



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, May 30, 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 – Present at 2:04 p.m.
 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 – Present 5:56 p.m. to 6:08 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	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required 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/hlc. 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 May 25, 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. and again the following Friday at 1:00 P.M. on Channel 18.

GENERAL BUSINESS:

- 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 May 16, 2007.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of May 16, 2007, with corrections.

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

- C. Consent Calendar.

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

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

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

1. Ms. Gantz made the following announcements:

- a) Commissioner Naylor would be stepping down from Items 9 and 10, 320 E. Victoria Street and 1101 Anacapa Street, respectively.
- b) On Wednesday, July 18th, there will be a Joint Workshop of the City Council, Planning Commission, Historic Landmarks Commission, and the Architectural Board of Review to discuss guidelines, findings, and policies regarding building heights. The workshop will take place at 8:30 a.m. in the Cabrillo Pavilion Arts Center located at 1118 E. Cabrillo Blvd.

Ms. Gantz agreed to inform the Commission members about obtaining parking permits for that meeting.

- c) The semi-annual City advisory group recruitment is in progress. Applications for current vacancies on boards and commissions must be received in the City Clerk's office no later than 5:00 p.m. on Friday, June 1st. The list of current vacancies and required forms are available on the City's website at www.santabarbaraca.gov. There is one HLC vacancy.

E. Subcommittee Reports.

Chair La Voie reported on the EPV Design Guidelines Subcommittee. The process of updating the current EPV Guidelines has included more photographs, review of the Neighborhood Preservation Ordinance, and incorporating some of the language found in the Urban Design Guidelines.

F. Possible Ordinance Violations.

No violations reported.

CONCEPT REVIEW (NEW) – Referred from the Consent Calendar

730 ANACAPA ST

C-2 Zone

(1:40) Assessor's Parcel Number: 031-081-017
 Application Number: MST2007-00249
 Owner: 730 Anacapa, LLC
 Architect: 730 Anacapa, LLC
 Business Name: Distinctive Real Estate

(Proposal for a new canvas awning to be installed on the front elevation of an existing commercial building. Approval for silk screened signage on the awning is being requested under SGN2007-00050.)

This item was heard during the General Business part of the agenda.

Present: Don and Wendy Gragg, Owners

Straw vote: How many Commissioners could support this proposal as presented? 0/7. (All opposed.)
 How many Commissioners would support a different spear design with two panels over the window? 7/0.

Motion: Continued two weeks to the Consent Calendar with the comment that the proposed color is acceptable.

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

ARCHAEOLOGY REPORT

1. 300 W ORTEGA ST DUMMY Zone

(1:54) Assessor's Parcel Number: 037-073-0RW
Application Number: MST2007-00239
Owner: City of Santa Barbara
Applicant: Jim Colton

(Demolish and replace Ortega Street Bridge over Mission Creek. Transitions above and below the bridge would be installed.)

(Review of Archaeological Survey Report prepared by Ann M. Munns, Applied Earthworks, Inc.)

Staff comments: 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 survey did not identify any prehistoric archaeological material and no further studies are recommended for the project.

Motion: To accept the report as submitted.

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

ARCHAEOLOGY REPORT

2. 400 BLOCK OF SHORELINE DR P-R/SD-3 Zone

(1:55) Assessor's Parcel Number: 033-120-0RW
Application Number: MST2006-00357
Owner: City of Santa Barbara
Applicant: City of Santa Barbara
Agent: Rob Dayton
Designer: Penfield & Smith

(Install pedestrian crossing signal on Shoreline Drive at Pershing Park bike path (across from Los Baños Pool); construct concrete crosswalk and accessible ramps; and widen existing sidewalk to 12 feet for multipurpose pathway connection to beachway.)

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

Staff comments: 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 will be required unless previously undiscovered cultural resources are detected.

Motion: To accept the report.

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

ARCHAEOLOGY REPORT

3. 515 N QUARANTINA ST C-M Zone
 (1:56) Assessor's Parcel Number: 031-222-022
 Application Number: MST2007-00087
 Owner: Toscan Family Trust
 Applicant: Lenvik & Minor
 Architect: Lenvik & Minor

(Proposal to construct a new 915 square foot one-story office building and demolish two existing residential units totaling 1,240 square feet. Four parking spaces would be provided and the existing 723 square foot storage building would remain on the 9,846 square foot lot.)

