



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, June 28, 2006

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

- PHILIP SUDING, Chair – Present
- WILLIAM LA VOIE, Vice-Chair – Absent
- LOUISE BOUCHER – Present
- STEVE HAUSZ – Present at 2:59 p.m.
- VADIM HSU – Present, left from 2:55 p.m. to 3:34 p.m.
- ALEX PUJO – Absent
- CAREN RAGER – Present, left at 3:09 p.m.
- 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 – Absent
- JAKE JACOBUS, Urban Historian – Present
- 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 folded plans 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 June 23, 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 (1:29):

- 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.)

Mr. William Mahan, Architectural Foundation member, spoke about an awards program that the Architectural Board of Review (ABR) and the Historic Landmarks Commission (HLC) began in 1986.

Three annual awards are given; with winners jointly chosen by the ABR and HLC: The George Washington Smith Award for exemplary architecture of any form or style; the Lockwood De Forest Award for landscape architecture or other non-habitable structures, such as plazas, *paseos*, and gazebos; and, the Saint Barbara Award for public service.

The awards program will be reactivated and the Architectural Foundation will be providing at least two sets of plaques per year to be awarded by the ABR and HLC. The awards will then be presented to the winners by the Mayor at a City Council meeting.

Mr. Suding agreed to make arrangements for the nominating Design Awards Subcommittee to meet and then inform Mr. Mahan of the winners.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of June 14, 2006.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 14, 2006, with corrections.

Action: Boucher/Naylor, 6/0/0.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Vadim Hsu.

Action: Boucher/Murray, 6/0/0.

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

- 1. Ms. Gantz made the following announcements:

- a) Mr. LaVoie and Mr. Pujo will be absent from today's meeting.
- b) Ms. Rager will be leaving today's meeting at 3:10 p.m.
- c) Mr. Hausz will be arriving at today's meeting around 3:00 p.m.
- d) Ms. Naylor will be leaving today's meeting at 5:30 p.m.

- e) Mr. Hsu will be stepping down from Items 4 and 5, 1926 Santa Barbara Street and 801 State Street, respectively.
- f) Ms. Naylor will be stepping down from items 1 and 9, 803 Laguna Street and 2300 Garden Street, respectively.

2. Ms. Murray announced she will be stepping down from Item 15, 2121 Garden Street.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No violations reported.

MISCELLANEOUS ACTION ITEM:

(1:40)

REQUEST BY MARSHALL ROSE TO RETAIN THE TEMPORARY PARKING SPACES ON THE SOUTH SIDE OF ANAPAMU STREET ADJACENT TO COUNTY COURTHOUSE SUNKEN GARDEN.

Present: Rob Dayton, Supervising Transportation Planner

Rob Dayton, Supervising Transportation Planner, stated that, through the duration of the Granada Garage construction, 210 parking spaces were displaced. The courthouse side of Anapamu Street was one of the places retained for public parking and, as a result, a full-time bike lane was no longer available. Marshall Rose from the Downtown Organization has requested that those parking spaces remain and be made permanent.

Mr. Dayton requested that the Historic Landmarks Commission direct its comments to City Council.

Public comment opened at 1:46.

Mr. Robert Ooley, County Architect, expressed support for Staff to return the Anapamu Street side to “no parking” and also to remove parking on all four street sides of the courthouse except for several white-colored zones for pedestrian loading. He cited safety concerns.

Mr. Kellam De Forest, resident, said that from a visual standpoint, he would prefer having the beautiful *vista* open and not cluttered with cars.

Public comment closed at 1:49.

The Commission directed the following comments to City Council: The Commission supports removing parking on the courtyard side of Anapamu Street, supports restoring the bike lane, and exploring offering incentives to restaurant patrons to park in the new Granada Garage.

