Number: 033-031-016
 Application Number: MST2006-00064
 Owner: Harborside Inns of Santa Barbara In
 Architect: Julio Veyna
 Applicant: Jeannette Webber
 Business Name: Colonial Beach Inn

(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.)

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

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

Motion: Final approval of the drawings with the following condition and comment: 1) Steel mesh on the air conditioning unit housing shall be removed. 2) Shutters are a great solution.

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

CONCEPT REVIEW - CONTINUED

12. 515 DE LA VISTA AVE R-2 Zone

(5:36) 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.)

(Third Concept Review.)**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

Present: Larry Martin, Owner

How many Commissioners feel that the rear trellis should be painted? 5/0/2. Suding/Murray abstained.

Motion: Final approval with the following comment and condition: 1) Commission appreciates the applicant's approach. 2) Wood-to-wood connections on the trellis shall be concealed. 3) Rear trellis shall be painted to match existing trim.

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

CONCEPT REVIEW - CONTINUED

13. 431 STATE ST C-M Zone

(5:45) Assessor's Parcel Number: 037-211-008
 Application Number: MST2006-00102
 Owner: W. & D. Faulding Family Trust
 Applicant: Neil Advani
 Designer: Diana Costea

(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.)

(Fourth Concept Review.)

Present: Josh Blumer and Diana Costea, Designers from AB Design Studio

Motion: Continued two weeks with the following comments: 1) A simple rope twist on the decorative woodwork is more appropriate. 2) Remove the terra cotta tile callout above the windows. 3) Remove the two uppermost light fixtures. 4) Accurately represent proportions of light fixtures. 5) Provide tile samples to ensure that the tile works well with other materials of the building. 6) Skylight shall be flat. 7) Window details need to be resolved, more detailed and tightened up. 8) Remove existing light fixtures over the door. 9) The panel above the windows shall be painted. 10) Restudy the paint colors to be consistent with others on State Street.

Action: Hausz/Naylor, 7/0/0

CONSENT CALENDAR**REVIEW AFTER FINAL**

A. 1914 SANTA BARBARA ST E-1 Zone

Assessor's Parcel Number: 025-382-023
 Application Number: MST2005-00248
 Owner: Else Robert and Ann Dundon
 Architect: DesignARC

(This is on the Potential Historic Resource List: "Kennedy House." Proposal to add a 95 square foot entry, a new 450 square foot patio with 200 square foot wood trellis, and a new 95 square foot second floor balcony to an existing 2,600 square foot single-family residence. Also proposed is to replace 600 square feet of concrete paving with the same amount of permeable paving and add 26 linear feet of new fence, all on a 15,015 square foot lot.)

(Review After Final of revisions to expand scope of project to replace windows and stucco exterior.)

Final approval of the Review After Final as submitted.

CONTINUED ITEM**B. 501 STATE ST C-M Zone**

Assessor's Parcel Number: 037-172-011
Application Number: MST2006-00149
Owner: 501 State Street, Inc.
Architect: Rex Ruskauff
Business Name: Santa Barbara Brewing Company

(Proposal to add a wrought iron fence and canvas awning at the north elevation to enclose an outdoor drinking area between buildings as required by Alcohol Beverage Control.)

Preliminary approval and continued two weeks for final approval of details.

FINAL REVIEW**C. 219 EQUESTRIAN AVE R-3 Zone**

Assessor's Parcel Number: 029-122-013
Application Number: MST2005-00127
Owner: Berkus Family Partnership, LP
Architect: Barry Berkus

(Proposal to demolish an existing 1,683 square foot duplex and construct a new, one-story 784 square foot one-bedroom residence with a 792 square foot non-habitable cellar and a 438 square foot two-car carport on a 3,444 square foot lot.)

(Final Approval is requested.)

Final approval of the project with the condition that the decorative washer on sheet A8.1, detail 5, be a clavos cover.

NEW ITEM**D. 622 ANACAPA ST C-M Zone**

Assessor's Parcel Number: 031-151-009
Application Number: MST2006-00175
Owner: Epic Enterprises
Designer: Gina Gianetto
Contractor: Forrest Lang

(Proposal to add two new rooftop condenser units to an existing three-story commercial building located in El Pueblo Viejo Landmark District. A parapet wall will screen the units from view.)

(HLC approval required per plan check corrections to expand tenant improvement project under BLD2006-00449 and BLD2006-00451 to include the condenser units.)

Final approval with the condition that the equipment be painted the roof color.

**** MEETING ADJOURNED AT 6:01 P.M. TO THE APRIL 10 WORKSHOP
AT FAULKNER GALLERY STARTING AT 4:30 P.M. ****