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

Staff comments: Susan Gantz, Planning Technician II, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the 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 with Dr. Glassow's comment that no mitigation measures are required.

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

**** THE COMMISSION RECESSED FROM 1:57 P.M. UNTIL 1:59 P.M. ****

FINAL REVIEW

4. 1214 STATE ST C-2 Zone
 (1:59) 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 After Final of marquee blade design.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 049-04.)

Present: Steve Metsch, Architect
Aaron Gilliard, Alpha Signs
Fernando Duarte, Duarte Designs

Public comment opened at 2:22 p.m.

Kellam De Forest, local resident, expressed concern about the lighting for the blade sign.

Public comment closed at 2:23 p.m.

Straw votes: How many Commissioners prefer smaller size lettering on the marquee? 4/4.

How many Commissioners would like to see mock-ups of the marquee? 4/4.

Motion: **Continued two weeks with the following comments:** 1) The vaulting underneath the arching of the ceiling to reveal the original terracotta work is supportable. 2) Provide mock-ups of key elements. **Marquee:** 3) The marquee design is supportable. 4) The Commission appreciates the effort made to be as historic as possible and would like to see that a more historical reproduction of the marquee be proposed. 5) Provide a letter addendum addressing the compliance of the current design and materials with the mitigation identified in the historical report (that included a historical record of the marquee). **Lettering:** 6) The height of the letters on the marquee should be slightly reduced in size by 10% and extended. 7) The "G" in *Granada* and the cartouche should be centered elements so that they are the main focus. **Blade sign:** 8) The blade sign is unacceptable. It should be eliminated from the design since it is not historically accurate. **Lighting:** 9) There is concern about the amount of lighting and may need to be reduced. Study an alternative use of small lights that is respectful of energy savings. **Sign Committee:** 10) The Sign Committee is to conduct a courtesy review and forward its comments to the Commission.

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

Commission comment: Applicant should provide photometric studies compared with adjacent building lighting on State Street.

CONCEPT REVIEW – NEW: PUBLIC HEARING

5. 911 & 913 LAGUNA ST C-2 Zone

(2:48) Assessor's Parcel Number: 029-301-012
Application Number: MST2007-00210
Owner: M/M Nick Tomkins
Architect: Ray Ketzel

(Proposal to demolish two single-family residences totaling 1,676 square feet and construct a new, three-story, single-family residence of 3,374 net square feet including a 287 square foot basement mechanical room, a 273 square foot attached garage and a 228 square foot carport. The project will require overall site grading of 260 cubic yards. Zoning modifications are requested for the proposed garage to encroach into the front and interior yard setbacks, the proposed carport to encroach into the front yard setback, for portions of the second floor roof to encroach into the interior yard setback, and for the third floor to encroach into the interior yard setback. The proposal has a floor-to-lot area ratio of .67 on this commercially-zoned, 5,031 square foot parcel.)

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

Present: Ray Ketzel and Jerry Goodman, Architects

Public comment opened at 3:01 p.m.

1. Kellam De Forest, local resident, commented that the existing houses on the property are over fifty years old and hopes a historic structure report could be prepared to provide more information about the history of the property.
2. Meredith Brooks Abbott, neighboring property owner, read her comments into the record: El Caserío is an historical landmark treasure, unspoiled previous enclave that has typified the look and character of the City since its infancy. It would be a terrible shame to encroach upon this beautiful little settlement with a three-story structure; it would shadow the present buildings and hide the only view of the mountains and Santa Barbara, which is part of the beauty and value of these properties.
3. Wendy Foster, El Caserío Association, commented that she would like to see the project's height reduced so that the views and the impact are not so significant. She is pleased with the Ashcrafts who are redoing the houses within El Caserío because they have been respectful of the neighbors' plight.
4. Pierre LaFond, neighbor, expressed concern about the height of the project.
5. Chair La Voie acknowledged receipt of a letter from a group of neighbors asking that the Commission pay special attention to the fact that the project is adjacent to El Caserío, and that the size and scale are beyond what is in the context of the neighborhood. (Neighbor signatures: Sheila Enelow, Sally Hall, Wendy Foster, Pierre LaFond, Bob Rheem, Mary Dresser, Liam O'Gallagher, Jill Sattler, and Peter and Whitney Hansen.)

