



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 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 until 5:45 p.m.
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present
 STEVE HAUSZ – Present
 FERMINA MURRAY – Present
 SUSETTE NAYLOR – Present
 DONALD SHARPE – Present

ADVISORY MEMBER: DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON: ROGER HORTON – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

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 <u>time of submittal & each time plans are revised</u> . <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- ** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- ** The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- ** The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- ** Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- ** The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- ** **Items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**
- ** **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- ** **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov. If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- A. That on March 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. and again the following Friday at 1:00 P.M. on Channel 18.

GENERAL BUSINESS (1:35):

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.)

Kellam De Forest, local resident, stated that the Preservation Committee of the Pearl Chase Society is concerned with the large, modern, multi-colored medallion on the façade of the Santa Barbara Mission. He commented that, since the Mission is a City Landmark, its façade should remain historic.

Mr. Adams clarified that it is a Lent symbol. Chair La Voie suggested that the Pearl Chase Society write the director of the Mission a letter to inform them of their concerns. Ms. Gantz confirmed that any unpermitted exterior change, permanent or temporary, to a City Landmark is a violation of the City's Zoning Ordinance and should be reviewed by the HLC prior to installation.

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

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

Action: Murray/Naylor, 7/0/1. (Hausz abstained.) Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by William La Voie; with the exception of Item I, 715 Santa Barbara Street, which was reviewed by Robert Adams.

Action: Boucher/Sharpe, 8/0/0. Motion carried.

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

1. Ms. Gantz made the following announcements:

- a) The project at 12 E. Montecito Street, which was not on today's agenda, was continued indefinitely for the applicant to obtain Planning Commission approval.
- b) Item 6 and Item 9 on today's agenda, 631 Garden Street and 101 E. Victoria Street, respectively, have been postponed two weeks at the applicants' request. Those two items will now be heard on April 4th.

Motion: To postpone Items 6 and 9 to the meeting of April 4, 2007.

Action: Hausz/Adams, 8/0/0. Motion carried.

c) There will be an annual Advisory Groups Workshop on Wednesday, April 4th, from 4:30 to 6:30 p.m. in the Faulkner Gallery of the Central Library, located at 40 E. Anapamu Street. The agenda for the workshop has already been distributed. The Commission members were advised that, if the April 4th HLC meeting ends in good time, some may want to consider attending the Workshop. It was explained that, each year, one or more committee meetings are affected; last year it was ABR and this year it is HLC.

2. Mr. Jacobus reminded the Commission of the HLC Designations Subcommittee meeting on Wednesday, March 28th, at 4:00 p.m. in the David Gebhard Public Meeting Room. (This will be a special meeting to review the buildings on the City's Potential List that were referred to the HLC Designations Subcommittee by the HLC at the February 7th meeting.)

E. Subcommittee Reports.

1. Mr. La Voie reported that the project at 1528 State Street was appealed to City Council by the tenants of the adjacent building. The Historic Landmarks Commission's approval of the project was upheld. The Commission was advised by the City Council to direct its attention to some of the windows on the north elevation of the project and continue with the request for landscape screening between the buildings.

Mr. La Voie stated that the City Council pointed out that the HLC needs to take note when a building is designed with living units that look out to the sides in which case the neighbor has the right to build a commercial building three to four stories tall with a blank wall, cutting off the neighbors' light and air. The HLC should not only focus on individual buildings, but pay attention to these mixed-use buildings in an urban context. This is a zoning issue and the current Zoning Ordinance allows an applicant to propose building up to the property line.

2. Ms. Boucher reported that the El Pueblo Viejo District Guidelines Subcommittee met in the morning. The Subcommittee continues making progress and hopes to report back to the Commission by June, 2007.

F. Possible Ordinance Violations.

No violations reported.

ARCHAEOLOGY REPORT

1. 103 S CALLE CÉSAR CHÁVEZ OM-1/SD-3 Zone
 (1:46) Assessor's Parcel Number: 017-113-020
 Application Number: MST2004-00791
 Owner: American Tradition

(Proposal to construct a parking lot to provide valet parking for the approved Fess Parker's Waterfront Hotel Resort located south of the property.)

(Review of Phase I Archaeological Resources Report prepared by URS Corporation.)

Staff comment: Susan Gantz, Planning Technician II, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendation that the standard mitigation measure regarding the discovery of unanticipated resources be implemented. (This condition is on page 7-1 of the report.)