**** THE COMMISSION RECESSED FROM 1:55 P.M. TO 2:01 P.M. ****

CONCEPT REVIEW - CONTINUED

1. 803 LAGUNA ST C-2 Zone

(2:01) Assessor's Parcel Number: 031-021-025
Application Number: MST2006-00147
Owner: Senior Center of Santa Barbara Inc.
Applicant: Linda Hughes
Landscape Architect: Sydney Baumgartner

(Project has been revised to review the Maintenance Plan for a large Eucalyptus tree situated near the northwest portion of the property. (Previous case numbers MST2003-00856 and MST2006-00019.))

(Third Concept Review.)

(REVIEW OF ARBORIST'S REPORT. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Present: Beebe Longstreet, Executive Director, Laguna Cottages for Seniors

Public comment opened at 2:03.

Mr. Rob Randall, neighbor, volunteered to allow the pruners access to the tree via his property, providing they supply him with proof of liability insurance.

Public comment closed at 2:04.

Motion: The Commission accepts the report with the following comments: 1) The applicant's diligence in providing an Arborist Report is greatly appreciated. 2) The Commission would like to move forward to make sure the tree is retained and proper maintenance is monitored.

Action: Rager/Boucher, 5/0/0. Naylor stepped down.

ARCHAEOLOGY REPORT

2. 404 GARDEN ST M-1 Zone

(2:10) Assessor's Parcel Number: 031-281-016
Application Number: MST2006-00240
Owner: Run 17, LLC
Architect: Pete Ehlen

(Proposed new two-story 999 net square foot commercial building with three parking spaces on a vacant 2,546 square foot lot. A modification is requested for reducing the parking requirement by one space.)

(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

Staff comment: Susan Gantz, Planning Technician II, stated Dr. Glassow has reviewed the report and agrees with its conclusions regarding the lack of potential for significant archaeological resources to be present.

Motion: The Commission accepts the report.

Action: Hsu/Rager, 6/0/0.

ARCHAEOLOGY REPORT

3. 113-117 W DE LA GUERRA ST C-2 Zone

(2:10) Assessor's Parcel Number: 037-082-003
 Application Number: MST2005-00126
 Owner: John R. Dewilde
 Agent: Lisa Plowman
 Architect: Peikert Group Architects

(Proposal to demolish existing buildings on the site and construct a mixed-use building composed of 2,000 sq. ft. of commercial space on the ground level and nine residential condominium units above the "podium" level garage. A portion of the existing facade at 115 W. De la Guerra Street will be preserved due to its historical importance. An Historic Structures/Sites Report was previously reviewed and accepted by the Historic Landmarks Commission.)

(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

Staff comment: Susan Gantz, Planning Technician II, stated Dr. Glassow has reviewed the report and agrees with its conclusions regarding the need for an archaeological survey after removal of structures and pavement. Staff recommends that the applicant be required, as a condition of acceptance of this report, to reproduce on the plans submitted for a building permit, the Recommended Action/Mitigation Measures as outlined on page 16 of the report to ensure the absence of prehistoric archaeological resources in this location.

Motion: The Commission accepts the report with the following conditions and comment:
 1) The applicant is required to reproduce on the plans submitted for a building permit, the Recommended Action/Mitigation Measures as outlined on page 16 of the report to ensure the absence of prehistoric archaeological resources in this location. 2) Photographs shall be added to the report. 3) If Staff finds any discrepancies in the updated version, the report shall be redirected to the Commission for further review.

Action: Hsu/Rager, 6/0/0.

HISTORIC STRUCTURES REPORT

4. 1926 SANTA BARBARA ST E-1 Zone

(2:12) Assessor's Parcel Number: 025-382-022
 Application Number: MST2006-00177
 Owner: Michael and Amy Mayfield
 Architect: Vadim Hsu

(This is on the City's List of Potential Historic Resources: Kennedy House. Proposal for an addition to an existing detached two-car garage to create a three-car garage, to construct a 500 square foot second-story accessory structure above the detached garages, to add a new pool and an open pool cabana to an existing single family residence.)

