



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, April 18, 2007

David Gebhard Public Meeting Room: 630 Garden Street

1:15 P.M.

COMMISSION MEMBERS:

WILLIAM LA VOIE, *Chair* – Absent
 ALEX PUJO, *Vice-Chair* – Present
 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 – Present 1:15 p.m. to 3:22 p.m.

STAFF:

JAIME LIMÓN, Design Review Supervisor – Absent
 RENEE BROOKE, Redevelopment Specialist – Present 1:15 p.m. to 3:22 p.m.
 JAN HUBBELL, Senior Planner – Present 1:47 p.m. to 3:22 p.m.
 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	Master Application & Submittal Fee - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required at the <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 April 13, 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/hlc.
- 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 (1:19):

- 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.)

Bill Mahan, former Planning Commission member, presented a chart to the HLC members. He stated that City Council, the Planning Commission and many homeowner associations have received a copy as well. The chart indicates the number of each four and five-story buildings built in five year increments in El Pueblo Viejo Landmark District (EPV). He stated that, before the 1925 earthquake, there were only four tall buildings in EPV, and then five more built after the earthquake. After WWII and the Depression, there was a period of 20 years in which no tall buildings were built in EPV. In 1965 the Suski Building was built, and for 40 years (1965 to 2005) one or two buildings were built for every five year period. The chart shows a peak bar that represents ten tall buildings that, in our present five-year period (2005-2010), are either in construction or proposed. Mr. Mahan fears that, if tall buildings continue to proliferate in EPV, they will detrimentally change the character and charm of EPV.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of April 4, 2007.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of April 4, 2007, with corrections.

Action: Hausz/Adams, 4/0/0. (Murray/Naylor/Sharpe abstained. La Voie absent.) Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Alex Pujo.

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

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

Ms. Gantz announced that the HLC is invited to attend a Title 24 Forum to be held on Monday, April 30th from 11:30 a.m. to 1:30 p.m. at Casa las Palmas, located at 323 E. Cabrillo Blvd. If the HLC members are able to attend, they were asked to inform Ms. Gantz by April 25th. If a quorum will be attending the forum, then the Chair would need to adjourn today's meeting to that forum on the 30th.

E. Possible Ordinance Violations.

No violations reported.

F. Subcommittee Reports.

(1:29)

Mr. Hausz reported that the El Pueblo Viejo District Guidelines Subcommittee is making progress.

**REPORT FROM JOINT ARCHITECTURAL BOARD OF REVIEW/HISTORIC LANDMARKS COMMISSION
DESIGN AWARD SUBCOMMITTEE ON AWARD NOMINATIONS.**

Mr. Sharpe reported that the Design Awards Subcommittee met and nominated two projects and one individual. The Braille Institute has been nominated to receive the *George Washington Smith Award* for exemplary architectural design as well as the *Lockwood de Forest Award* for its exemplary landscaping. Barbara Lowenthal has been nominated to receive the *Saint Barbara Award* for outstanding service.

MISCELLANEOUS ACTION ITEM

(1:30)

Recommendation to City Council on Selection of Final Award Recipients.

Motion: **To recommend to City Council the following nominations:** 1) The Braille Institute to receive the George Washington Smith Award and the Lockwood De Forest Award.
2) Barbara Lowenthal for the Saint Barbara Award.

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

DISCUSSION ITEM

(1:31)

Joint Planning Commission/Historic Landmarks Commission Review

Redevelopment Agency Staff (RDA), Metropolitan Transit District Staff (MTD), and project consultants presented the preliminary conclusions of the RDA/MTD Mixed-Use Project Planning Strategy and Feasibility Analysis for a potential project located on the southeast corner of Chapala and Figueroa Streets.

PC Members present: Chair Charmaine Jacobs (until 2:24 p.m.), Bruce Bartlett, Stella Larson, George C. Myers, Addison S. Thompson, Harwood A. White, Jr. (until 2:58 p.m.)

City Staff Present: Dave Gustafson, Housing and Redevelopment Manager;
Renee Brooke, City Redevelopment Specialist

Consultants Present: John Kalisky, Sofia Ames, and Allan Kotin

MTD Staff Present: Sherrie Fisher, General Manager; and David Damiano, Transit Development Manager

Public comment opened at 2:24 p.m.