Motion: **The Commission accepts the report.**

Action: Boucher/Adams, 8/0/0. Motion carried.

ARCHAEOLOGY REPORT

2. CITYWIDE (700 W CARRILLO ST)

(1:47) Assessor's Parcel Number: 099-MSC-0RW
 Application Number: MST2007-00075
 Owner: City of Santa Barbara
 Applicant: Lisa Arroyo

(Proposal for the installation of a sidewalk, parkway, access ramps, curb & gutter, bus pockets, retaining walls, and grading to conform to existing conditions for sidewalk installation on Carrillo Street and Meigs Road between Miramonte and Island View Drives.)

(Review of Phase I Archaeological Resources Report prepared by Bryon Bass.)

Staff comment: Susan Gantz, Planning Technician II, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that no mitigation measures or actions are recommended or required unless previously undiscovered cultural resources are detected during construction.

Motion: **The Commission accepts the report.**

Action: Sharpe/Naylor, 8/0/0. Motion carried.

HISTORIC STRUCTURES REPORT

3. 800 SANTA BARBARA ST

C-2 Zone

(1:48) Assessor's Parcel Number: 031-012-028
 Application Number: MST2006-00129
 Owner: 800 Santa Barbara Street Investment Company
 Applicant: Suzanne Elledge Planning and Permitting
 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.)

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

Present: Alexandra Cole, Architectural Historian

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that this addendum report analyzes the current proposed changes to the massing, scale, proportion, and site layout of the project.

Motion: The Commission accepts the report.

Action: Adams/Pujo, 8/0/0. Motion carried.

HISTORIC STRUCTURES REPORT

4. 924 GARDEN ST C-2 Zone

(1:50) Assessor's Parcel Number: 029-301-027
Application Number: MST2007-00098
Owner: Annette G. Collinge, Trustee
Owner: Barbara Beisel
Applicant: Kirk Gradin, Banyan Architects

(The structure is a City Landmark: "El Caserío." Proposal for a 56 net square foot first floor addition, replacement of 13 metal slider-type windows with wooden casement windows, replacement of four existing doors with new wooden doors to match original drawings, and decorative wooden grille work on one door and one window which will also match the original drawings. Also proposed is to raise the height of an adobe wall on the east elevation of this single-family residence on a 3,093 square foot parcel.)

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

Present: Alexandra Cole, Architectural Historian
Kirk Gradin, Architect

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that this is a focused report because the site has already been designated as a City Landmark. The report analyzes the proposed changes to the building. Staff has read the report and agrees with its conclusions and recommendations.

Motion: The Commission accepts the report.

Action: Boucher/Hausz, 8/0/0. Motion carried.

CONCEPT REVIEW - NEW

5. 924 GARDEN ST C-2 Zone

(1:54) Assessor's Parcel Number: 029-301-027
Application Number: MST2007-00098
Owner: Annette G. Collinge, Trustee
Owner: Barbara Beisel
Applicant: Kirk Gradin Banyan Architects

(The structure is a City Landmark: "El Caserío." Proposal for a 56 net square foot first floor addition, replacement of 13 metal slider-type windows with wooden casement windows, replacement of four existing doors with new wooden doors to match original drawings, and decorative wooden grillework on one door and one window which will also match the original drawings. Also proposed is to raise the height of an adobe wall on the east elevation of this single-family residence on a 3,093 square foot parcel.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, HISTORIC RESOURCE FINDINGS, AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK.)

Present: Kirk Gradin, Architect
Lynn Ashcraft, Co-owner

Public comment opened at 2:01 p.m. and, as no one wished to speak, it was closed.

Motion: Final approval with the condition that paint scraping shall be done to determine the original color of the wall, and additional detailing and material call-outs shall return to the Consent Calendar in two weeks. The following findings were made: 1) **Historic Resource Findings:** The project will not cause a substantial adverse change in the significance of an historical resource. 2) **Findings for Alterations to a City Landmark:** 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.