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

Present: Tim Hazeltine, Post/Hazeltine Associates
 Pamela Post, Post/Hazeltine Associates
 Vadim Hsu, Architect
 Pat Brody, Landscape Design

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that the report has been revised with the Commission's request that a site plan be incorporated into the report showing the entire site and the relationship of the buildings on the site to the adjacent buildings. The revision includes an aerial photograph, and the exhibits and photographs were enlarged to make them easier to read.

Public comment opened at 2:14.

Mr. Kellam De Forest, resident, expressed disagreement with the analysis that the historic character of the property is being preserved with the addition of the cabana and swimming pool.

Public comment closed at 2:20.

Motion: The Commission accepts the report with the correction on page 36, under Direct Impacts, to be rewritten to read "Photo-document the property prior to the construction of the cabana" as opposed to the "swimming pool."

Action: Boucher/Naylor, 5/0/0. Hsu stepped down.

HISTORIC STRUCTURES REPORT

5. 801 STATE ST C-2 Zone

(2:27) Assessor's Parcel Number: 037-400-013
 Application Number: MST2006-00154
 Owner: Hughes Land Holding Trust 5/9/84
 Architect: Vadim Hsu
 Business Name: Rocks Restaurant & Lounge

(This is a Structure of Merit: "Las Tiendas Building." Proposal to construct a 2,353 square foot third story addition on an existing commercial building located in El Pueblo Viejo Landmark District. The addition will be comprised of a new kitchen, bar, and indoor and outdoor patron seating areas, and will result in a structure that is 37'-6" tall at the roof ridge line. The project requires Development Plan Approval findings.)

(Review of Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

Present: Vadim Hsu, Architect
 Kim and Tammy Hughes, Owners
 Alexandra Cole, Architectural Historian

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that this building is a designated Structure of Merit. The applicant is proposing restoring the State Street façade and restoring the arches as shown in the 1925 photograph of the building on page 7 of the report. Staff recommends that the Commission consider an additional mitigation measure to remove the proposed roof over the outdoor dining area on the third floor to allow the State Street elevation to look more like the original two-story façade.

Motion: Continued indefinitely with the comment that the Commission accepts the report, but not the findings, with the condition that a Letter Addendum to the report be provided addressing design alternatives when they are presented.

Action: Naylor/Rager, 4/1/0. Hsu stepped down. Boucher opposed.

HISTORIC STRUCTURES REPORT

6. 1900 LASUEN RD R-2/4.0/R-H Zone

(2:55) Assessor's Parcel Number: 019-170-022
 Application Number: MST99-00305
 Owner: Orient Express Hotels
 Agent: Project Solutions, LLC
 Architect: Henry Lenny
 Business Name: El Encanto Hotel

(This site 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 I and includes buildings 11 ("Wishing Well"), 14 ("Twin Pines"), 15 ("Waterfall"), and 16 ("Geranium"). Review of additional phases will follow.)

(Review of Letter Addendum to Historic Structures/Sites Report for handrail detail at accessible ramp.)

Present: Minh Pham, Representing Ownership
 Alexandra Cole, Architectural Historian
 Henry Lenny, Architect

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that Staff has read the report and, given that this is a requirement for life-safety purposes in order to complete the project, agrees with the report's findings. Staff supports any railing design alternative.

Motion: The Commission accepts the report.
 Action: Rager/Murray, 5/0/0.

REVIEW AFTER FINAL

7. 1900 LASUEN RD R-2/4.0/R-H Zone

(2:56) Assessor's Parcel Number: 019-170-022
 Application Number: MST99-00305
 Owner: Orient Express Hotels
 Agent: Project Solutions, LLC
 Architect: Henry Lenny
 Business Name: El Encanto Hotel

(This site 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 I and includes buildings 11 ("Wishing Well"), 14 ("Twin Pines"), 15 ("Waterfall"), and 16 ("Geranium"). Review of additional phases will follow.)