Kellam De Forest, local resident, commented that there is a movement to legally reduce the maximum allowed height of buildings in Santa Barbara, especially in the downtown area. He asked why it would be necessary to have housing as part of a bus transfer station. He commented that the removal of housing as part of the proposal would prevent the “canyonization” of Chapala Street.

Public comment closed at 2:25 p.m.

Straw votes:

- 1 How many Commissioners feel there is too much proposed for this site? 7/4.
(Bartlett/Hausz/Myers/Pujo opposed. For the record, although not present to vote, Mr. White communicated to Mr. Thompson that he agreed too much is being proposed.)
- 2 How many Commissioners could support the Summary Alternative over the others? 7/4.
- 3 How many Commissioners would prefer another alternative? 4/7.
- 4 How many Commissioners could support Alternative 5b over the others? 4/7.
(Boucher/Hausz/Larson/Naylor/Pujo/Sharpe/Thompson opposed.)
- 5 How many Commissioners would prefer Alternative 4 because the Greyhound bus station site is not available? 4/7. (Adams/Boucher/Hausz/Larson/Pujo/Sharpe/Thompson opposed.)
- 6 How many Commissioners would prefer to combine the Chapala Street site with the Castillo Street site to be used for this project? 10/1. (Boucher opposed.)
- 7 How many Commissioners could support a child care center as part of this project? 4/7.
(Adams/Bartlett/Boucher/Hausz/Murray/Sharpe/Thompson opposed.)
- 8 How many Commissioners could support a child care center at the Castillo Street site as an option? 0/11. (All opposed.)
- 9 How many Commissioners could support the concept that each story should be stepped back from the preceding? 4/7. (Bartlett/Hausz/Larson/Myers/Naylor/Pujo/Thompson opposed. Some Commissioners pointed out that it would be dependent upon the design and Mr. Hausz agreed by stating he did not support creating a formula that defines how the project should be designed.)
- 10 How many Commissioners could support a four-story in the middle of the block? 3/8.
(Adams/Boucher/Hausz/Larson/Murray/Naylor/Sharpe/Thompson opposed.)
- 11 How many Commissioners would prefer the buses to go into the loop, shown mid-block in one of the designs, as opposed to having the buses go into Chapala Street? 7/4.
- 12 How many Commissioners would agree that the proposed pedestrian access to the site is adequate, but could be improved? 11/0.
- 13 How many Commissioners would support increased landscaping? 11/0.
- 14 How many Commissioners would agree with planning for the possibility of future expansion of the underground parking under the Greyhound bus station site? 11/0.

**** THE COMMISSION RECESSED FROM 3:22 P.M. TO 3:32 P.M. ****

HISTORIC STRUCTURES REPORT

1. 100 BLK W HALEY ST C-2 Zone

(3:32) Assessor's Parcel Number: 037-162-0RW
 Application Number: MST2004-00027
 Owner: City of Santa Barbara
 Applicant: Kevin Roberson
 Architect: Bruce Burnworth

(Proposal for the replacement of a structurally deficient roadway.)

(Review of Historical Resources Evaluation Report prepared by Post/Hazeltine Associates and Historical Property Survey Report prepared by Post-Hazeltine Associates and SAIC.)

Present: Pamela Post and Tim Hazeltine; and Jim Colton, City Project Manager

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that these reports are Caltrans documents associated with the Haley and De la Vina Bridge Replacement Project. The corner house in the Brinkerhoff Landmark District, located at 136 W. Haley Street, is of historic significance that could be potentially impacted by this project. The house will be moved while the work is being done and then the house will be put back. The advantages of moving the house is that it will not be damaged and it will later be placed back on a better foundation. Staff has reviewed both reports and agrees with their conclusions and recommendations.

Motion: To accept the report as presented.

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

ARCHAEOLOGY REPORT

2. 819 GARDEN ST C-2 Zone

(3:35) Assessor's Parcel Number: 031-012-011
 Application Number: MST2005-00439
 Owner: Steven and Julie E. Shulem Revocable Trust
 Architect: Jeff Shelton

(This is a revised project. Proposal to demolish an existing 780 square foot office building and construct a new four-story, 4,443 square foot mixed-use building on a 1,881 square foot lot located in El Pueblo Viejo Landmark District. This development will be comprised of one 1,897 square foot one-bedroom unit, and 1,388 net square feet of office space. Four parking spaces will be provided: two on-site in a 1,158 square foot parking garage, and two on a separate parcel within 500 feet. Staff Hearing officer approval is requested for a zoning modification to provide less than the required 10% open space area.)

