



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, June 13, 2007

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

WILLIAM LA VOIE, *Chair* – Present
 ALEX PUJO, *Vice-Chair* – Absent
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present
 STEVE HAUSZ – Present at 1:41 p.m.
 FERMINA MURRAY – Present
 SUSETTE NAYLOR – Absent
 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 from 1:43 p.m. to 1:48 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 June 8, 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 (1:32):

- 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.)

(1:39)

Kellam De Forest, local resident, stated that members of Pearl Chase Society were disturbed that applicants have asked Commissioners to step down because they have not heard a project from the beginning with every detail. He pointed out that, in that case, only Mr. La Voie would be able to comment on the Ritz-Carlton/La Entrada project since it has been reviewed by the Commission for many years; yet, most have not been in the Commission through all the reviews. He commented that, since the Commissioners are qualified, they should be able to comment on projects as soon as they are appointed.

Chair La Voie responded that Staff had provided Commissioners advisory procedures with assistance from the City Attorney's office in order to clarify the correct procedures to follow. Staff agreed to provide Mr. De Forest with a copy of those procedures once obtained.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of May 30, 2007.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of May 30, 2007, with corrections.

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

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by William La Voie; with the exception of Item F, which was reviewed by William La Voie and Robert Adams.

Action: Sharpe/Adams, 5/0/0. (Hausz/Naylor/Pujo 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) Commissioners Naylor and Pujo would be absent from today's meeting.

- b) Item 2 on today's agenda, review of a Phase I Archaeological Resources report for 125 S. Calle César Chávez, has been postponed indefinitely at Staff's request; Item 15, 1722 State Street, has been continued indefinitely at applicant's request; and Item 16, the project at 1900 Lasuen Road, has been postponed two weeks at the applicant's request.

Motion: To postpone the following items: 1) Item 2 indefinitely at Staff's request. 2) Item 15 indefinitely at applicant's request. 3) Item 16 two weeks at applicant's request.

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

- c) 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 the current tools available for the Commissions such as policies and guidelines, and possible new tools such as new findings regarding buildings heights. The workshop will take place at 8:30 a.m. in the Cabrillo Pavilion Arts Center located at 1118 E. Cabrillo Blvd.

Related to this topic, Ms. Gantz gave a brief comment on a statement that was made during the May 16th HLC review of the Hayward's project. It is a proposed four story project at 1025 Santa Barbara Street. During that hearing, a Commissioner made the statement that the HLC "did not have the authority to deny the proposed fourth story because 60 feet is currently allowed in the City Charter." This statement is not accurate. Ms. Gantz clarified the HLC's authority. One of the general functions of the HLC is to approve, disapprove, or approve with conditions, a building that "shall not exceed a height of four stories nor exceed a height of 60 feet (SBMC 28.66.050)." This does not mean that the HLC is bound by the Ordinance to *approve* such heights; rather, they cannot approve projects *exceeding* that height. It is completely within the Commission's purview to comment on size, bulk, and scale of a project in order to limit the potential impacts to surrounding buildings and neighborhoods. The HLC was formed in 1960 to ensure that El Pueblo Viejo Landmark District would retain its unique character and atmosphere through careful planning and development. It is the job of the HLC to preserve the City's Landmark District by making sure that new development is harmoniously in scale and architecturally compatible with the feel and character of the existing neighborhood.

2. Jake Jacobus, Associate Planner/Urban Historian, announced that City Council will be asked to designate 1732 Santa Barbara Street and 1710 Mira Vista Avenue as City Landmarks next Tuesday, June 19th. He asked that members attend representing the HLC. He also invited members of the Pearl Chase Society who would like to speak, particularly in favor of landmarking properties. The Commissioners will be informed via e-mail of the approximate time. Jaime Limón, Senior Planner/Design Review Supervisor, stated the City Clerk's office was asked to schedule the designation early on the agenda.
3. Mr. Limón stated that several complaints have been received about the overhead projector being too noisy. It was requested that the manufacturer replace the engine to reduce the noise. The old projector will be used for a couple of weeks while the overhead projector is not available.

