



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, November 15, 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 until 7:29 p.m.
 STEVE HAUSZ – Present
 VADIM HSU – Present from 1:36 p.m. to 4:05 p.m. and 4:49 p.m. to 5:38 p.m.
 ALEX PUJO – Present
 CAREN RAGER – Present
 FERMINA MURRAY – Present
 SUSETTE NAYLOR – Present
- ADVISORY MEMBER:** DR. MICHAEL GLASSOW – Absent
- CITY COUNCIL LIAISON:** ROGER HORTON – Absent
- PLANNING COMMISSION LIAISON:** WILLIAM MAHAN – Absent
- STAFF:** BETTIE WEISS, CITY PLANNER – Present from 1:33 p.m. to 1:38 p.m.
 JAN HUBBELL, SENIOR PLANNER – Present from 2:09 p.m. to 2:41 p.m.
 JAIME LIMÓN, Design Review Supervisor – Present until 2:13 p.m.
 JAKE JACOBUS, Urban Historian – Present until 6:18 p.m.
 DEBRA ANDALORO, Project Planner – Present from 1:39 p.m. to 2:09 p.m.
 SUSAN GANTZ, Planning Technician II – Present
 GABRIELA FELICIANO, Commission Secretary – Present

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 <u>at the 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 November 10, 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 (1:30):

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. Kellam De Forest, resident, asked if there are guidelines for Historic Structures Reports (HSRs) and commented that often the reports vary in content. Mr. Jacobus responded that the City has a set of guidelines found in the Master Environmental Assessment (MEA) that cover both HSRs and Archaeological Resources Reports. Staff assures that reports meet those guidelines before they are reviewed by the HLC. He added that some of the report preparers go beyond the minimum requirements and that may be the reason for the content variance.

B. Approval of the minutes of the Historic Landmarks Commission meeting of November 1, 2006.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of November 1, 2006, with corrections.

Action: Boucher/Hausz, 8/0/0. (Hsu absent.) Motion carried.

C. Consent Calendar.

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

Action: Pujo/Hausz, 9/0/0. Motion carried.

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

1. Ms. Gantz made the following announcements:

- a) Chair Suding will be stepping down from Items 2 and 10, 35 State Street and 1221 Anacapa Street, respectively.
- b) Commissioner Naylor will be stepping down from Item 13, 2300 Garden Street.
- c) The project at 1311 State Street, which was continued two weeks to today's hearing, has been postponed for another two weeks to November 29, 2006, at the applicant's request.

2. Ms. Rager announced she will be stepping down from Items 13 and 14, 2300 Garden Street and 227 E. Pueblo Street, respectively.

3. Ms. Murray announced she will be stepping down from Item 14, 227 E. Pueblo Street.

4. Mr. Suding reminded the Commissioners of nominations for the following: 1) the Saint Barbara Award for individuals who perform outstanding service to preserve the built environment of Santa Barbara; 2) the Lockwood De Forest Award for excellence in landscape architecture for public or private space; and 3) the G.W. Smith Award for exemplary design in architecture. The Commissioners were directed to give the nominations to Staff or e-mail Mr. Suding.
5. City Planner Bettie Weiss mentioned the previous meeting's public comment by Cheri Rae McKinney as to the Cottage Hospital Workforce Project and the Historic Structures Report prepared for the former St. Francis Hospital site. The implied wrongdoing with regard to a conflict of interest is a concern and there has been substantial work on that issue that would be included in the City Council public hearing on Tuesday, November 21st.

A memo was provided to the HLC suggesting that a future discussion could be scheduled. There was a consensus by the Commission to have a discussion item with the City Attorney and Community Development Director regarding conflicts of interest at the beginning of 2007 when new Commission members are seated.

6. Mr. La Voie stated he was not able to contribute to a discussion about the Plaza de la Guerra infrastructure design concept because he was not aware that it would be heard at the November 14th City Council meeting. Ms. Gantz agreed to inform Marck Aguilar that all HLC members should be added to the City Council's list of contacts to be notified of major projects and appeals.

E. Subcommittee Reports.

Mr. Hausz reported on the Streetlights Subcommittee and stated that a decision was made some time ago to combine the Streetlighting Master Plan with an update of the existing Outdoor Lighting Design Guidelines, which made the preparation more complex. The draft Streetlighting Master Plan is currently being review by the City Attorney. It will then be presented to the boards and commissions to affirm it is heading in the right direction. The Subcommittee will later update the City Council and get the representatives of lighting design and manufacturers involved again.

Mr. Hausz reported that on November 14th City Council requested that Staff provide an enhanced scope of improvements to Plaza de la Guerra. Council would like a focus on fix-it items that the City could proceed with sooner than a larger long-term plan. Mr. Hausz also stressed the importance of having members of the public present at the next City Council meeting and encouraged the HLC members to invite others to attend.