Public hearing closed at 3:06 p.m.

Motion: **Continued two weeks with the following comments:** 1) The architectural style is supportable. 2) The modification for the use and encroachment of the existing garage is supportable with a minor enlargement to meet current standards. 3) The preservation of the oak tree is supportable. 4) The Commission finds that the size, bulk, and scale are incompatible with the neighborhood, particularly in its adjacency to El Caserío. 5) The side yard setback encroachments are not acceptable at this time. 6) It was requested that the existing stone wall along Cañón Perdido Street be replicated to be compatible with the neighborhood. 7) In order to bring this project to be more in keeping with the neighborhood: a) Reduce the building height, particularly as it faces the El Caserío side of the property. b) It was suggested that the project be loaded to the other side of the site. c) Consider the redesign of the project in context to El Caserío neighborhood. 8) Provide profiles of the existing structures and grade, a site plan with building footprints of the surrounding neighborhood structures, photographs, and an outline of adjacent building heights.

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

CONCEPT REVIEW – NEW: PUBLIC HEARING

6. 904 CAMINO VIEJO RD A-2 Zone

(3:27) Assessor's Parcel Number: 015-060-048
 Application Number: MST2007-00233
 Owner: Christine Garvey
 Applicant: Peter Becker

(This structure was deemed to be eligible for Structure of Merit status. Proposal to convert an existing 529 square foot detached two-car garage to a 500 square foot detached accessory building. (The garage was previously proposed to be demolished under approved application MST2007-00077.) The proposal also includes retaining an existing 917 square foot lath house which was previously proposed to be reduced to 417 square feet. A zoning modification is required to allow the detached accessory space to exceed 500 square feet. The proposal will result in a floor-to-lot-area ratio of .02.)

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

Present: Christine Garvey, Owner
 Peter Becker and Christine Cunningham, Architects

Motion: **Continued indefinitely to the Staff Hearing Officer with the following comments:** 1) All the modifications requested are supportable. 2) There should be a reduction in the amount of paving, particularly to provide a landscape buffer. 3) Requested a different style in the remodel of the accessory building (the former garage).

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

**** THE COMMISSION RECESSED FROM 3:47 P.M. TO 3:54 P.M. ****

CONCEPT REVIEW - CONTINUED

7. 1137 STATE ST C-2 Zone

(3:54) Assessor's Parcel Number: 039-231-037
Application Number: MST2007-00049
Owner: 1129 State Street Limited Partnership
Applicant: Glen Morris
Applicant: Carole Denardo
Business Name: Old Navy (Formerly Copeland's)

(This building is on the California Inventory of Historic Resources and the City's List of Potential Historic Resources: "San Marcos Court Building." Proposal for a new storefront on an existing commercial building on an approximately 52,000 square foot parcel.)

(Third Concept Review.)

Present: Glenn Morris, Architect

Public comment opened at 4:06 p.m.

Kellam De Forest, local resident, commented that the applicant should be commended for trying to replicate the historical arches in some way.

Public commented closed at 4:07 p.m.

Straw vote: How many Commissioners agree that the arches should have a dark plaster? No vote (waiting for the original color of the building to be provided).

Motion: Preliminary approval and continued two weeks with the following comments:
1) The Commission appreciates the restoration of the arches. **2)** The arch profile shall exactly match that of West Anapamu Street. **3)** The original color of the building shall be provided. **4)** Explore a more durable material than a plaster bulkhead under the glass, such as tile.