E. Subcommittee Reports.

Chair La Voie reported on the EPV Design Guidelines Subcommittee. Language is being added about building heights and floor-to-lot area ratios.

Chair La Voie reported on the Airport Subcommittee and stated that the proposed interior design still needs work.

F. Possible Ordinance Violations.

No violations reported.

ARCHAEOLOGY REPORT

1. 1822 SAN PASCUAL ST

R-3 Zone

(1:48)

Assessor's Parcel Number: 043-163-013

Application Number: MST2004-00546

Owner: San Pascual Cottages, LLC

Architect: Peter Hunt

(Proposal to construct a seven unit condominium complex on a 15,341 square foot lot. Two existing single-family residences, a detached garage and shed currently located on site would be demolished.)

(Review of Phase I Archaeological Resources Report prepared by Heather Macfarlane and Michael Imwalle, Macfarlane Archaeological Consulting.)

Staff comment: Susan Gantz, Planning Technician II, stated that, although Dr. Glassow supports the report's conclusions, he concurs with City Environmental Analyst Debra Andaloro's recommendation that, given the possibility that residential trash deposits which may be present have a relatively remote chance of yielding significant information, the recommended mitigation to resurvey the site after demolition seems excessive. They both suggested placing the standard condition of approval on the project regarding the discovery of unanticipated archaeological resources in which case, if something is found, work would be halted immediately, the City Environmental Analyst would be notified, and an archaeologist would be retained by the applicant.

Motion: To accept the report with Dr. Glassow's and the City's Environmental Analyst's recommendation to place the standard condition of approval on the project regarding the discovery of unanticipated archaeological resources.

Action: Hausz/Adams, 6/0/0. (Naylor/Pujo absent.) Motion carried.

ARCHAEOLOGY REPORT

2. 125 S CALLE CÉSAR CHÁVEZ M-1/SD-3 Zone

Assessor's Parcel Number: 017-113-029

Application Number: MST2007-00274

Owner: Redevelopment Agency of the City of Santa Barbara

Applicant: Renee Brooke

(Request for review of a Phase I Archaeological Resources Report for future development of the site, which at this time is unknown.)

(Review of Phase I Archaeological Resources Report prepared by Heather Macfarlane, Macfarlane Archaeological Consultants.)

This item was postponed indefinitely at Staff's request.

ARCHAEOLOGY REPORT

3. 101 GARDEN ST (a.k.a. 222 SANTA BARBARA ST) HRC-2/SP-2/SD-3 Zone

(1:49)

Assessor's Parcel Number: 017-630-018

Application Number: MST2006-00210

Owner: Wright Partners

Agents: Suzanne Elledge and Trish Allen

Architect: Peikert Group Architects

Architect: Lenvik & Minor

(This case is for the Master Plan which implements the specific plan for the Paseo de la Playa project (Wright property). Three individual sites are included: Site 1 includes 91 residential condominiums in two- and three-story buildings over podium parking for 187 cars; Site 2 includes 16 affordable residential apartments in a three-story building with 12 garage parking spaces below; and, Site 3 includes a 45,125 square foot commercial building with a manager's residential unit and a surface parking lot for 142 cars. Laguna Channel runs along the east side of this site.)

(Review of Phase I Archaeological Resources Report prepared by Applied EarthWorks, Inc.)

Staff comments: Susan Gantz, Planning Technician II, stated that, although Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations, Senior Planner Jan Hubbell and Environmental Analyst Michael Berman have determined that it would be appropriate to go one step further and analyze the impacts as part of the Environmental Impact Report to be prepared for this project. As part of the EIR, appropriate mitigation measures would be applied if impacts were found to be potentially significant.

Motion: To accept the report as presented.