(Review After Final of handrail detail at accessible ramp.)

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

Present: Minh Pham, Representing Ownership
 Alexandra Cole, Architectural Historian
 Henry Lenny, Architect

Motion: Final approval of Review After Final as submitted.

Action: Boucher/Murray, 5/0/1. Hausz abstained.

IN-PROGRESS REVIEW

8. 1900 LASUEN RD R-2/4.0/R-H Zone

(3:01) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Applicant: Project Solutions LLC
 Architect: Henry Lenny
 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.)

(Continued In-Progress review of Groups E and K.)

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

Present: Minh Pham, Representing Ownership
 Henry Lenny, Architect

Group K

Motion: Continued two weeks with the following comments: 1) Building 4, acceptable in elevation and the plans need to be revised to reflect the elevations. 2) Building 4 shall have a looser landscape screen. 3) Buildings 25 and 26, acceptable in elevation and the plans need to be revised to reflect the elevations. 4) Building 27, acceptable in elevation and the plans need to be revised to reflect the elevations. 5) Building 27 shall have a looser landscape screen. 6) Building 28, stack the two windows on the right side of the east elevation; otherwise acceptable in elevation and the plans need to be revised to reflect the elevations. 7) Building 29, continue studying the west elevation and stack the windows on the left side of the north elevation. 8) Group E (the pool) will be reviewed in two weeks.

Action: Hausz/Naylor, 5/0/0.

**** THE COMMISSION RECESSED FROM 3:16 P.M. TO 3:25 P.M. ****

CONCEPT REVIEW - CONTINUED

9. 2300 GARDEN ST E-1 Zone

(3:25) Assessor's Parcel Number: 025-140-018
Application Number: MST2006-00311
Owner: SRS Garden Street, LLC
Applicant: Mary Rose & Associates
Architect: Machin & Mead
Contractor: Plant Construction

(This structure is on the City's List of Potential Historic Resources. Proposed upgrade of site utilities including electrical, gas, and plumbing comprised of trenchwork on existing roadways and in front of the main building, new transformer on concrete pad, new switchgear, and four new fire hydrants. Accessibility improvements will be in conformance with current California Building Code to be implemented in phases related to building upgrades under separate permits. Some parking spaces are proposed to be either slightly shifted or relocated to accommodate accessibility route.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

Present: Mary Rose, Agent
George Machin, Architect, Machin & Mead
Elizabeth Blackburn, Landscape Designer, Exteriors by Chad Robert

Public comment opened at 3:37.

Mr. Kellam De Forest, resident, hoped that consideration would be given to remove parking directly in front of the historic buildings.

Public comment closed at 3:38.

Motion: Continued two weeks with the following comments: 1) Study bringing the parking lots into compliance with City standards, including the requirement for finger planters.
2) Continue to study the concrete ramp at the driveway entry off of Garden Street.

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

CONCEPT REVIEW – NEW: PUBLIC HEARING

10. 2127 CASTILLO ST R-3 Zone

(3:40) Assessor's Parcel Number: 025-221-007
Application Number: MST2006-00293
Owner: Karen Haskell
Designer: Richele Design & Consulting

(This structure is on the City's List of Potential Historic Resources: "Shay Residence and Hunt Residence, constructed in 1916. Included on the State Historic Resources Inventory." Proposed residential addition to an existing 980 square foot residence including the demolition of an existing 255 square foot one-car garage and construction of an attached 546 square foot two-car garage with an 880 square foot second-story master bedroom above. This 1,426 square foot addition will result in a 2,406 square foot residence on a 6,000 square foot parcel.)