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

PRELIMINARY REVIEW

8. 1722 STATE ST C-2/R-1 Zone

(4:11) Assessor's Parcel Number: 027-102-021
 Application Number: MST2005-00455
 Owner: 1722 State Street Investors, LLC
 Applicant: Howard Gross/1722 State Street Investors, LLC
 Architect: Jan Hochhauser

(Proposal for a three story commercial mixed-use development consisting of twelve residential condominium units with approximately 10,000 square feet of commercial development. The residential units would consist of four 3-bedroom units, six 2-bedroom units, and two 1-bedroom units. In accordance with the Inclusionary Housing Ordinance, one 2-bedroom and one 1-bedroom residential unit would be affordable. Parking to accommodate 50 to 60 cars will be located in a subterranean parking garage. The existing 7,500 square foot commercial structure on this 28,875 square foot lot will be demolished as part of this proposal.)

(Preliminary Approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NUMBER 015-07.)

Present: Jan Hochhauser, Architect

Public comment opened at 4:34 p.m.

Kellam De Forest, local resident, commented that towers historically had a function and, although the one proposed is a stairwell, a tower function is not indicated. It needs fenestration in its top section that may bring to mind a use or pretended use, which is how most of the towers are designed in Santa Barbara.

Public comment closed at 4:35 p.m.

Straw vote: How many Commissioners would support the tower to have fenestration on top without changing the proportion or size of what is currently being proposed? 5/3. (Boucher/La Voie/Sharpe opposed.)

Motion: Preliminary approval and continued two weeks with the following conditions:
Tower: 1) The Commission prefers Option B with additional fenestration at the top, perhaps repeating the screen element (tracery) used elsewhere. **2)** Restudy the proportions of the tower, perhaps fattening the lower section. **Landscaping: 3)** Provide additional space along the sidewalk with planters of sufficient size for two 48-inch box trees, described as canopy trees with a vertical character. **Balcony: 4)** Upon reconsideration, pulling the balcony towards the street is ill-advised because it brings the whole building forward. **Windows: 5)** Redesign the break-ups of the arched storefront windows. **6)** Resolve the design of the split window. **7) Carry forward previous comments from the May 16, 2007, meeting: a)** Restudy the paving materials of the courtyard and main walks to add more character. **b)** Provide details of the bridge. **c)** Add variety to the fenestration on the East elevation.

Action: Pujo/Naylor, 7/0/1. (Sharpe abstained.) Motion carried.

PRELIMINARY REVIEW

9. 320 E VICTORIA ST R-3 Zone

(4:49) Assessor's Parcel Number: 029-131-005
 Application Number: MST2004-00511
 Owner: Victoria Garden Mews
 Architect: Dennis Thompson

(This is a second revision of the project description. Proposal to retain the front, two-story portion of an existing single-family residence, add a new porch at the street facade, remove the one-story portion at the rear of the house, and add a new two-story addition. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct three new residential units with four attached two-car garages accessed from the public alley. The new units are proposed to vary between 1,000 and 1,800 square feet each and total approximately 6,931 net square feet, including the new garages. Solar panels are proposed to be installed on both residential buildings.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 009-07.)

Present: Dennis Thompson, Architect
 Joe and Kathy Bush, Owners
 Dennis Allen, Owner/Contractor

Unit 1

Straw votes: How many Commissioners can support the proposed porch enclosure as proposed for Unit 1, including the entire elevation? 7/0.

How many Commissioners would like to see a recess in the wall plane between the original building and the new? 3/4.

How many Commissioners can support the wall plane with no recess as currently expressed? 4/3.

How many Commissioners can support the variety of windows as proposed? 5/2.

Motion: Preliminary approval of Unit 1 and continued indefinitely to the Consent Calendar with the following comments and condition: 1) The proposed porch enclosure, including the elevation, is supportable. 2) The wall plane with no recess is supportable. 3) It was suggested that the box return on the southwest elevation of the existing house be replicated. Windows: 4) The proposed variety in the windows is supportable. 5) The vertical elements shall be thickened to match the other windows.

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

Commission comment: Solar collectors were not on the plans presented nor were they part of the preliminary approval for Unit 1.

Unit 2

Straw votes: How many Commissioners support the size, bulk and scale of Unit 2 as previously and currently presented? 2/2. (Boucher/La Voie opposed.)

How many Commissioners would agree to reduce the height by three feet? 2/2. (Hausz/Pujo opposed.)

