



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, February 21, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS: WILLIAM LA VOIE, *Chair* – Present
 ALEX PUJO, *Vice-Chair* – Present
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present
 STEVE HAUSZ – Absent
 FERMINA MURRAY – Present
 SUSETTE NAYLOR – Present
 DONALD SHARPE – Present until 4:19 p.m. and again at 4:23 p.m.

ADVISORY MEMBER: DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON: ROGER HORTON – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Present 2:10 p.m. to 4:59 p.m.

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 <u>folded</u> 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 February 16, 2007, 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. on Channel 18.

GENERAL BUSINESS (1:31):

- A. Public Comment:

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

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of February 7, 2007.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of February 7, 2007, with corrections.

Action: Boucher/Sharpe, 7/0/0. (La Voie abstained. Murray abstained from Item 13. Hausz absent.) Motion carried.

- C. Consent Calendar.

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

Action: Boucher/Sharpe, 7/0/0. (Boucher opposed to Item A. Adams/Sharpe abstained from Item A. Murray abstained from Item G. Hausz absent.) Motion carried.

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

1. Ms. Gantz announced that Chair LaVoie would be leaving at 5:30 p.m. and Commissioner Hausz would be absent.
2. Jake Jacobus, Associate Planner/Urban Historian, announced a special meeting of the Designations Subcommittee on Wednesday, March 28, 2007, at 4 p.m. in the David Gebhard Public Meeting Room. William La Voie, Fermina Murray and Louise Boucher will be in attendance. Mary Louise Days, former City Urban Historian, will attend as well. Property owners, whose properties will be reviewed during the meeting, will be individually notified.
3. Mr. Adams announced the Kids Draw Architecture program at the UCSB University Art Museum on Saturday, February 24, 2007, from 1:00 to 3:00 p.m. in partnership with the Architectural Foundation of Santa Barbara.

E. Subcommittee Reports.

Mr. La Voie reported that he attended a joint meeting on February 20th of the Planning Commission (PC) and City Council. They discussed the Master Plan, now renamed “Plan Santa Barbara,” and the progress being made. He also reported that the second part of the meeting involved the status of the Staff Hearing Officer’s handling of modifications. Fewer modifications are being granted in comparison to previous years and there have been only three appeals to the PC in the last year. Mr. La Voie stated that close to 600 preapplication consultations have taken place and only about 90 modifications have actually occurred.

F. Possible Ordinance Violations.

No violations reported.

ARCHAEOLOGY REPORT

1. 924 GARDEN ST J

C-2 Zone

(1:45) Assessor's Parcel Number: 029-301-026
 Application Number: MST2006-00557
 Owner: Collinge Trust
 Owner: Wayne Ashcraft
 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 allow two uncovered parking spaces to be located within the required front and interior yard setback, and for a wall located within the first 10' of the front lot line to exceed a maximum height of 3 1/2'. The parcel is approximately 3,900 square feet in size.)

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

Staff comment: Susan Gantz, Planning Technician II, stated Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report’s conclusions and recommendations that, because the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no mitigation measures are required.

Motion: The Commission accepts the report.

Action: Naylor/Adams, 7/0/0. (Hausz absent.) Motion carried.

HISTORIC STRUCTURES REPORT

2. 561 W MOUNTAIN DR A-1 Zone

(1:46) Assessor's Parcel Number: 021-110-018
Application Number: MST2004-00206
Owner: Jorgensen Ranch, LLC
Applicant: Brent Daniels
Architect: Cearnal Andrulaitis, LLP
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.)

(Continued review of Historic Structures/Sites Report prepared by Shelley Bookspan.)

Present: Shelley Bookspan, Historian

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that, in response to the Commission's request for more information and photographs, the Historian provided an amended version of the report.

Public comment opened at 1:50 p.m.

Kellam De Forest, local resident, pointed out the importance of siting structures and stated his hope that the report included the three proposed single-family residences and how they are sited for both the original house and the neighbors' views. Mr. La Voie responded that those issues would not be within the scope of this report.

Public comment closed at 1:50 p.m.

Motion: The Commission accepts the report and designates the house as a Structure of Merit.