F. Possible Ordinance Violations.

No violations reported.

ARCHAEOLOGY REPORT

1. 561 W MOUNTAIN DR A-1 Zone

(1:48) Assessor's Parcel Number: 021-110-018
 Application Number: MST2004-00206
 Owner: Jorgensen Ranch, LLC
 Applicant: Brent Daniels
 Architect: Cearnal Andrulaitis
 Landscape Architect: Van Atta & Associates

(Proposal for a four lot subdivision and construction of three new single-family residences on an 8.81 acre site in the Hillside Design District. An existing single-family residence with detached two-car garage would remain on one of the four new parcels. Each of the three proposed single-family residences would be one-story with attached garages on a lower level. The new residences would range in size from 4,147 to 4,700 square feet with garages from 819 to 825 square feet. Each new garage would require a modification to be in excess of 750 square feet. The proposal includes 1,450 cubic yards of grading outside the footprints of the buildings.)

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

Staff comments: Susan Gantz, Planning Technician II, stated that Dr. Glassow has reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, due to the absence of prehistoric or historic cultural remains, the project is not expected to result in adverse impacts and no further archaeological measures are required.

Motion: The Commission accepts the report.
 Action: Hausz/Murray, 9/0/0. Motion carried.

DISCUSSION ITEM

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

(1:48) Assessor's Parcel Number: 033-102-004
 Application Number: MST97-00357
 Applicant: Santa Barbara Beach Properties, LP
 Agent: Ken Marshall
 Architect: Doug Singletary
 Landscape Architect: Philip Suding
 Engineer: Patrick Gibson & Bryan Mayeda
 Engineer: Penfield & Smith Engineers, Inc.
 Business Name: Ritz-Carlton Club

(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.)

(Update on progress of HLC-requested information from hearing of September 20, 2006, and preliminary review of draft historic structures assessment.)

Present: Doug Singletary, Architect

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

1. Asked if the applicant is addressing the different options found in the Historic Structures Report because they do not appear to be on the new plans. Mr. Singletary responded that the previous options are not the same as what is currently being proposed.
2. Asked about the column thickness in relation to the arch thickness. Commented that one of the problems is that the applicant was asked to replicate the existing arches exactly as possible. Stated that further study as to the visual impact of the thickening of the columns would be worthwhile. Mr. Jacobus commented that the idea of building the columns themselves with some sort of masonry was not ruled out by the Commission, although it was not the preference.
3. Mentioned this project will have more of an impact than the improvements made to the "Men's Warehouse" façade (719 State Street) with its thick columns and commented that it almost seems as if it would need to be destroyed in order to save it.
4. At least two Commissioners suggested that the building plans be looked at three-dimensionally.
5. Commented that in many places that the new is differentiated from the old, but that is not an acceptable solution in El Pueblo Viejo Landmark District.
6. At least two Commissioners stated that it would be better to preserve the façade of this downtown historic building and would not support tearing down the entire façade and rebuilding it.
7. Stated would not be opposed to parts of the façade being demolished and reconstructed if that would help keep the original feeling of the building.
8. Expressed appreciation for the applicant's efforts to attempt to resolve these challenges.
9. Explained that the Ordinance does not preserve anything Victorian in the downtown area, so that new projects need to be an appropriate Hispanic architecture whenever possible.
10. Commented that the bolting of the building frame needs to be hidden so that it does not look much different from the way it does today.
11. One Commissioner would prefer to see the cross-bracing and leave the original as it is in order to distinguish between what it truly was and what has been imposed on it now.

Straw vote: How many Commissioners would prefer the reconstruction of part of the façade and the arcade in size, dimension and molding to exactly replicate existing as opposed to building a frame on the back side? 6/0/2. (Murray/Rager abstained.)

Motion: Continued two weeks with the following comments: 1) Provide a three-dimensional solution. 2) The Commission would prefer the retention of much of the fabric of the elevations on State and Mason Streets.

Action: Hausz/Naylor. (Suding stepped down.) Motion withdrawn (comments only).

Motion withdrawn.

DISCUSSION ITEM

3. 12 E MONTECITO ST HRC-2/SD-3 Zone

(2:10) Assessor's Parcel Number: 033-051-016
Application Number: MST95-00044
Applicant: Redevelopment Agency
Architect: Henry Lenny Design Studio

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

Present: Henry Lenny, Architect
Gregory Burnett, AIA, Gensler

Staff comments: Jan Hubbell, Senior Planner, stated that Staff will need to review the plans first and then the project will be presented to the Planning Commission (PC) before it can receive preliminary approval. She added that the HLC providing comments to the PC would be useful.

Public comment opened at 2:20 p.m. and, as no one wished to speak, it closed at 2:20 p.m.