Motion: **Continued two weeks for review of Unit 2 with the following comments:** 1) The size, bulk and scale continues to be acceptable, with the request that the height of the building be reduced wherever possible. 2) Continue the effort to enhance pedestrian access to the building. 3) Use landscaping to mitigate the impact of the building to the neighborhood; specifically, narrow canopy trees on the sides of the building. 4) Simplify the tile elements of the entry door surround. 5) Restudy the 4x4 punch-outs at the balconies. 6) Change out the tile infill of the half timber framed oriel to wood paneling. 7) Incorporate additional, but not excessive, detailing to the garage doors. 8) Study redesigning the chimney element to make it a more credible chimney. 9) Solar collectors are not part of the review of Unit 2.

Action: Boucher/Hausz, 4/0/3. (Adams/Murray/Sharpe abstained. Naylor stepped down.) Motion carried.

Solar collectors

Staff comment: Jaime Limón, Senior Planner/Design Review Supervisor, stated that, when a solar proposal is introduced as a component of a project already before the Commission, the Commission has greater latitude and can ask the applicant to modify the installation of solar panels to make them less visible, but is limited from imposing more than a 20% reduction in the efficiency for the performance of proposed solar energy systems or more than a \$2,000 additional cost that would impose a financial hardship. The applicant has attempted to reduce the height of the solar panels by following the slope and height of the roofs. As currently proposed, the solar panels are consistent with the City's guideline, which is to follow the roof plane. The only other alternative would be to ask the applicant to relocate the panels elsewhere so that they are adequately screened from public view. In the future, specific findings will need to be established and an ordinance will need to be adopted locally to make a case for why certain proposed solar installations are denied.

Motion: **Preliminary approval of solar panels as proposed with details to return showing how they can be recessed as much as possible and blend with the new shingle roof on the front house.**

Action: Adams /Pujo, 2/5/0. (Boucher/Hausz/La Voie/Murray/Sharpe opposed. Hausz opposed because he finds there is an opportunity for redesign, but is not opposed to the installation of solar panels on these units. Naylor stepped down.) Motion failed.

Motion failed. No substitute motion.

Commission comment: The applicant may return with a redesign of the solar panels that solves the Commissions' concern that they be adequately screened from public view.

FINAL REVIEW

10. 1101 ANACAPA ST C-2 Zone

(6:08) Assessor's Parcel Number: 039-232-018
 Application Number: MST2006-00515
 Owner: 1101 Investors, LLC
 Architect: Cearnal Andrulaitis

(This is a revised project description. Proposal to convert approximately 2,900 square feet of existing garage space to commercial office space, infilling a portion of the existing colonnade with a storefront window system. The existing parking lot would be restriped to accommodate the revisions, and a total of four parking spaces would be eliminated on this approximately 10,988 square foot lot located in the 100% Zone of Benefit. The project would require Development Plan Approval findings.)

(Final approval of the project is requested. Development Plan Approval findings made previously.)

Present: Craig Shallenberger, Cearnal Andrulaitis

Motion: **Final approval and continued two weeks to the Consent Calendar with the following conditions:** 1) Return with the revised paving pattern of the courtyard. 2) The street trees shall be 36 inch box size at installation. 3) Provide the irrigation plan.

Action: Boucher/Murray, 6/0/1. (Sharpe abstained. Naylor stepped down.) Motion carried.

CONCEPT REVIEW - CONTINUED

11. 1900 LASUEN RD R-2/4.0/R-H Zone

(6:19) 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.)

(Fourth Concept Review.)

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

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

Straw vote: How many Commissioners could support the size, bulk and scale? 7/0.

Motion: **Continued indefinitely to the Planning Commission with the following positive comments:** 1) Study the exiting and access. 2) The size, bulk, and scale are supportable. 3) The Commission finds that the proposed site layout and the architecture proposed are superior to the existing buildings and, therefore, supports the replacement as proposed.