Action: Boucher/Murray, 7/0/0. (Hausz absent.) Motion carried.

ARCHAEOLOGY REPORT

3. 2 ROSEMARY LN E-1 Zone

(1:51) Assessor's Parcel Number: 015-093-018
Application Number: MST2006-00546
Owner: Wesley Gibson
Landscape Architect: Bethany Clough

(This residence designed by Harriet Moody was determined to be landmark-worthy in an Historic Structures/Sites Report prepared by Post-Hazeltine Associates and accepted by the Historic Landmarks Commission on March 8, 2006. Proposal for a new swimming pool, spa, hardscaping, landscaping, and fencing on an 8,726 square foot parcel.)

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

Staff comment: Susan Gantz, Planning Technician II, stated Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendation that the project impacts on prehistoric resources are considered to be less than significant.

Motion: The Commission accepts the report.

Action: Naylor/Sharpe, 7/0/0. (Hausz absent.) Motion carried.

HISTORIC STRUCTURES REPORT

4. 2 ROSEMARY LN E-1 Zone

(1:52) Assessor's Parcel Number: 015-093-018
Application Number: MST2006-00546
Owner: Wesley Gibson
Landscape Architect: Bethany Clough

(This residence designed by Harriet Moody was determined to be landmark-worthy in an Historic Structures/Sites Report prepared by Post-Hazeltine Associates and accepted by the Historic Landmarks Commission on March 8, 2006. Proposal for a new swimming pool, spa, hardscaping, landscaping, and fencing on an 8,726 square foot parcel.)

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

Present: Pamela Post, Post/Hazeltine Associates

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated this is an addendum to a report that was previously approved. Although the Moody Sisters cottage had significant revisions and alterations, the report concluded that the house was still Landmark Worthy for the following reasons: 1) The cottage retained its main character defining features. 2) It is one of six or eight cottages in the area associated with the Moody sisters. Mr. Jacobus also stated that, originally, the pool was designed to look as a craftsman water feature but, for reasons of site constraints and safety, it was found that the pool needed to be relocated. The addendum to the report directs its attention to the design of the wall around the pool and the pool itself.

Motion: The Commission accepts the report as presented.

Action: Adams/Sharpe, 7/0/0. (Hausz absent.) Motion carried.

CONCEPT REVIEW - NEW

5. 2 ROSEMARY LN E-1 Zone

(2:02) Assessor's Parcel Number: 015-093-018
Application Number: MST2006-00546
Owner: Wesley Gibson
Landscape Architect: Bethany Clough

(This residence designed by Harriet Moody was determined to be landmark-worthy in an Historic Structures/Sites Report prepared by Post-Hazeltine Associates and accepted by the Historic Landmarks Commission on March 8, 2006. Proposal for a new swimming pool, spa, hardscaping, landscaping, and fencing on an 8,726 square foot parcel.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

Present: Bethany Clough and Jack Kiebel, Landscape Architects
Wesley Gibson, Owner

Straw vote: How many of the Commissioners can support the use of interlocking cobble pavers in this instance? 7/0.

Motion: **Preliminary approval and continued two weeks to the Consent Calendar with the following comments:** 1) The Commission will support the use of the cobble pavers as proposed. 2) There shall be a reduction in the width of the driveway to the minimum required, with landscaping provided to the west. 3) There shall be an irregular edge on the outside edge of the pool. 4) As to the landscaping, it shall be in the palette of an English border planting, with more variety and more informality. 5) **Historic Resource Findings were made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.

Action: Boucher/Adams, 7/0/0. (Hausz absent.) Motion carried.

Mr. Adams will be reviewing the landscape design on the Consent Calendar.

CONCEPT REVIEW – NEW: PUBLIC HEARING

6. 101 E VICTORIA ST C-2 Zone

(2:24) Assessor's Parcel Number: 029-071-013
Application Number: MST2006-00758
Owner: 101 East Victoria
Architect: Cearnal Andrulaitis, LLP

(Proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,659 square foot commercial building comprised of 50 condominium office units on a parcel of approximately 19,000 square feet. Forty-one parking spaces will be provided underground. Planning Commission approval is required for Transfer of Existing Development Rights, a Tentative Subdivision Map, the new Condominium Development, Development Plan Approval findings, and a Modification to provide less than the required amount of parking spaces.)