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

Present: Richele Mailand, Designer

Motion: Continued indefinitely with the following comments, which are contingent upon reviewing and accepting the Historic Structures Report, so that the Commission is not bound by these comments: 1) Study reducing the mass, bulk, and scale of the two-story addition. 2) Study making the two-story addition more referential to the existing structure. 3) Study the connection between the new and the existing, perhaps a hyphen is necessary. 4) The gable end of the second-story facing Castillo Street is problematic. 5) Study the cantilever deck on the south elevation.

Action: Naylor/Hausz, 6/0/0.

**** THE COMMISSION RECESSED FROM 3:55 P.M. TO 4:05 P.M. ****

CONCEPT REVIEW – NEW: PUBLIC HEARING

11. 500 NINOS DR P-R/SD-3 Zone

(4:05) Assessor's Parcel Number: 017-382-002
Application Number: MST2006-00330
Owner: City of Santa Barbara
Agent: Cameron Carey
Architect: Matt Eastwood

(Reactivate previously approved application which has expired. This is a component of the Zoo Master Plan. Proposal to remodel the Channel Islands Fox exhibit at the Santa Barbara Zoological Gardens. The exhibit area will have new rock groupings, new plantings, and will be enclosed with a woven cable mesh. No new square footage is proposed.)

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

Present: Cameron Carey, Agent, Tynan Group
Bruce Sharkey, Architect, Blackbird Architects
Richard Block, Director of Santa Barbara Zoo

Staff Comment: Marisela G. Salinas, Associate Planner, stated that this project had previously been approved by the Historic Landmarks Commission (HLC). A number of components have been reviewed by HLC throughout the last couple of years and, additionally, an Initial Study will be prepared to analyze all components of the project. The project can be directed to the Consent Calendar once the Planning Commission reviews it.

Motion: Continued indefinitely to the Consent Calendar with positive comments to the Planning Commission.

Action: Hsu/Hausz, 6/0/0.

CONCEPT REVIEW – NEW: PUBLIC HEARING

12. 500 NINOS DR

P-R/SD-3 Zone

(4:12) Assessor's Parcel Number: 017-382-002
 Application Number: MST2006-00331
 Owner: City of Santa Barbara
 Agent: Cameron Carey
 Architect: Matt Eastwood

(This is a component of the Zoo Master Plan. Proposal to demolish an existing substandard 1,842 square foot holding building and construct two new holding buildings for the Langurs and Lemurs at the Santa Barbara Zoological Gardens. The first new building will be 812 square feet and the second new building will be 1,083 square feet. Also proposed is to replace non-accessible pathways with accessible pathways around the northern side of the exhibits and new landscaping. Planning Commission Approval and Park and Recreation Commission findings will be required.)

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

Present: Cameron Carey, Agent, Tynan Group
 Bruce Sharkey, Architect, Blackbird Architects
 Richard Block, Director of Santa Barbara Zoo

Motion: Continued indefinitely to the Full Board with positive comments to the Planning Commission and the following comments for the applicant: 1) Introduce taller trees. 2) If the poles are to be replaced, the preference would be wood poles over steel poles.

Action: Hausz/Boucher, 6/0/0.

CONCEPT REVIEW – NEW

13. 120 E DE LA GUERRA ST C-2 Zone

(4:31) Assessor's Parcel Number: 031-081-004
 Application Number: MST2006-00393
 Owner: HCAC West, LLC
 Applicant: URS Corporation
 Architect: Arcadia Studio
 Contractor: Frank Schipper

(Proposed excavation and removal of 250 cubic yards of contaminated soil and subsequent site restoration. This will complete the final phase of soil remediation on this and adjacent parcels.)

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

Present: Amalia Coffey, Consultant for SCE, URS Corporation
 David Asti, Senior Environmental Specialist, Southern California Edison
 Bob Cunningham, Landscape Architect, Arcadia Studio

Motion: Final approval of project as submitted.

Action: Hausz/Hsu, 6/0/0.