Action: Pujo/Hausz, 8/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED

6. 631 GARDEN ST C-M Zone
Assessor's Parcel Number: 031-152-028
Application Number: MST2007-00089
Owner: City of Santa Barbara Redevelopment
Applicant: Renee Brooke
Architect: Paul Poirier

(Proposal for the interior and exterior remodel of an existing 3,746 square foot building and an existing 1,443 square foot building including the following improvements: Provide ADA compliant restrooms for new community arts workshop use. Provide new overhead door with man door and transom window in three existing open bays. Install new doors and windows in other existing openings. Site improvements to include replacing existing gates and fencing with new brick walls and wrought iron gates, changes to the parking layout to accommodate future City Water Department facility improvements, partial replacement of existing landscaping and new additional landscaping, and minor grading to allow for ADA accessibility. No additional floor area will be added.)

(Second Concept Review.)

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

This item was postponed two weeks at applicant's request to April 4, 2007.

**** THE COMMISSION RECESSED FROM 2:09 P.M. TO 2:14 P.M. ****

CONCEPT REVIEW - CONTINUED

7. 31 W CARRILLO ST C-2 Zone
(2:14) Assessor's Parcel Number: 039-321-001

Application Number: MST2007-00004

Owner: Due West, LLP

Applicant: Tynan Group, Inc.

Architect: Backen Gillam

Landscape Architect: Arcadia Studio

Designer: Ann Kale & Associates

Business Name: Hotel Andalucía

(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.)

(Third Concept Review.)

Present: Steve Fort, Tynan Group
Derrick Eichelberger, Landscape Architect, Arcadia Studio
Ann Kale, Lighting Designer
Krista Keller, Ann Kale & Associates

Public comment opened at 2:36 p.m. and, as no one wished to speak, it was closed.

Chair La Voie acknowledged receipt of a letter from Harold Kroeger expressing opposition to the addition of decorative elements on the building.

- Straw votes:
1. How many of the Commissioners would agree that a canopy of some design is appropriate? 8/0.
 2. How many of the Commissioners would agree to awnings all around the façade? 8/0.
 3. How many of the Commissioners could support the concept of up-lighting from the planters? 3/5. (Boucher/La Voie/Murray/Pujo/Sharpe opposed.)
 4. How many Commissioners could support the recessed lighting in the arches with or without canopies? 3/5. (Adams/Boucher/La Voie/Murray/Naylor opposed.)
 5. How many Commissioners could support the use of flags at the entrance to the driveway? 4/4. (Boucher/La Voie/Murray/Sharpe opposed.)
 6. How many Commissioners could support the tile as proposed with a modification of the border to be larger? 6/2. (Adams/Naylor opposed.)
 7. How many Commissioners could support awnings if they were so configured that it would allow down-lighting in the arch, in back of the awning? 5/3. (Boucher/La Voie/Murray opposed.)
 8. How many Commissioners could support down-lighting if there were no awnings on the building in the arches? 0/8.

9. How many Commissioners could support up-lighting in the two high planters near the tower as proposed? 0/8.

10. How many Commissioners could support up-lighting in the two high planters near the tower if they were reduced from 150 watts to 50 watts light bulbs? 7/1. (Boucher opposed.)

11. How many Commissioners agree that all of the awnings should have the same shape? 2/6. (Adams/Boucher/Hausz/Murray/Naylor/Sharpe opposed.)

Motion: **Continued two weeks with the following comments:** 1) The Commission generally supports the pedestrian level enhancements to the building. 2) The proposed canopy at the pedestrian entrance next to the driveway needs to be redesigned. 3) The Commission generally supports the planters as a means of getting landscaping on the street, with concern with the quality of the planters. 4) The glass canopy in the atrium is supportable, dependent upon detailing. 5) The tile as proposed with a modification of the border to be larger is supportable. 6) The Commission does not support down-lighting if awnings in the arches are not proposed. 7) The up-lighting in the two high planters near the tower are supportable if they are each reduced from 150 watt to 50 watt light bulbs.

Action: Hausz/Pujo, 8/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED

8. 904 CAMINO VIEJO RD A-2 Zone
 (3:23) Assessor's Parcel Number: 015-060-048
 Application Number: MST2007-00077
 Owner: Christine Garvey and George Gelles
 Architect: Peter Becker

(This structure was deemed eligible for Structure of Merit status. Proposal to demolish an existing 529 square foot detached two-car garage and to construct a new 598 square foot two-car garage. Approximately 300 square feet of the existing driveway and landscaped area will be reconfigured for the new garage approach, 300 square feet of the existing garage area will be converted to motor court, and 229 square feet of the existing garage area will be landscaped. Also proposed is to demolish 500 square feet of an existing lath house, abate enforcement case ENF2006-00832, and receive final inspection and signoff for expired building permit BLD2003-02234.)