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

CONSENT CALENDAR

NEW ITEM

A. 17 W HALEY ST C-M Zone

Assessor's Parcel Number: 037-211-003
Application Number: MST2007-00243
Owner: Santa Barbara Hotel Partners
Applicant: Jeff Shelton
Contractor: Dan Upton Construction, Inc.
Business Name: Holiday Inn Express

(This building is on the City's List of Potential Historic Resources and is eligible to be placed on the California Inventory of Historic Resources: "Virginia Hotel." Proposal to replace the existing dilapidated chain link and wood fencing with new plaster wall and chain link and iron fencing.)

Final approval as submitted.

NEW ITEM

B. 33 E CARRILLO ST C-2 Zone

Assessor's Parcel Number: 039-282-009
Application Number: MST2007-00246
Owner: City Commerce Bank
Applicant: Stellar Installations
Business Name: Rabobank, Formerly Mid-State Bank

(This building is on the City's List of Potential Historic Resources: "Commercial and Farmer's National Bank." Proposal to recover an existing awning frame, replacing the existing teal colored fabric with Sunbrella fabric in "Rabobank Blue.")

Continued two weeks.

CONTINUED ITEM

C. 431 STATE ST C-M Zone

Assessor's Parcel Number: 037-211-008
Application Number: MST2007-00237
Owner: William & Dolores Faulding
Applicant: Santokh Singh
Business Name: All India Cafe

(Proposal to permit new "as-built" rooftop equipment to abate violation ENF2007-00294.)

(Second Concept Review.)

Continued two weeks.

CONTINUED ITEM

D. 317 E CARRILLO ST C-2 Zone

Assessor's Parcel Number: 029-221-018
Application Number: MST2007-00236
Owner: Vista De Carrillo, Ltd.
Applicant: Gina Giannetto

(Proposal to add one new window and shadow line on the east elevation of an existing 5,981 square foot three-story commercial building.)

(Second Concept Review.)

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

FINAL REVIEW

E. 924 GARDEN ST J C-2 Zone

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 feet of the front lot line to exceed a maximum height of 3 ½ feet. The parcel is approximately 3,900 square feet in size. The proposal has a floor-to-lot-area ratio of .23.)

(Final approval of the chimney detail is requested.)

Final approval of project with deletion of chimney in question.

NEW ITEM

- F. 127 W CANON PERDIDO ST C-2 Zone
Assessor's Parcel Number: 037-042-002
Application Number: MST2007-00248
Owner: Nshe Lakeport, LLC
Applicant: CIMA Corporation
Architect: David Jones
(Proposal to add two new entry doors to an existing commercial building.)

Final approval as submitted.

NEW ITEM

- G. 730 ANACAPA ST C-2 Zone
Assessor's Parcel Number: 031-081-017
Application Number: MST2007-00249
Owner: 730 Anacapa, LLC
Architect: 730 Anacapa, LLC
Business Name: Distinctiv Real Estate
(Proposal for a new canvas awning to be installed on the front elevation of an existing commercial building. Approval for silk screened signage on the awning is being requested under SGN2007-00050.)

Referred to Full Board.

REVIEW AFTER FINAL

- H. 121 W DE LA GUERRA ST C-2 Zone
Assessor's Parcel Number: 037-082-002
Application Number: MST2004-00774
Owner: Rametto Company the
Applicant: Thomas Luria
Architect: Brian Cearnal
(Proposal to demolish an existing 1,200 square foot office building and 65 car parking lot and construct 14 residential condominium units (three of which will be affordable), and a new 3,310 square foot office building with 44 parking spaces, all on a 22,500 square foot parcel.)

(Review After Final of electrical transformer relocation and walkway revisions.)

Final approval of Review After Final as submitted.

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

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

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

(Review After Final of two wrought iron security gates at two entry stair locations on Chapala Street and De La Guerra Street.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 005-04.)

Final approval of Review After Final as submitted.

NEW ITEM**J. 140 E CARRILLO ST C-2 Zone**

Assessor's Parcel Number: 029-410-013
Application Number: MST2005-00737
Owner: Robert and Margaret Niehaus
Architect: Andy Roteman

(Proposal to replace existing wooden handrails with new wrought iron handrails, guardrails, and new six-foot security gate.)

(Reinstatement of expired HLC final approval granted November 9, 2005.)

Final approval reinstated.

**** MEETING ADJOURNED AT 6:34 P.M. ****