The Commission forwards the following comments to the Planning Commission: 1) Some of the Commissioners felt that the architecture is handsome, but the site design is not in substantial conformance to the previously approved project. 2) The site allocation for the hostel needs to be larger, without the building getting larger. 3) The applicant should resolve pedestrian connections (i.e., where the front door is located and the connection of the hostel to State Street). 4) Resolve flood plain issues with respect to finished floor elevation. 5) The proposal should not compromise the amount of open space with a smaller lot. 6) At least one Commissioner felt that the building's mass, bulk and scale are not in substantial conformance. 7) At least two Commissioners felt the current proposal is in no way in substantial conformance. 8) The entirety of the Commission appreciates the underground parking.

IN-PROGRESS REVIEW

4. 433 E CABRILLO HRC-2/SP-1/SD-3 Zone

(2:42) Assessor's Parcel Number: 017-680-009
Application Number: MST95-00175
Applicant: Parker Family Trust
Agent: Richard Fogg
Architect: Daun St. Amand
Architect: Henry Lenny
Business Name: Park Plaza Hotel

(This is a revised proposal for a 150-room, three-story luxury hotel located on a three-acre development envelope that received a substantial conformance determination on June 1, 2001. The proposal is a 196,715 square foot hotel that includes 128 subterranean level parking spaces, pool cabana, spas, health club, meeting rooms, and restaurant. The project previously received preliminary approval from the Historic Landmarks Commission on August 15, 2001.)

(In Progress Review of design changes to exterior elevations including doors, windows and balconies. Massing and footprint of the building remains unmodified.)

(PROJECT MAY REQUIRE SUBSTANTIAL CONFORMANCE DETERMINATION AND COMPLIANCE WITH CITY ORDINANCE NO. 4920.)

Present: Henry Lenny, Architect
Gregory Burnett, AIA, Gensler

Public comment opened at 2:47 p.m.

Mr. Kellam De Forest, resident, commented that the new design does not fit into the neighborhood and seems much busier than the previous design.

Public comment closed at 2:48 p.m.

Motion: Continued indefinitely with the following comments: 1) At least one Commissioner felt that the simplification of the architecture is mostly successful, with the exception of the wrought iron balconies. 2) The majority of the Commissioners felt that the previously reviewed project with its details and materials is far more successful. 3) The five foot cantilever balconies and the modern interpretation of some of the balconies are unacceptable. 4) All of the Commissioners prefer the Monterey balconies over the wrought iron cantilever balconies. 5) For the most part, the proposed drawings are less successful and look more like a hotel than what the Commission has strived for. 6) The high level of detailing and materials should be adhered to. 7) The romance is lost on the proposed drawings.

Action: Pujo/Boucher, 9/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED

5. 1900 LASUEN RD

R-2/4.0/R-H Zone

(3:02) 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 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 Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

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

Public comment opened at 3:06 p.m.

Mr. Kellam De Forest, resident, commended the new pool design. He also commented that swimming pools are difficult to incorporate into landscapes, hiding them so that they do not distract from the bucolic feel of the lawn.

Public comment closed at 3:08 p.m.

Motion: Continued two weeks with the following comments: 1) The Commission commends the applicant for the direction the project has taken. The project has much improved and is more compatible with its environment. 2) At least one Commissioner felt it would be better if the pool sunk into the ground further. Decreasing the depth of the pool is another option. 3) The shack needs to be much more romantic. Look to structures built at the turn of the century by the National Park Service for inspiration to resolve washroom issues. Incorporating a Spanish Mediterranean style was suggested. 4) The open stairwell is problematic. 5) The lift lacks charm. Study the lift and the possibility of incorporating it into the roofline of the restroom. 6) The preservation of the lawn area is much appreciated. 7) The Commission looks forward to seeing a revised model of the project.

Action: Hausz/Naylor, 9/0/0. Motion carried.

CONCEPT REVIEW - NEW

6. 710 ANACAPA ST

C-2 Zone

(3:24) Assessor's Parcel Number: 031-081-013
Application Number: MST2006-00312
Owner: Carlos Adame
Agent: Lisa Plowman
Architect: Peikert Group Architects

(This is a revised proposal for a new 4,031 square foot, two and one-half story mixed-use development including the preservation of 577 square feet of an existing 1,562 square foot structure on the City's List of Potential Historic Resources (Myers Cottage). The project will include relocation of the existing structure (which will be used as commercial space) nine feet to the west, new construction at ground level to provide two residential condominium units (one, two-bedroom unit and one, three-bedroom unit), three covered residential parking spaces, and one uncovered commercial parking space. The existing stone site wall will be preserved. Staff Hearing Officer approval is requested for the Development Plan, a Tentative Subdivision Map for the condominium development, and a modification for encroachment into the interior yard setbacks.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A VOLUNTARY LOT MERGER, AND STAFF HEARING OFFICER APPROVAL.)