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

Present: Brian Cearnal and Joe Andrulaitis, Cearnal Andrulaitis Architects
Jonathan Starr, Ownership Partner

Public comment opened at 2:43 p.m.

Jim Westby, Vice-President of Santa Barbara Safe Streets, expressed opposition to a parking modification that would create a need for more commercial traffic. He commented that there should be an Environmental Impact Report (EIR) to determine the full impact on the City.

Virginia Rehling, neighbor, commented on the importance of having a setback and that one of the two-story units appears to be too close to the corner. She expressed concern about the possibility that on-street parking will have to be eliminated at the underground vehicle entry side of Anacapa Street. Ms. Rehling also asked if the areas with deep excavations have been deemed environmentally safe.

Kellam De Forest, local resident, expressed concern about access to the parking lot from Anacapa Street. He also asked how many parking spaces would be required if a modification is not requested.

Ms. Gantz responded that questions regarding the modifications and environmental impact issues need to be addressed at the Staff Hearing Officer hearing in the future.

Public comment closed at 2:49 p.m.

Straw vote: How many of the Commissioners would agree to defer discussion of the parking modification issue to the Planning Commission? 5/2.

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

1. Asked how many parking spaces are required for the project. **Mr. Andrulaitis responded** that 60 parking spaces are required and 41 are being proposed.
2. There was a consensus that the size, bulk, and scale of the project are generally acceptable.
3. Expressed concern about the skewing of the units and how it integrates into the rest of the project.
4. There needs to be more variation in the layout and the scale.
5. The same-size units *do not* need to be expressed the same architecturally on the exterior of the buildings.
6. Expressed a desire for substantial landscaping on both the perimeter and interior of the courtyard.
7. Some Commissioners expressed a desire for a larger courtyard or internal landscape space; and that the internal landscape space be enhanced with fountains and other items of interest.
8. Expressed concern about the (setback) streetscape in front of the streetscape from Anacapa Street in response to public comment.
9. Would like substantial landscaping as the building approaches the sidewalk, being consistent with the street pattern, as Anacapa Street transitions into a residential neighborhood.

Motion: Continued two weeks.

Action: Adams/Naylor, 7/0/0. (Hausz absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

7. 31 W CARRILLO ST C-2 Zone

(3:00) Assessor's Parcel Number: 039-321-001
Application Number: MST2007-00004
Owner: Due West, LLP
Applicant: Tynan Group, Inc.
Architect: Backen Gillam
Business Name: Hotel Andalucia

(Proposed door and window changes to the south elevation and *porte-cochère* and new light fixtures, awnings, and planters on the south and west elevations. Also proposed is to change out existing tile and add new tile in the *porte-cochère* and the addition of four decorative flags over the vehicle entry on Carrillo Street.)

(Second Concept Review. Referred up to Full Board at Applicant's request.)

Present: Ann Kale, Lighting Designer
Jim Gillam, Backem Gillam Architects
Derrick Eichelberger, Arcadia Studio, Landscape Architect

Straw votes: How many of the Commissioners could support the awnings as proposed? 0/7.
How many of the Commissioners could support traditional awnings on the building? 7/0.

Motion: **Continued two weeks with the following comments:** 1) The Commission would not support taking away the expression of an entrance in the corner tower. 2) The Commission supports replacing the minimal landscaping with something more substantial. 3) The Commission does not support the proposed flags or the awnings as presented. 4) An enhancement in the lighting of the *porte-cochère* is supportable. 5) The concept of enhancing the corner planters with tile is supportable and the Commission would welcome vegetation. 6) Illumination of building façades is not allowed in El Pueblo Viejo Historic District.

Action: Sharpe/Boucher, 7/0/0. (Hausz absent.) Motion carried.

Chair La Voie requested that, the next time this project is agendized, the Commission members be encouraged to make an informal site visit.