RECONSIDERATION HEARING

14. 1214 STATE ST C-2 Zone

(4:40) Assessor's Parcel Number: 039-183-019
 Application Number: MST2004-00005
 Owner: Santa Barbara Center for Performing Arts
 Architect: Phillips, Metsch, Sweeney & Moore
 Business Name: Granada Theatre

(The proposed project involves the partial rehabilitation of, and modifications to the Granada Theatre, including an addition of 13,360 square feet. Of the 13,360 square feet proposed, 6,634 square feet would be added to the building's footprint. The existing dressing rooms on the north side of the theatre would be rebuilt with a 99 foot long, five foot wide, and 60 foot high addition to accommodate stage space, exiting, storage, and equipment, as well as a fully accessible dressing room and toilet. An 80 foot long, 10 foot wide, and 78 foot high addition to the east side of the theatre would provide more stage space and meet stage rigging needs. The south side addition, which is 100 feet long, eight feet wide, and 36 feet high, would accommodate access ramps inside the building. The remaining 6,700 square feet would be for the construction of a basement level to provide dressing rooms for the performers. One of the existing ground floor storefronts adjacent to the theatre's entrance would be utilized as the theatre's ticketing area. Space in the Granada tower at the second floor would also be utilized for the theatre's second-floor lobby area.)

(Request to reconsider June 14, 2006 motion to approve Review After Final of entry doors.)

Motion: To reopen the Review After Final of entry doors for reconsideration.

Action: Boucher/Murray, 6/0/0.

Present: Steve Metsch, Architect
 Monisha Adnani, Project Manager

Public comment opened at 4:49.

Alexandra Cole, Architectural Historian, expressed support for replacing the theatre's doors with wooden doors since they are part of the historic façade as indicated in the Historic Structures Report that had been previously approved by the Commission.

Public comment closed at 4:50.

Motion: The Commission supports only wood doors with no glazing as required in the mitigation measures of the Historic Structures Report that was previously accepted by the Commission on August 18, 2004.

Action: Boucher/Murray, 6/0/0.

**** THE COMMISSION RECESSED FROM 5:00 P.M. TO 5:04 P.M. ****

REVIEW AFTER FINAL

15. 2121 GARDEN ST E-1 Zone
(5:04) Assessor's Parcel Number: 025-252-003
Application Number: MST2003-00748
Owner: Steve & Tamar Handleman

(This structure is on the City's List of Potential Resources for Designation. Proposal for a new 660 square foot detached three-car garage, driveway, hedge, and garden improvements on a 25,464 square foot lot located in the Mission Area Special Design District. The proposal includes converting the existing two-car garage into an accessory space, some landscape plan changes, revised paving, and the removal of the existing driveway. Abatement of existing violations and re-roofing are being processed under a separate application.)

(Continued Review After Final of as-built improvements including landscape, hardscape, stone wall, entry gates, pillars and fountain. Modifications approved on April 12, 2006.)

Present: Christopher Jacobs, Attorney, Hatch & Parent
Steve Handleman, Property Owner

Mr. Jacobs read into the record a letter from Oswald J. Da Ros. The letter stated that Mr. Da Ros critiqued this property's "very low stone wall," that it is a fine example of stone masonry made from onsite stones by talented masons, and that the stone cutting "is excellent."

Mr. Jacobs also made reference to a letter directed to the Commission from Larry Carbone, Archaeologist, who stated that all of the rocks used came from the same site and that to use native materials as a design feature on a property is appropriate, rather than importing materials.

Public comment opened at 5:20.

Ms. Heather Bryden, resident, expressed support for the wall to remain as built.

Ms. Lisa Knox Burns, resident and President of the Upper East Association, expressed support for the existing wall to remain as constructed.

Mr. Kellam De Forest, resident, commented that the problem with this wall is that it was built before being presented before the Commission, but expressed support for the wall as is.

Public comment closed at 5:26.

Motion: Continued two weeks for the applicant to study the possibility of various ways to remove some of the grout to give the wall more of a shadow line.