Present: Detlev Peikert and Lisa Plowman, Peikert Group Architects
Carlos Adame, Owner

Public comment opened at 3:35 p.m.

Mr. Kellam De Forest, local resident, expressed appreciation for the applicant's efforts to preserve the Cottage and commented he would like to see the Commission reinstate the historic landmark process for this historic building. He asked if the placement of the condominiums behind the Cottage and the moving of the Cottage forward towards Anacapa Street would compromise the Cottage's historic integrity. He also requested a landscape plan to possibly have some of the condominiums screened.

Mr. W. David Walls, former tenant, commented that he was horrified at the prospect of the building being landmarked and finds nothing attractive about it. He would be delighted if the applicant was given the opportunity to develop a building on the site that is in character with the area.

Pamela Jameson Boehr, local resident, submitted a petition signed by nearly 250 local residents in support of preserving the Cottage.

Public comment closed at 3:39 p.m.

Motion: Continued two weeks with the following comments: 1) The majority of the Commissioners feel the rear building is too large in its mass, height and scale. 2) The Commission appreciates the owners' willingness to preserve and enhance the Myers Cottage. 3) The owner shall speak with the HLC Designation Subcommittee about designation and landmarking. The Commission feels strongly about the landmark designation of the building and the owner should be proud to be part of the history of this building. 4) The applicant is proposing too much hardscape, especially in the front yard. 5) The architecture needs refinement. 6) At least one Commissioner feels that the south elevation right on the property line should have more massing relief. 7) Provide topographic information for the site and adjacent properties.

Action: Boucher/Hausz, 9/0/0. Motion carried.

HISTORIC STRUCTURES REPORT

7. 924 GARDEN ST J

C-2 Zone

(4:06)

Assessor's Parcel Number: 029-301-026
 Application Number: MST2006-00557
 Owner: Collinge Trust
 Agent: Barbara Beisel
 Architect: Kirk Gradin

(This is a revised project description. This is a City Landmark: El Caserío. Proposal to remove an existing 223 square foot accessory building and 345 square foot carport and construct a 910 square foot, two-story addition (including an eight square foot deck) to an existing 928 square foot single-family residence. Staff Hearing Officer approval will be required to waive the requirement for two covered parking spaces, allowing two uncovered parking spaces instead, and to allow one of the uncovered parking spaces to be located in the interior yard setback. The parcel is approximately 3,900 square feet in size.)

(Review of a focused Historic Structures Letter Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

Present: Alexandra Cole, Architectural Historian
Kirk Gradin, Architect
Micholyn Brown and Wayne Ashcroft, Property Owners

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that Staff did not request a full Historic Structures Report because the building is already a designated landmark, and was mainly looking for the impacts to the City Landmark. Staff found that the adobe material shows signs of deterioration, but is reassured by the Report's required mitigation measure which states that "if any adobe repairs are necessary, the proposed plan for repair shall be reviewed by the Historic Landmarks Commission prior to the issuance of any permits for demolition or construction." Staff has read the report and agrees with its recommendations and conclusions.

Motion: The Commission accepts the report.
Action: Boucher/Naylor, 8/0/0. (Suding absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

8. 924 GARDEN ST J C-2 Zone

(4:16) Assessor's Parcel Number: 029-301-026
Application Number: MST2006-00557
Owner: Collinge Trust
Agent: Barbara Beisel
Architect: Kirk Gradin

(This is a revised project description. This is a City Landmark: El Caserío. Proposal to remove an existing 223 square foot accessory building and 345 square foot carport and construct a 910 square foot, two-story addition (including an eight square foot deck) to an existing 928 square foot single-family residence. Staff Hearing Officer approval will be required to waive the requirement for two covered parking spaces, allowing two uncovered parking spaces instead, and to allow one of the uncovered parking spaces to be located in the interior yard setback. The parcel is approximately 3,900 square feet in size.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, HISTORIC RESOURCE FINDINGS, FINDINGS FOR ALTERATIONS TO A CITY LANDMARK, AND STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS.)

Present: Alexandra Cole, Architectural Historian
Kirk Gradin, Architect
Micholyn Brown and Wayne Ashcroft, Property Owners

Susan Gantz, Planning Technician II, stated that six letters were received in support of the project and two of them submitted slips requesting to speak.

Public comment opened at 4:28 p.m.

Mr. Kellam De Forest, local resident, commented he does not agree with the architectural historian's opinion that a second story meets Standard 9 of The Secretary of the Interior's Standards, and commented that the addition would compromise the landmark building.

Sally Hall, local resident, spoke in favor of the project.

Sheila Enelow, local resident, spoke in favor of the project.