FINAL REVIEW

8. 1129 STATE ST C-2 Zone

(3:42) Assessor's Parcel Number: 039-231-037
 Application Number: MST2006-00197
 Owner: 1129 State Street
 Agent: Erica Faria - Sima Corporation
 Architect: Douglas Keep
 Landscape Architect: Martha Degasis

(This is on the City's List of Potential Historic Resources and the California Inventory of Historic Resources: San Marcos Court Building. Proposed exterior renovations as follows: on the east elevation, remove existing first floor awnings, reconfigure entry, install new precast entry surrounds to match existing moldings, add cornice dental molding to match existing, add cornice band below second story windows, add new windows and entry doors, and repaint exterior. At the interior arcade off State Street, reconfigure windows and doors and add a tile wainscot. At the courtyard south wall, restore arched openings to match original design (currently filled in), restore existing paving material, reconfigure existing planting areas and add a low curb, and add new plantings in selected areas. At the west elevation, reconfigure stairs to combine 1123 and 1129 rear entrance, install new precast entry surrounds to match existing moldings, and remove existing tile roof appendage. This parcel is approximately 52,801 square feet and is located in El Pueblo Viejo Landmark District.)

(Final approval of iron details is requested.)

Present: Chris Kirkley, Representing Douglas Keep, Architect

Motion: Final approval of the iron details as submitted.

Action: Murray/Adams, 7/0/0. (Hausz absent.) Motion carried.

PRELIMINARY REVIEW

9. 500 NIÑOS DR P-R/SD-3 Zone

(3:44) Assessor's Parcel Number: 017-382-002
 Application Number: MST2002-00676
 Owner: City of Santa Barbara
 Agent: Tynan Group
 Business Name: Santa Barbara Zoological Gardens

(Proposal for a new 1,450 square foot structure called "the Wave", to be located at the hilltop catering and concessions area at The Santa Barbara Zoological Gardens. The new structure will consist of a concessions area, catering room, restroom facilities, and a bridal changing room for wedding events. A trellis roof will provide shading for the outdoor areas. The existing building will be removed. This parcel is on the City's Potential Historic Resource List.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO.054-06)

Present: Ken Radtkey and Adam Sharkey, Blackbird Architects
 Nancy McToldridge, Santa Barbara Zoo

- Motion:** Continued two weeks with the comment that there needs to be a better integration of the modern and craftsman elements, the applicant should choose between the two, and it should be expressed throughout the project.
- Action:** Sharpe/Boucher, 7/0/0. (Hausz absent.) Motion carried.

PRELIMINARY REVIEW

10. 500 NIÑOS DR P-R/SD-3 Zone
 (4:07) Assessor's Parcel Number: 017-382-002
 Application Number: MST2003-00032
 Owner: City of Santa Barbara
 Agent: Tynan Group
 Architect: Blackbird Architects

(Proposal for a California Condor exhibit and holding area consisting of a woven mesh enclosure, rock elements, renovation of an existing water feature and eagle holding area at the Santa Barbara Zoological Gardens.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO.054-06)

Present: Ken Radtkey and Matthew Eastwood, Blackbird Architects
 Alan Varsik, Santa Barbara Zoo

Motion: Preliminary approval and continued indefinitely to the Consent Calendar with the condition that the concrete supports shall be minimized.

Action: Boucher/Naylor, 6/0/0. (Hausz/Sharpe absent.) Motion carried.

IN-PROGRESS REVIEW

11. 433 E CABRILLO BLVD HRC-2/SP-1/SD-3 Zone
 (4:22) 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 Design Studio
 Architect: Gregory Burnett
 Business Name: Park Plaza Waterfront 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.)

(Continued 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
Greg Burnett, Gensler Architects

Motion: **Continued two weeks with the following comments:** 1) The changes to the left side of the west elevation are supportable. 2) The interpretation of the cast iron balcony detail is supportable. 3) Restudy the transom over the windows, particularly the left side of the west elevation. 4) Resolve the proportion of the French doors on the east courtyard elevation. 5) The Commission looks forward to an enhancement of the CADD drawings.

Action: Pujo/Adams, 7/0/0. (Hausz absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

12. 12 E MONTECITO ST

HRC-2/SD-3 Zone

(4:36)

Assessor's Parcel Number: 033-051-016

Application Number: MST95-00044

Architect: Gregory Burnett

Applicant: Rodney James Shull Memorial Foundation

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.)