Action: Boucher/Hausz, 5/1/0. Naylor opposed. Murray stepped down.

CONSENT CALENDAR

FINAL REVIEW

- A. 121 W DE LA GUERRA ST C-2 Zone
 Assessor's Parcel Number: 037-082-002
 Application Number: MST2004-00774
 Owner: The Rametto Company
 Applicant: Thomas Luria
 Architect: Brian Cearnal

(Proposal to demolish an existing 1,200 square foot office building and a 65 car parking lot, and construct 14 residential condominium units (three of which are affordable), a new 3,310 square foot office building and parking for 44 cars, all on a 22,500 square foot parcel in El Pueblo Viejo Landmark District.)

(Final Review of details.)

Final Approval with conditions that exterior light fixtures shall remain incandescent, if possible, and parking lot fixtures shall be bronze anodized.

REVIEW AFTER FINAL

- B. 217 STATE ST HRC-2/SD-3 Zone
 Assessor's Parcel Number: 033-042-011
 Application Number: MST2003-00014
 Architect: Jan Hochhauser
 Owner: Young America's Foundation
 Landscape Architect: David Black
 Business Name: Reagan Ranch Visitor's Center

(Proposal for exterior remodel and interior alterations to an existing 19,500 square foot, four-story structure located on an 8,410 square foot lot. The project involves a 954 square feet floor area increase (internal), reconstruction of windows, roof and penthouse. New entrance portico is also proposed. This structure, the Neal Hotel Building, is on the City Potential Historic Resource List.)

(Review After Final of handrail at exterior stair and two security cameras.)

Security cameras continued two weeks, and Final Approval of Review After Final for the rail with the condition that the rail return to the newel at the public right-of-way.

NEW ITEM

C. 1237 E COTA ST R-1/R-2 Zone

Assessor's Parcel Number: 031-190-016
Application Number: MST2004-00167
Owner: Mitchell Morehart
Agent: Ronald Nye

(This is a Structure of Merit. Proposal for a 208 square foot addition to the west elevation of a 1,333 square foot single-family residence. The addition will include a master bath and closet. A 120-foot deck with stairs will extend west from the addition. The existing 1,025 square foot shed/carport to the northwest will be demolished.)

Postponed to July 12, 2006, at Staff's request.

CONTINUED ITEM

D. 101 E VICTORIA ST C-2 Zone

Assessor's Parcel Number: 029-071-013
Application Number: MST2006-00281
Owner: 101 East Victoria
Applicant: Eric Schott

(Concept Review for a proposal to construct exterior alterations to an existing commercial building and parking lot including planters, trellis, and front facade alterations. No new floor area.)

Continued indefinitely due to applicant's absence.

CONTINUED ITEM

E. 28 E VICTORIA ST C-2 Zone

Assessor's Parcel Number: 039-183-031
Application Number: MST2006-00314
Owner: Peoples' Self-Help Housing Corporation

(This is on the City's List of Potential Historic Resources: Victoria Hotel and Shops. Proposed private bicycle storage enclosure for tenants of the Victoria Hotel located at 24 East Victoria Street.)

Final Approval as submitted with iron to be black.

NEW ITEM

F. 705 PASEO NUEVO C-2 Zone

Assessor's Parcel Number: 037-400-002
Application Number: MST2006-00372
Owner: Santa Barbara Redevelopment Agency
Agent: Glen Morris
Business Name: Lululemon Athletica

(Proposed alterations to a commercial storefront including wood refinishing and replacement of ceramic tile with sandstone. This retail space in Paseo Nuevo Mall in El Pueblo Viejo Landmark District was formerly occupied by GNC and the proposed new tenant is Lululemon Athletica.)

Final approval with the conditions that the storefront trim shall match the "Erika # 3" (interior) matte finish stain and the bulkhead shall be vertical pieces only or random sandstone pattern (no tile appearance).