Ms. Wendy Foster, spoke in favor of the project on behalf of herself and her spouse Pierre Lafond.

Ms. Meredith Abbott, local resident's sister, spoke in favor of the project.

Mr. Wayne Ashcroft, project property owner, also spoke.

Public comment closed at 4:34 p.m.

Straw votes: How many Commissioners cannot support a second story in any form? 2/6/0.
(Hausz/La Voie/Naylor/Pujo/Rager/Suding opposed.)

How many Commissioners would support a second story, but with a somewhat modified design? 6/2/0. (Boucher/Murray opposed. Hsu absent.)

How many Commissioners would agree with a second story as presently proposed? 6/2/0. (Boucher/Murray opposed. Hsu absent.)

Motion: Continued indefinitely with the following comments to be forwarded to the Staff Hearing Officer: 1) The Commission could support the modifications for uncovered parking and both a front and side yard setback for the parking in front of the building. 2) There is concern for the critical root zone of the olive tree in the courtyard. 3) The applicant should place more landscape around the automobile parking. 4) It was recommended that the applicant relocate the trash enclosure to a less conspicuous spot.

Action: Hausz/Suding, 6/2/0. (Murray/Boucher opposed. Hsu absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

9. 800 SANTA BARBARA ST C-2 Zone

(4:48) Assessor's Parcel Number: 031-012-028
Application Number: MST2006-00129
Owner: 800 Santa Barbara Street Investment Company
Applicant: Suzanne Elledge Planning and Permitting Services
Architect: Cearnal Andrulaitis Architects
Landscape Architect: Van Atta & Associates

(Proposal to demolish an existing 1,965 square foot office building and construct a three-story mixed-use project comprised of eight residential and two commercial condominium units on an 18,713 square foot parcel. Thirty underground parking spaces would be provided. Planning Commission approval will be required for a lot line adjustment of 1,529 square feet from adjacent parcel number 031-012-027 to meet residential density requirements.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Brian Cearnal, Architect
Suzanne Elledge, SEPPS
Alexandra Cole, Architectural Historian

Public comment opened at 4:56 p.m.

Mr. Kellam De Forest, local resident, commented that it is important that the view line from Santa Barbara Street to the fountain and the old neighborhood house with its historic adobe columns be retained. He requested that the pathway be as wide as possible and commented that there should be a straight-view into the pathway and adobe.

Ms. Mary Louise Days, local resident, commented that this is one of the most historic neighborhoods in downtown Santa Barbara and that there is no necessity for a three-story portion and suggested that a second story be given a great deal of thought. Also commented that a six foot setback on the street frontage is not appropriate and should be much higher.

Mr. Jarrell Jackman, Santa Barbara Trust for Historic Preservation, provided a rendering that shows the City and State approved area that will eventually be reconstructed for the Presidio. The drawing also indicates how the restored Presidio is to look when approached from Santa Barbara Street and he expressed concern about this project affecting that view.

Mr. Gordon Sichi, Head Master of Anacapa School, commented on two issues that may affect the school: 1) nuisance complaints from the adjacent residents due to the student noise; and 2) student safety during the building process.

Mr. Eric Lassen, Anacapa School Board of Trustees, expressed appreciation for the improvements that the applicant has made to the plans.

Public comment closed at 5:01 p.m.

Straw votes: How many Commissioners could support the throat as presented? 6/3/0.

How many Commissioners could support a third-story element? 5/4/0.

Motion: Continued four weeks with the following comments: 1) The current proposal shows much improvement over the last presentation. 2) The axial layout is appreciated and appropriate; however, some of the Commissioners feel that the narrowest part of the throat on the central axis should be opened up. 3) The Commission appreciates the input from the users of the existing site. 4) At least one Commissioner felt the bridge may be problematic. 5) At least three Commissioners would request a larger than six foot setback on the northwest corner. 6) The applicant should provide a photomontage of a third-story element.

Action: La Voie/Hausz, 9/0/0. Motion carried.

REVIEW AFTER FINAL

10. 1221 ANACAPA ST C-2 Zone

(5:18) Assessor's Parcel Number: 039-183-034
 Application Number: MST2003-00908
 Owner: City of Santa Barbara
 Applicant: John Schoof
 Agent: Heather Horne
 Architect: Henry Lenny

(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.)

(Request to change landscaping in Anacapa Street parkway strip from eight Brisbane Box trees to three King Palm trees.)

Present: Browning Allen, Transportation Manager
 Tully Clifford, Supervising Transportation Engineer
 Dion Tait, Parking Supervisor

Motion: Continued four weeks with the comment that the applicant shall study a substitute proposal for foliage somewhere along the Anacapa Street elevation of the building, but there is not to be less foliage than what was originally approved as the mitigating screening measure of the project.