(Continued Concept Review of the revised design of a previously approved youth hostel.)

(COMMENTS ONLY; REDESIGNED PROJECT WOULD REQUIRE ENVIRONMENTAL ASSESSMENT, COASTAL REVIEW, AND A DETERMINATION OF SUBSTANTIAL CONFORMANCE BY THE PLANNING COMMISSION.)

Present: Henry Lenny, Architect
Greg Burnett, Gensler Architects
Philip Suding, Landscape Architect

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

1. Expressed general support for the plan and concept.
2. Requested at least one significant skyline tree.
3. Expressed concern about the bicycle parking location. Suggested exploring the possibility of having bicycle lockers and requested that the location of the bicycle parking be closer to a public area near an entrance.
4. Requested incorporation of public art in the courtyard area.
5. Supported the concept of the gravel perimeter with a succulent palette.
6. Expressed support for the use of jacarandas.
7. Expressed concern about the use of olive trees in the courtyard and suggested raising the planters as a possible solution.

Motion: **Continued two weeks with the comment that the Historic Landmarks Commission recommends to the Planning Commission that this project is in substantial conformance with the previously approved plans, and recommends that parking be minimized to the extent possible.**

Action: Naylor/Murray, 7/0/0. (Hausz absent.) Motion carried.

FINAL REVIEW

13. 1900 LASUEN RD R-2/4.0/R-H Zone

(5:05) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Architect: Henry Lenny Design Studio
 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.)

(Final approval of architectural details is requested for the Main Building of Group B.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

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

Motion: **Continued two weeks to the Consent Calendar with the following comments:** 1) On Detail 8, Page 1.12.13, the material at the rail base needs to be resolved. 2) There should not be any roof vents on the east side of the building nor any exposed air conditioning equipment. 3) The equipment on the west side of the building should be completely screened.

Action: Sharpe/Boucher, 6/0/1. (Adams abstained. Hausz absent.) Motion carried.

CONCEPT REVIEW - NEW

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

(5:29) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Architect: Henry Lenny Design Studio
 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 the Master Site Landscape Plan, Group F.)

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

Present: Katie O'Reilly Rogers, Landscape Architect
 Alexandra Cole, Historian
 Minh Pham, Representing Ownership

Public comment opened at 5:35 p.m.

Kellam De Forest, local resident, asked if the tennis court previously proposed is no longer part of this project. Chair La Voie responded that it is not.

Public comment closed at 5:35 p.m.

Motion: Continued two weeks with the comment that the Commission wants to see the site plan delineated to clearly indicate which landscape areas were previously approved, along with date of approval, and which areas have not yet been approved.

Action: Naylor/Sharpe, 7/0/0. (Hausz absent.) Motion carried.

CONSENT CALENDAR

FINAL REVIEW

A. 1210 STATE ST C-2 Zone
 Assessor's Parcel Number: 039-183-019
 Application Number: MST2005-00323
 Owner: Granada Tower, LLC
 Architect: Cearnal Andrulaitis, LLP

(This is a revised project description: This structure is on the City's List of Potential Historic Resources. Proposal to convert the 7th and 8th and a portion of the 9th floors (approximately 6,444 square feet) from office space to 2 residential condominium units. The project also includes replacing the existing exterior fire escape with a new stair tower, replacing the existing wood frame roof structure with a new steel frame roof structure, constructing a recessed rooftop mechanical equipment well with roof access stairs, adding rooftop dormers and windows, and reopening existing window rough openings (2 windows each on six floors), and adding wrought iron railing at the 7th floor patio on the south elevation of the Granada Tower. This is on the City's Potential Historic Resources list.)

(Review of tri-pod frame details for temporary wireless antennas to be relocated to top of roof.)

Final approval as submitted with the finding that the proposal is in substantial conformance with the building envelope previously approved by the Historic Landmarks Commission, and with the condition that the temporary antenna mount will be allowed to remain in place for a period not to exceed 18 months. (Boucher opposed. Adams/Sharpe abstained.)