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

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 that the proposed project would not have the potential to result in significant impacts on prehistoric archaeological resources. However, he recommends that monitoring occur as specified on pages 13 and 14 of the report.

Chair Pujo acknowledged receipt of a letter from Paula Westbury.

Motion: To accept the report with Dr. Glassow's recommendation for monitoring to occur.

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

IN-PROGRESS REVIEW

3. 631 GARDEN ST C-M Zone

(3:36) Assessor's Parcel Number: 031-152-028
Application Number: MST2007-00089
Owner: City of Santa Barbara
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.)

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

Present: Paul Poirier and Katie Corliss, Poirier & David Architects
Bob Cunningham, Landscape Architect

The ramp, doors, and solar panels were reviewed.

Commission Comments:

1) The edge of the solar panels should be made of a more durable material. **2)** Applicant should address the safety of the single step near the ramp.

ARCHAEOLOGY REPORT

4. 222 W ALAMAR AVE R-3/SD-2 Zone

(3:50) Assessor's Parcel Number: 051-213-008
Application Number: MST2006-00318
Owner: Kevin Fewell
Applicant: Jim Donohoe
Architect: On Design Architecture and Planning

(This structure is on the City's List of Potential Historic Resources: "McKain Residence." Proposal to demolish an existing 1,486 square foot single family residence and detached 220 square foot garage and construct three new condominium units totaling 2,627 square feet. Five parking spaces will be provided in three attached garages totaling 1,070 square feet. This approximately 6,000 square foot parcel is located outside of El Pueblo Viejo Landmark District. Staff Hearing officer approval will be required for a front yard setback modification and a parking modification.)

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

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, 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: To accept the report as presented.

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

CONCEPT REVIEW - CONTINUED

5. 222 W ALAMAR AVE R-3/SD-2 Zone

(3:51) Assessor's Parcel Number: 051-213-008
Application Number: MST2006-00318
Owner: Kevin Fewell
Applicant: Jim Donohoe
Architect: On Design Architecture and Planning

(This structure is on the City's List of Potential Historic Resources: "McKain Residence." Proposal to demolish an existing 1,486 square foot single family residence and detached 220 square foot garage and construct three new condominium units totaling 2,627 square feet. Five parking spaces will be provided in three attached garages totaling 1,070 square feet. This approximately 6,000 square foot parcel is located outside of El Pueblo Viejo Landmark District. Staff Hearing officer approval will be required for a front yard setback modification and a parking modification.)

(Third Concept Review. Note: Historic Structures/Sites Report accepted by Historic Landmarks Commission on November 11, 2004, under MST2004-00741.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A FRONT YARD SETBACK MODIFICATION AND A PARKING MODIFICATION.)

Present: Noah Greer, Project Manager
Justin Van Mullen, On Design Architects

Motion: **Continued indefinitely to the Staff Hearing Officer with the following comments:**
1) The project is acceptable. **2)** The architectural encroachment is supportable because the roof height is determined by the style of the existing structure. **3)** While it is not in the Commission's preview to speak to the reduction of parking spaces, there is an aesthetic benefit to the building to have fewer garage doors. The Commission leaves the issue to the Staff Hearing Officer. **4)** Make the porches larger and more in proportion to the building. **5)** Simplify the flagstone pathway on the north side.

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

PRELIMINARY REVIEW

6. 924 GARDEN ST J C-2 Zone

(4:11) 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.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS, FINDINGS FOR ALTERATIONS TO A CITY LANDMARK, AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. #020-07.)

Present: Lynn Ashcraft, Representing Ownership
Kirk Gradin, Architect

Motion: **Continued indefinitely awaiting the preparation of a Historic Structures Letter Report addressing the changes to the adobe wall gate surround, the chimney flue terminations, and the configuration of the chimney expansion, with the following comments:** **1)** The proposed colors are acceptable. **2)** Applicant should bring a sample of the adobe to compare with the proposed color for the new plaster wall. **3)** Applicant should avoid Flax on the planter along the south elevation because the building shades that area.