(Second Concept Review.)

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

Present: Peter Becker, Architect
 Ron Nye, Historian

Public comment opened at 3:31 p.m.

Kellam De Forest, local resident, does not agree with having cars close to the house. He stated that he does not see a gain in having the existing garage torn down.

Public comment closed at 3:33 p.m.

Motion: Preliminary approval of the building design as proposed and continued indefinitely for the final drawings to be reviewed on the Consent Calendar. **Historic Resource Findings were made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.

Action: Pujo/Hausz, 6/1/1. (Sharpe opposed. Murray abstained.) Motion carried.

CONCEPT REVIEW - CONTINUED

9. 101 E VICTORIA ST C-2 Zone

Assessor's Parcel Number: 029-071-013
Application Number: MST2006-00758
Owner: 101 East Victoria
Owner: Nick Schaar
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.)

(Third Concept Review.)

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

This item was postponed two weeks at applicant's request to April 4, 2007.

CONCEPT REVIEW - CONTINUED

10. 1710 MIRA VISTA AVE E-1 Zone

(3:36) Assessor's Parcel Number: 019-090-015
Application Number: MST2007-00014
Owner: Christine McLaughlin
Applicant/Architect: Vadim Hsu
Contractor: Douglas Dafoe

(This structure is on the City's List of Potential Historic Resources. Proposal for a new swimming pool and a 313 square foot cabana structure on a 16,094 square foot parcel currently developed with an existing single-family residence. Zoning modifications are requested to allow the cabana to encroach into the front yard setback, to be located in the remaining front yard, and for the swimming pool fence to be greater than 42" in height within ten feet of a driveway for a distance of 20 feet back.)

(Second Concept Review.)

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

Present: Vadim Hsu, Architect
Glenn Cerny, Representing Christine McLaughlin

Public comment opened at 3:48 p.m.

Kellam De Forest, local resident, emphasized that this is an example of owners moving a historic address for convenience so that the entrance can be at the back of the house. Mr. De Forest believes this would be a misguided address.

Lydia Meissner Klocke, neighbor, expressed concern for the growing bushes on the property and commented that the Planning Commission advised her to bring up that the hedge at the Mission Ridge property line is higher than 20 feet. She tried to contact the owner – to no avail. She submitted a complaint to the City. The owner was ordered to cut the hedge down and cut off the existing Palm tree, but nothing has been done.

Public comment closed at 3:52 p.m.

Ms. Gantz pointed out that existing and proposed hedge, fence, and wall heights should be called out in the drawings. Any heights that are not in conformance with the Zoning Ordinance shall come into conformance before an approval can be given to the project.

Motion: Continued indefinitely to the Staff Hearing Officer with positive remarks and that the plans are to show compliance with the Zoning Ordinance and abate ZIR violation concerning hedge heights, with the following comments: 1) The pool and its buildings are to be moved to the north approximately five feet and out of the side yard setback. 2) The Commission is in support of the encroachment into the yard setback from Mira Vista Avenue. 3) The request to minimize the encroachment is done in deference to the properties on the south side of Mira Vista Avenue. 4) This particular property has the main access from Mission Ridge Road. 5) The majority of the properties on the north side of the street either have their main entrance on Mission Ridge Road or appear to have their front yard at the Mission Ridge Road side.

Action: Pujo/Adams, 7/0/1. (Hausz abstained.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:59 P.M. TO 4:13 P.M. ****

PRELIMINARY REVIEW

11. 500 NIÑOS DR P-R/SD-3 Zone
 (4:13) 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 Namhun Kim, Blackbird Architects
Cameron Carey, Tynan Group

Motion: Preliminary approval and continued indefinitely to the Consent Calendar for final approval with the comment that Staff should consider proceeding with a special zoo district, as the Commission finds that it would seem appropriate.

Action: Pujó/Sharpe, 7/1/0. (Hausz opposed because he did not agree with the approach of the design.) Motion carried.

**** THE COMMISSION RECESSED FROM 4:25 P.M. TO 4:30 P.M. ****

CONCEPT REVIEW - CONTINUED

12. 0-800 E CABRILLO BLVD P-R/SD-3 Zone
(4:30) Assessor's Parcel Number: 033-120-0RW
Application Number: MST2004-00806
Owner: City of Santa Barbara
Agent: Marck Aguilar
Landscape Architect: Arcadia Studio

(Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged.)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL REVIEW.)