Action: Hsu/Hausz, 8/0/0. (Suding stepped down.) Motion carried.

HISTORIC STRUCTURES REPORT

11. 1025 SANTA BARBARA ST C-2 Zone

(5:37) Assessor's Parcel Number: 029-211-007
 Application Number: MST2006-00224
 Owner: Haywards Family Partnership
 Architect: Cearnal Andrulaitis Architects

(Proposal to demolish 15,371 square feet of existing commercial buildings, demolish surface parking with 45 spaces and construct a new, four-story mixed-use project with 27,145 square feet of underground parking including 66 covered parking spaces, 14,168 square feet of commercial space and 25,419 square feet of one, two and three bedroom condominium units (15 units total) on four separate parcels (APNs 029-211-006, -007, -008, and -009) totaling 31,310 square feet. Two of the condominium units would be affordable. Approximately 10,000 cubic yards of grading excavation is proposed as a part of this project. Planning Commission approval will be required for a Tentative Subdivision Map, a modification of the 10% open space requirement, and a modification of the lot area requirements to allow two over-density units.)

(Review of revised Historic Structures/Sites Report prepared by Shelley Bookspan.)

Present: Shelley Bookspan, Historian
 Brian Cearnal, Architect
 Hugh Hayward, Owner

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that only the revised text was provided for the Commissioners so as to not waste paper by reprinting the entire Historic Structures Report.

Public comment opened at 5:37 p.m.

Mr. Kellam De Forest, local resident, stated he was very pleased with the inclusion of a 1940 photograph of the building's façade and the expanded Historic Structures Report, which provided significantly more historical information. He also commented that the report still does not address the building architect. Mr. Jacobus responded that sometimes it is difficult to determine the architect or the date when a building was built because in the 1950s the records of anything built before the 1925 earthquake were purged.

Public comment closed at 5:39 p.m.

Motion: The Commission accepts the report.

Action: Boucher/Pujo, 7/1/0. (Rager opposed due to her disagreement with some of the statements in the report. Hsu absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

12. 1025 SANTA BARBARA ST

C-2 Zone

(5:41)

Assessor's Parcel Number: 029-211-007

Application Number: MST2006-00224

Owner: Haywards Family Partnership

Architect: Cearnal Andrulaitis Architects

(Proposal to demolish 15,371 square feet of existing commercial buildings, demolish surface parking with 45 spaces and construct a new, four-story mixed-use project with 27,145 square feet of underground parking including 66 covered parking spaces, 14,168 square feet of commercial space and 25,419 square feet of one, two and three bedroom condominium units (15 units total) on four separate parcels (APNs 029-211-006, -007, -008, and -009) totaling 31,310 square feet. Two of the condominium units would be affordable. Approximately 10,000 cubic yards of grading excavation is proposed as a part of this project. Planning Commission approval will be required for a Tentative Subdivision Map, a modification of the 10% open space requirement, and a modification of the lot area requirements to allow two over-density units.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Brian Cearnal, Architect
Hugh Hayward, Owner
Shelley Bookspan, Historian

Public comment opened at 5:49 p.m.

Mary Louise Days, local resident, commented that there are improvements, but urged caution in the use of four story sections. She stated that the views are affected from Carrillo, Santa Barbara and Anacapa Streets that are only a few feet from the courthouse. She also encouraged further landscape setbacks from Santa Barbara Street.

Mr. Kellam De Forest, local resident, requested that, as a tribute to the oldest retail business in the City, the architect replicate the arch façade of the original Hayward's. He also commented that the proposed building height and massing impinge on the courthouse.

Public comment closed at 5:51 p.m.

Straw votes: How many Commissioners would agree to incorporate the elevation of the old Hayward's building? 7/1/0. (Naylor opposed.)

How many Commissioners would support the fourth floor as presented? 2/5/1. (Naylor abstained.)

Motion: Continued four weeks with the following comments: 1) At least one Commissioner appreciates the elimination of the tower. 2) The parking garage entrance layout is brilliant. 3) Incorporate the elevation of the old Hayward's building. 4) Provide more study of the fourth floor.

Action: Boucher/Pujo, 8/0/0. (Hsu absent.) Motion carried.

PRELIMINARY REVIEW

13. 2300 GARDEN ST

E-1 Zone

(6:00)

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.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)

Present: Mary Rose, Applicant
 Sarah McBarnette, Lighting Consultant
 Chad Robert, Exteriors Landscape
 George Machin, Machin & Mead
 Carson Wollert, MNS Engineers

Public comment opened at 6:08 p.m. and, as no one wished to speak, it closed at 6:08 p.m.