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

PRELIMINARY REVIEW

7. 433 E CABRILLO

HRC-2/SP-1/SD-3 Zone

(4:32) Assessor's Parcel Number: 017-680-009
 Application Number: MST95-00175
 Agent: Richard Fogg, Attorney
 Architect: Daun St. Amand
 Architect: Henry Lenny
 Architect: Gregory Burnett
 Applicant: Parker Family Trust
 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 is requested 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
 Gregory Burnett, Architect

Public comment opened at 4:49 p.m.

Kellam De Forest, local resident, expressed concern about what the building would look like from Highway 101 because the building appears as an abandoned storage building in the presentation. Chair Pujo responded that the proposed project could probably be seen from Highway 101, but it would not be too close to the proposed project.

Public comment closed at 4:50 p.m.

Motion: Continued two weeks with the following comments: 1) On the exterior north elevation: a) Create more diversity with the fenestration. b) Study providing more variety in the landscape. c) Study ways to break up the long, linear mass. 2) Provide more diversity, less repetition, and more romance in the presentation of the building on the courtyard elevations.

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

HISTORIC STRUCTURES REPORT

8. 1900 LASUEN RD

R-2/4.0/R-H Zone

(5:08) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
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.)

(Review of Letter Addendum to the Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates dealing with the Master Site Landscape Plan pathways.)

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

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that letter report deals with the issue of the sidewalks. There are two different types of bonds that are being proposed. The report is acceptable in that it makes the argument that two brick patterns are appropriate for the site; however, the plan configurations were altered and more details on the design will be needed, so that there will be subsequent reports on those changes.

Motion: To accept the report as presented.

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

FINAL REVIEW

9. 1900 LASUEN RD R-2/4.0/R-H Zone

(5:12) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 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 is requested for the Master Site Landscape Plan.)

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

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

Motion: To approve the Master Site Landscape Plan.

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

CONCEPT REVIEW - CONTINUED

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

(5:14) Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Henry Lenny
 Business Name: El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

(Second Concept Review of the "Mission Village.")

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

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

Motion: **Continued two weeks with the following comments:** 1) The Commission appreciates the underground parking and the way the entrance is configured. 2) Use more sandstone and a simple pair of arches rather than an elaborate column. 3) A simple variety of landscaping should drape over the wall. 4) Advised applicant to study placing Buildings 34 and 35 somewhat closer to Mission Ridge to be consistent with the average setbacks of the residences farther to the east in order to add to the open space between the buildings.

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

NEW ITEM

11. 821 CORONEL ST E-1 Zone

(5:50) Assessor's Parcel Number: 035-243-013
 Application Number: MST2007-00170
 Owner: Adam Ross

(This is a City Landmark: "Hunt-Stambach House." Repaint exterior of existing single-family residence.)

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

This item was reviewed by Alex Pujo on the Consent Calendar who referred it to the Full Commission.

Present: Adam and Julie Ross, Owners

Motion: **Final approval as submitted.**

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

CONSENT CALENDAR**NEW ITEM**

A. 922 LAGUNA ST C-2 Zone

Assessor's Parcel Number: 029-302-016
Application Number: MST2007-00160
Owner: Herbert Reff
Architect: William Cooper

(Proposal to remove an existing screen wall and trellis, remodel the existing interior space, remove two existing windows facing Laguna Street and replace with windows to match existing, replace entry door, add one new window, and remove a window.)

Continued two weeks to May 2, 2007.

NEW ITEM

B. 821 CORONEL ST E-1 Zone

Assessor's Parcel Number: 035-243-013
Application Number: MST2007-00170
Owner: Adam Ross

(This is a City Landmark: "Hunt-Stambach House." Repaint exterior of existing single-family residence.)

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

Referred to Full Board and to be heard around 5:50 p.m.

NEW ITEM

C. 1200 BLOCK STATE

Assessor's Parcel Number: 99-MS-C-ART
Application Number: MST2007-00176
Owner: City of Santa Barbara
Applicant: Mauricio Gómez

(Proposed second annual installation of eight Fiberglas steelhead trout sculptures at eight sidewalk locations beginning at State and Victoria Streets and terminating at State and Ortega Streets. The sculptures will be on display from May 21, 2007, through June 30, 2007.)

Final approval as noted on drawings.

**** MEETING ADJOURNED AT 5:58 P.M.
TO THE APRIL 30, 2007, TITLE 24 FORUM AT CASA LAS PALMAS ****