Present: Marck Aguilar, City Redevelopment Department

Public comment opened at 4:45 p.m.

Susan Smith, Crafts Section of Santa Barbara Art Walk, expressed support for the project.

The following members of the public expressed opposition to the project:

1. Al Hannen, Cabrillo Art Show Advisory Committee, expressed concern about safety and commented that the proposed design would contribute to the fact that pedestrians will walk over the landscape and will trip over the bushes.
2. John La Pointe, member of the Arts and Crafts Show, expressed appreciation for the compromise efforts. The landscape in and around the light posts makes a difference to the members. He also commented that any landscape above the minimum is going to create problems for people in the Crafts Show.
3. Deborah Healey, Advisory Committee Chairperson, referred to the memorandum directed to the HLC that was approved by the Advisory Committee. She stated that, historically, the area where the project is proposed is where people access the beach. She considers the problem with the design to be a safety and use issue. She suggested shortening the landscaped area around the light posts.

4. Kevin Healey, member of the Arts and Crafts Show, commented that the Redevelopment staff has stated their goal is to do no harm and not change the use of the area. He considers that essentially the design *would* be changing the use of the area. He mentioned that the proposed project would be causing harm by reducing a three lane highway to a two lane highway, creating a series of bottlenecks along the sidewalk.
5. Marilyn Loperfido expressed concern that the expanded planting will block two of every six cars in the gray area for loading and unloading, creating a dangerous situation. She suggested scaling back the planting by three to four feet on each side. Ms. Loperfido mentioned that there is a red zone in the middle of the show area that really is the heart of the show because it is used to accommodate loading and unloading, and it is also used as a crosswalk into the park. She stated tourists need to be accommodated and more handicap amenities are needed. She commented that the Arts and Crafts Show is a historic resource in the area.

Public comment closed at 4:57 p.m.

Straw vote: How many of the Commissioners would like to see a larger scale paving than what is being proposed? 6/2. (La Voie/Murray opposed.)

Motion: Preliminary approval of the plan as presented and continued indefinitely with the comment that plant materials shall be in swaths.

Action: Boucher/Adams, 8/0/0. Motion carried.

Commission comment: There was a consensus by the Commission that the project reflects a good compromise, and accepts the design.

IN-PROGRESS REVIEW

13. 433 E CABRILLO BLVD HRC-2/SP-1/SD-3 Zone
 (5:17) 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
 Architect: Gregory Burnett
 Business Name: 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.)

(Revised Preliminary approval of design changes to exterior elevations including doors, windows and balconies. Massing and footprint of the building remains unmodified.)

(PROJECT REQUIRES COMPLIANCE WITH CITY ORDINANCE NO. 4920.)

Present: Henry Lenny, Architect

Motion: **Continued two weeks with the following comments:** 1) Most commissioners are reasonably pleased with the direction the design is taking. 2) There should be more variety in the fenestration of all elevations. 3) On the north elevation, the plane needs to be broken down and the windows varied. It should be designed so that it looks like it belongs to the other sides of the building. 4) Restudy the arches so that there is sufficient masonry above the arches in order to be credible. 5) The Commission looks forward to seeing development of site issues, particularly the location of the pool and its accompanying structures.

Action: Hausz/Sharpe, 8/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED

14. 1900 LASUEN RD

R-2/4.0/R-H Zone

(5:46) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
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.)

(Concept Review of the master site landscape plan.)

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

Present: James Jones, Representing Ownership
Henry Lenny, Architect
Alexandra Cole, Historian

Motion: **The Commission accepted the delineated landscape plan document as presented.**

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

Note: At the February 21, 2007, meeting the Commission requested the site plan to be delineated to clearly indicate which landscape areas were previously approved, along with date of approval, and which areas had not yet been approved.

CONCEPT REVIEW - CONTINUED

15. 1900 LASUEN RD R-2/4.0/R-H Zone

(5:55) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 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, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

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

Motion: Continued indefinitely to the Planning Commission with positive comments and acceptance of the design as proposed. **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/Murray, 7/0/0. (Pujo absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

16. 1900 LASUEN RD R-2/4.0/R-H Zone

(6:09) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 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 review of proposed valet parking structure and tennis court of Group L.)