NEW ITEM – PUBLIC HEARING

B. 617–623 DE LA VINA ST R-3/R-4 Zone

Assessor's Parcel Number: 037-121-009
 Application Number: MST2007-00053
 Owner: Nancy R. Smith, 2005 Revocable Trust
 Applicant: James Boudet

(This is on the City's List of Potential Historic Resources: Casalino Bungalow Court. Proposal to remove old meter service and install a new electrical meter pack and new subpanels on 16 residential units. New lines will be installed underground. Staff Hearing officer approval will be required for a zoning modification to allow the meter pack to be located in the interior yard setback.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A ZONING MODIFICATION.)

Continued indefinitely to the Staff Hearing Officer with positive comments and then to the Historic Landmarks Commission Staff for final approval.

NEW ITEM

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

Assessor's Parcel Number: 017-680-009
 Application Number: MST2007-00059
 Owner: American Tradition, LLC
 Agent: Richard Fogg, Attorney
 Business Name: Park Plaza Waterfront Hotel

(This is a Structure of Merit: Former Puritan Ice House constructed in 1922 and demolished in 1991. Proposal to replace an existing chain link fence with 6'-0" tall "no climb" security fencing at the perimeter of three sides of a parcel and install same at the fourth side of a three-acre property known as the Park Plaza Waterfront Hotel.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)

Final approval as submitted for a period not to exceed six months. Historic Resource findings were made as follows: The project will not cause a substantial adverse change in the significance of an historical resource.

FINAL REVIEW

D. 3030 DE LA VINA ST C-2/SD-2 Zone

Assessor's Parcel Number: 051-121-014
 Application Number: MST2007-00030
 Owner: Housing Authority of the City of Santa Barbara
 Applicant: Thomas Moore

(This is on the City's List of Potential Historic Resources. Proposal to raise the rear patio by approximately two feet and construct a deck, replace wood fencing, replace windows in kind, remove as-built lights and install new light fixtures, remove an exterior water heater closet, paint building exterior, and install a memorial plaque on the front elevation of the building.)

(Final approval of tile plaque and exterior color selection is requested.)

Postponed to March 7, 2007, at applicant's request.

REVIEW AFTER FINAL

E. 1023 STATE ST C-2 Zone

Assessor's Parcel Number: 039-281-015
Application Number: MST2007-00024
Owner: Jane L. Alexander Trust
Applicant: K. Frank, LLC

(Proposal to repaint commercial building exterior and change awning fabric.)

(Continued review after final of change to awning fabric.)

Final approval as submitted of walnut tweed Sunbrella fabric.

FINAL REVIEW

F. 28 W CABRILLO BLVD HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-102-017
Application Number: MST2006-00754
Owner: Beach Motel Partners
Architect: Larry Clark
Business Name: Harbor View Inn

(Proposal to construct a 154 square foot addition for two new swimming pool restrooms under the existing arches at the Harbor View Inn. The area of work is not visible from the street or any public areas. The project will require Development Plan Approval findings and coastal review on a parcel of approximately 7,405 square feet.)

(Final approval of planter and door details is requested.)

Final approval as submitted.

FINAL REVIEW

G. 227 E PUEBLO ST E-1 Zone

Assessor's Parcel Number: 025-132-009
Application Number: MST2006-00429
Owner: Lori Smyth
Architect: Tom Meaney

(This is a revised project description. 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. In order to conform to the Zoning Ordinance, 390 square feet of the accessory structure encroaching into the setbacks will be demolished, resulting in an accessory structure of 500 square feet inside the setbacks.)

(Final approval of sandstone veneer details is requested.)

Final approval as submitted. (Murray abstained.)

REVIEW AFTER FINAL

H. 105 ONTARE HILLS LN A-1 Zone

Assessor's Parcel Number: 055-160-028
Application Number: MST2006-00366
Owner: Theodore Smyth Jr.
Agent: Sophie Calvin

(Proposed 323 square foot addition and 1,280 square foot cabana to an existing single-family residence with detached garage and storage.)

(Review after final of change to retaining walls.)

Final approval as submitted.

REFERRED BY FULL COMMISSION

I. 500 NIÑOS DR P-R/SD-3 Zone

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.)

(Preliminary Approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO.054-06)

Final approval as submitted.

**** MEETING ADJOURNED AT 5:35 P.M. ****