- Motion: Final approval with the following conditions: 1) The pole lamps shall be lamped with high pressure sodium, not metal halide. 2) All the compact fluorescent lamps shall be 2400 Kelvin color temperature. 3) The lighting shall have independent controlling to respond to site usage and site lighting shall be kept to a minimum when light is not in use. 4) Historic Resource Findings are made as follows: The project will not cause a substantial adverse change in the significance of an historical resource.
- Action: La Voie/Boucher, 6/0/0. (Naylor/Rager stepped down. Hsu absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 6:18 P.M. TO 6:37 P.M. ****

CONCEPT REVIEW - CONTINUED

14. 227 E PUEBLO ST E-1 Zone
(6:38) Assessor's Parcel Number: 025-132-009
 Application Number: MST2006-00429
 Owner: Lori Smyth
 Architect: Tom Meaney

(This structure is City Landmark-worthy: Gansl House. Proposal to remove 4,445 square feet of hardscape walkways, patios and pool deck and install 2,750 square feet of new landscaping in the rear yard. Also proposed is to remodel the existing swimming pool, construct a 170 square foot open air cabana with fireplace, and a 540 square foot three-car carport with realigned driveway. This 25,000 square foot parcel is currently developed with a 5,000 square foot two-story single-family residence, an 800 square foot swimming pool, and an 890 square foot detached accessory structure. A modification is requested to legalize an existing accessory structure which exceeds 500 square feet.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A MODIFICATION TO ALLOW ACCESSORY SPACE IN EXCESS OF 500 SQUARE FEET.)

Present: Tom Meany and Justin Storck, Tom Meaney Architect
 Lori Smyth, Owner

Straw vote: How many Commissioners could support a new garage attached to the existing garage's new accessory storage space? 4/2/0. (La Voie/Naylor opposed.)

Motion: Preliminary approval with an indefinite continuance and the following conditions: 1) The *cabaña* is acceptable as proposed. 2) Reduce the height of the garage door to seven feet with an eight foot plate height, making a more pronounced break between the existing roof and the new roof of the garage. 3) The garage doors shall be two sets of doors.

Action: Hausz/Pujo, 4/2/0. (La Voie/Naylor opposed. Murray/Rager stepped down. Hsu absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

15. 514 STATE ST C-M Zone

(6:50) Assessor's Parcel Number: 037-173-037
Application Number: MST2006-00615
Owner: Judith Garrett
Designer: Josh Blumer
Business Name: Sandbar

(Exterior patio improvements for Sandbar restaurant including a new wrought iron enclosure, tables, and chairs, new built-in seating along the north end of the patio, new fire pit, replacement of exterior doors, repair and replacement of exterior flooring, and removal of existing planters.)

(Third Concept Review.)

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

Present: Josh Blumer, Designer from AB Design Studio

Motion: Preliminary approval and continued two weeks to the Consent Calendar with the following comments and conditions: 1) Opening: a) The arch's proportion is not consistent with El Pueblo Viejo Landmark District Guidelines; b) the arched opening shall be squared-off; c) perhaps a rectangular solution, like the south interior elevation, is a direction to take the opening; and d) the opening may want to take its cues from the adjacent building to the north. 2) Clear-story windows: a) The clear-story windows are problematic, particularly because the sloped roof behind the windows would be visible; b) the height of the clear-story windows shall be reduced; and c) the curtain shall be located on the back side of the opening.

Action: La Voie/Naylor, 8/0/0. (Hsu absent.) Motion carried.

PRELIMINARY REVIEW

16. 517 CHAPALA ST C-2 Zone

(7:07) Assessor's Parcel Number: 037-163-007
Application Number: MST2005-00088
Owner: Montecito Bank & Trust, Trustee
Applicant: H & R Investments
Architect: Peikert Group Architects, LLC

(The proposed project consists of a lot merger and the construction of a mixed-use development with six two-bedroom residential condominium units totaling 9,999 square feet (net) and two commercial condominium spaces totaling 2,872 square feet (net). One of the units would be affordable. A modification to allow the 10% open space on the second floor is requested. Seventeen parking spaces are proposed.)

(Preliminary approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 030-06.)

Present: Detlev Peikert and Lisa Plowman, Peikert Group Architects

Public comment opened at 7:20 p.m.

George Ogle, neighbor, inquired about the elevation level on the back of the proposed design and commented that there is no parking presently on Brinkerhoff so that what had become an incremental mass is now critical.

Caroline Vassallo, adjacent neighbor, stressed that new proposed buildings should be the same height as adjacent buildings and commented that a 10% open space and proper drainage should be mandatory.

Kathryn Dole, local landscape architect, expressed concern about the inevitable impact to the Brinkerhoff Landmark District.

Public comment closed at 7:32 p.m.

Straw vote: How many Commissioners could support shutters on the south elevation? 0/7/0. (All Commissioners opposed.)

How many Commissioners could support a blank south elevation? 0/7/0. (All Commissioners opposed.)