(COMMENTS ONLY; THIS PORTION OF THE PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Henry Lenny, Architect
James Jones and Minh Pham, Representing Ownership

Motion: Continued indefinitely to the Planning Commission with positive remarks and the following comments: 1) The Commission supports the project concept. 2) Substantial landscaping is important for screening the opening in the driveway. 3) The driveway opening should be as narrow as possible. 4) If there is both vehicular and pedestrian access, they should be separated. 5) There should not be any lighting for the tennis court. 6) Day-lighting is desirable for the habitable spaces below the tennis court. 7) The Commission looks forward to the conformance letter regarding historical resources.

Action: Hausz/Adams, 5/2/0. (Murray/Naylor opposed. Pujo absent.) Motion carried.

CONSENT CALENDAR

FINAL REVIEW

A. 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.)

This item was postponed two weeks at applicant's request.

FINAL REVIEW

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

Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
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.)

(Final approval of Detail 12 on sheet A01.12.12 is requested for the Main Building of Group B.)

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

Continued two weeks to April 4, 2007.

NEW ITEM

C. 119 E COTA ST C-M Zone

Assessor's Parcel Number: 031-151-018
Application Number: MST2007-00126
Owner: City of Santa Barbara
Applicant: Lori Pedersen

(Proposal to install three ceramic tile panels (22"x 34" or 19"x31") on an existing bus stop alcove adjacent to the City-owned Cota Street commuter parking lot.)

Final approval as submitted.

NEW ITEM

D. 118 E ISLAY ST E-1 Zone

Assessor's Parcel Number: 027-111-002
Application Number: MST2006-00629
Owner: Joseph G. Finegold
Architect: Peter Becker

(This structure is on the City's List of Potential Historic Resources: Howard House. Proposal for a second story remodel including interior work and the addition of two dormers and replacement of a rear deck on a 9,324 square foot lot.)

Final approval as submitted.

REVIEW AFTER FINALE. 1214 STATE ST C-2 Zone

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

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

(Review of Historic Structures/Sites Addendum Report prepared by Post/Hazeltine Associates. This report is focused on changes to the north elevation including a reduction of the number of previously-approved windows, the addition of three poster cases, and the addition of three power receptacles.)

The report was accepted.

REVIEW AFTER FINALF. 1214 STATE ST C-2 Zone

Assessor's Parcel Number: 039-183-019
Application Number: MST2004-00005
Owner: Santa Barbara Center for Performing Arts
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(Review after final of revisions to the north elevation ground level doors and windows.)

The light fixtures were approved. The new exit door location was approved. The poster cases were approved in this new location, but the project was continued two weeks for revised decorative element on top of the poster cases and the Appleton-Jack covers.

REVIEW AFTER FINAL

G. 421 E FIGUEROA ST R-3 Zone

Assessor's Parcel Number: 029-173-017
Application Number: MST2004-00008
Owner: Allen and Angela Zimmer
Architect: Architects West

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

(Review after final of removal of proposed trellis.)

Final approval of Review After Final as submitted.

FINAL REVIEW

H. 916 STATE ST C-2 Zone

Assessor's Parcel Number: 039-322-052
Application Number: MST2006-00180
Owner: City of Santa Barbara
Architect: Jan Hochhauser
Business Name: Fiesta Five Theatre

(Proposal to install an automatic ticket dispensing unit and new wrought iron grille over an existing mechanical vent to the exterior lobby area of Fiesta Five Theatre located in El Pueblo Viejo Landmark District.)

(Final approval of the project is requested.)

Final approval as submitted with the proposed signage to be reviewed the by Sign Committee.

REVIEW AFTER FINAL

I. 715 SANTA BARBARA ST

C-2 Zone

Assessor's Parcel Number: 031-081-007
Application Number: MST2006-00279
Owner: Santa Barbara Historical Society
Architect: John Pitman
Landscape Architect: Martha Degasis
Contractor: Frank Schipper

(Proposal for a new parking lot, electrical enclosure, and landscaping to be installed after completion of separately permitted site remediation on two of three sites for the Santa Barbara Historical Museum (APNs 031-081-005 & 031-081-007) located at 715 Santa Barbara Street and 118 East de la Guerra Street. The third site at 136 E. de la Guerra is within the County's jurisdiction.)

(Final approval is requested of review after final changes to courtyard and landscaping details.)

Final approval of the Review After Final details as noted on drawings.

**** MEETING ADJOURNED AT 6:26 P.M. ****