NEW ITEM

G. 1007 SANTA BARBARA ST C-2 Zone

Assessor's Parcel Number: 029-211-010
Application Number: MST2006-00376
Owner: Tom and Pouran Parsai
Architect: James Macari

(Proposal to permit an as-built exterior staircase from the ground floor to the second floor, which was constructed to replace an existing, unsafe staircase.)

Denied without prejudice. Applicant to submit another design that complies with the Zoning Ordinance.

NEW ITEM

H. 740 STATE ST C-2 Zone

Assessor's Parcel Number: 037-092-001
Application Number: MST2006-00381
Owner: Atlantico, Inc.
Architect: Dawn Sherry
Business Name: Peace Store Cafe

(Proposed minor exterior changes to a retail space in El Pueblo Viejo Landmark District. Proposal to change entry door swing, replace existing wrought iron fence with a three foot tall gate within the existing exterior covered patio area, and construct an accessible ramp.)

Final approval as noted on the drawings.

REVIEW AFTER FINAL**I. 315 W CARRILLO ST C-2 Zone**

Assessor's Parcel Number: 039-302-030
Application Number: MST2003-00471
Owner: Housing Authority of the City of Santa Barbara
Architect: Brian Cearnal & Christine Pierron
Designer: LNI Custom Manufacturing

(The Housing Authority of the City of Santa Barbara (HASB) is proposing to demolish the existing commercial structures and construct 61 efficiency units and one manager's unit. Each unit would be 216 square feet in size and restricted to affordable rental housing targeted to households at or below sixty percent (60%) of area median income. The building would be a maximum of three stories in height, contain 2,051 square feet of common building area for resident services, and have 5,759 square feet of landscaped courtyards. Seventeen parking spaces would be located in the parking ground level garage and 10 guest spaces would be provided off site.)

(Review After Final of bus shelter tile details.)

Final approval as submitted of Review After Final.

FINAL REVIEW**J. 232 E LOS OLIVOS ST E-1 Zone**

Assessor's Parcel Number: 025-252-002
Application Number: MST2006-00191
Owner: Marilyn Jorgenson
Agent: Laura Bridley
Architect: Arcadia Studio

(This is a City Landmark: Frothingham House and Garden. Proposal to replace four, two-light windows in one opening with three, three-light windows in three openings on the Garden Street elevation, construct a new exterior stucco screenwall, landing, and tile bench at the south elevation, and paint exterior of residence. New landscaping to include turf in the public right-of-way, new hedges in backyard, new ornamental plantings, and repairs to the lower terrace fountain. This parcel is located in El Pueblo Viejo Landmark District Part II.)

(Final Approval of the project is requested.)

Final approval as noted on the plan. Exterior colors to be Benjamin Moore # 967 wall color and Benjamin Moore # 602 for trim.

FINAL REVIEW

K. 1329 GARDEN ST R-3 Zone

Assessor's Parcel Number: 029-072-005
Application Number: MST2006-00270
Owner: Michael Hartmann
Architect: Joe Steuer

(Proposed residential alterations including the demolition of 14 square feet of existing first floor utility space, the remodel of a portion of an existing 695 square foot two-story residence, and the conversion of 302 square feet of existing one-story utility space to residential space on a 6,654 square foot parcel located in El Pueblo Viejo Landmark District. Two covered parking spaces will remain.)

(Final approval of siding and fenestration details.)

Final approval of details as submitted.

FINAL REVIEW

L. 1407 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 039-062-009
Application Number: MST2006-00392
Owner: Carolyn Dorrance
Architect: Kirk Gradin

(This is a City Landmark: "Mortimer Cook House." Proposal for a handicap ramp at the rear of an existing building.)

(Final Approval of the project is requested.)

(REQUEST TO REACTIVATE PREVIOUS APPROVAL WHICH EXPIRED ON NOVEMBER 10, 2005.)

Final approval of project as submitted.

**** MEETING ADJOURNED AT 5:38 P.M. ****