Motion: Continued indefinitely with the following comments: 1) The architecture needs to become more traditional Hispanic and fitting within El Pueblo Viejo Landmark District. 2) Resolve the fenestration with the architecture. Resolve the proportions of the fenestration with the architectural expression. 3) Shutters may not be the appropriate solution to the fenestration of the south elevation. 4) Simplify the west elevation with respect to garage doors. 5) The pedestrian entrance on the west elevation should be given more importance. 6) The roof deck access tower needs resolution with respect to the door placement. 7) The small shed roofs on the west elevation need to be better resolved. 8) The fenestration and balcony on the east elevation need restudy. 9) Resolve the exposed air conditioning units on the decks. 10) The proximity of the elevator tower to the main tower is problematic. 11) The main tower needs to be more traditional.

Action: Pujo/Hausz, 4/2/1. (La Voie/Murray opposed. Naylor abstained. Boucher/Hsu absent.) Motion carried.

Commission

Comments: The Commission would like to obtain a copy of the Chapala Street Design Guidelines, which should have addressed the Brinkerhoff Landmark District.

CONSENT CALENDAR**REVIEW AFTER FINAL**

A. 1014 GARDEN ST C-2/R-3 Zone

Assessor's Parcel Number: 029-221-026
Application Number: MST2002-00806
Owner: Las Villas De Los Jardines, LLC
Architect: Everett Woody

(Proposal to demolish an existing 1,072 square foot single-family residence and to construct a 5,379 square foot, two unit, three-story condominium on a 5,075 square foot lot. The first floor would consist of a four-car parking garage while the second and third floors would contain the habitable living areas.)

(Review After Final of two new condenser units at east side of building.)

(PROJECT MUST COMPLY WITH PLANNING COMMISSION RESOLUTION NO. 063-03.)

Final approval of Review After Final as submitted.

NEW ITEM

B. 2020 ALAMEDA PADRE SERRA SP-7 Zone

Assessor's Parcel Number: 019-163-004
Application Number: MST2006-00663
Owner: Towbes 2002 Trust
Applicant: John Pitman
Architect: Edwards - Pitman Architects

(Designated City Landmark: "Furse Hall, Quadrangle Buildings, Ebbets Hall, and Grand Stair." Proposal to remove 32 existing anodized aluminum windows and install solid wood windows to match original historic wood windows. Neither the size nor the configuration of the windows will change.)

(REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK.)

Final approval as submitted with the following comments: 1) Historic Resource Findings are made as follows: The project will not cause a substantial adverse change in the significance of an historical resource. 2) Alterations to a City Landmark Findings are made as follows: The exterior alterations are being made primarily for the purposes of restoring the landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.

NEW ITEM**C. 317 PASEO NUEVO C-2 Zone**

Assessor's Parcel Number: 037-400-002
Application Number: MST2006-00669
Owner: Santa Barbara Redevelopment Agency
Applicant: David Levy
Applicant: Glen Morris
Architect: Ali Rezaei
Business Name: White House Black Market

(Proposal for interior tenant improvements and a remodeled exterior storefront in Paseo Nuevo shopping center.)

Final approval with the following conditions: 1) The wrought iron railing above the entry shall be removed. 2) The awning spears shall be mounted on the inside of the window recess. 3) The signs and blade sign lighting shall be approved under a separate permit.

REVIEW AFTER FINAL**D. 721 CHAPALA ST C-2 Zone**

Assessor's Parcel Number: 037-082-006
Application Number: MST2002-00405
Owner: Chadwick Pacific, LP
Applicant: Bermant Development Company
Architect: Peikert Group Architects

(Proposal to demolish an existing 9,788 square foot commercial building and six residential units totaling 2,700 square feet, and to construct 9,788 square feet of commercial space, 29 residential units (including 12 bonus density units) totaling 43,357 square feet, and a 25,533 square foot on-grade parking structure.)

(Review After Final of change to fireplace location and fireplace termination cap.)

Continued two weeks for the applicant to provide details.

NEW ITEM

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

Assessor's Parcel Number: 019-170-022
Application Number: MST2006-00673
Owner: Orient Express Hotels
Applicant: Project Solutions, LLC
Architect: Henry Lenny
Business Name: El Encanto Hotel

(This is part of MST2005-00490, Phase 2. Proposal to erect approximately 200 linear feet of temporary mesh fencing to be located at the southwest corner of the Main Building in order to screen demolition/construction work and for dust mitigation. The proposed fence would be constructed with metal poles and would be 20 feet in height.)

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

Final approval as submitted for a period of 18 months and Historic Resource Findings are made as follows: The project will not cause a substantial adverse change in the significance of an historical resource.

**** MEETING ADJOURNED AT 8:05 P.M. ****