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

ARCHAEOLOGY REPORT

4. 520 W FIGUEROA ST

R-3 Zone

(1:50) Assessor's Parcel Number: 039-202-011
 Application Number: MST2006-00394
 Owner: Baltadano Family Trust
 Applicant: Pedro Baltadano
 Designer: Thomas Morrison

(Proposal to construct a two-story, three-unit residential condominium project. Each new unit would be approximately 1,400 square feet with three bedrooms and have an attached 420 square foot two-car garage. The existing 1,473 square foot single-family residence on the 7,550 square foot parcel would be demolished.)

(Review of Phase I Archaeological Resources Report prepared by Western Points Archaeology.)

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 there is minimal potential for encountering archaeological deposits during future ground disturbances and no further archaeological work is necessary or recommended at this time.

Motion: To accept the report.

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

**** THE COMMISSION RECESSED FROM 1:51 P.M. TO 2:07 P.M. ****

RECONSIDERATION HEARING

5. 320 E VICTORIA ST

R-3 Zone

(2:07) 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.)

(To revise previous motion for partial Preliminary approval.)

Present: Dennis Thompson, Architect
 Dennis Allen, Owner
 Margie Grace, Landscape Designer

Motion: To open the reconsideration hearing to revise the May 30, 2007, motion that gave partial preliminary approval to the project.

Action: Hausz/Adams, 6/0/0. (Naylor/Pujo absent.) Motion carried.

Motion: Continued two weeks for possible preliminary approval of the project with the following comments: **Unit 1:** 1) Unit 1 is acceptable and ready for preliminary approval. 2) The proposed porch enclosure, including the elevation, is supportable. 3) The wall plane with no recess is supportable. 4) It was suggested that the box return on the southwest elevation of the existing house be replicated. 5) The proposed variety in the windows is supportable. 6) Vertical elements shall be thickened to match the other windows. **Unit 2:** 1) The size, bulk, and scale continue 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, adding 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. **Solar panels:** The applicant may return with a redesign of the solar panels that solves the Commissions' concern that they be adequately screened from public view.

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

Staff notation: Staff revised the motion specific to solar panels in order to reflect the record accurately.

PRELIMINARY REVIEW

6. 320 E VICTORIA ST

R-3 Zone

(2:14) 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.)

(Preliminary Approval of the project is requested.)

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

Present: Dennis Thompson, Architect
 Dennis Allen and Kathy Bush, Owners
 Margie Grace, Landscape Designer
 Heather Baker, City Project Planner

Solar Panels:

Public comment opened at 2:23 p.m.

Kellam De Forest, local resident, stated that City views from the Riviera are an important part of the Santa Barbara visual experience. The solar panels may impact that visual experience, depending on their visibility. Chair La Voie responded that the proposed solar collectors are shown on the plans facing the opposite direction to the Riviera.

Public comment closed at 2:24 p.m.

Staff comments: Heather Baker, Project Planner, stated that Staff has met with the applicant to review the plans. It appears that the alternative design the applicant is presenting would meet the Solar Guidelines' intent that solar collectors not be publicly visible; with the exception of Unit 1, which shows a potential angle where a portion of the solar panel may be seen. She suggested that, if changes need to be made, the Commission should comment on the following: 1) Concerns about public visibility; or 2) The architecture of the parapet and the height shown on the alternative design. If the Commission is concerned about Unit 1's potential visibility and would like to see that Building-Integrated Photovoltaic technology be considered, the Commission should keep in mind that it should not have an impact of more than a \$2,000 additional cost or no more than a 20% decrease in efficiency between the total output of the entire solar energy system – including both photovoltaic electric and solar thermal energy components combined. Staff is pleased with the compromise that the applicant has worked-on in order to meet the goals of the Solar Guidelines.

Commission Comments: The Commission expressed concerns regarding allowing exposed solar panels on Mission Tile roofs for the new back building. The Commission recommends that the solar collectors be installed behind parapets or screened areas.

Units and Landscape:

Straw votes: How many Commissioners would agree that Unit 2 needs to be lowered? 6/0.

How many Commissioners could support lowering Unit 2 by one foot on each of the two lower levels? 6/0.

Motion: **Continued two weeks with the following comments: Unit 1:** 1) Unit 1 is generally acceptable. 2) One Commissioner requested a more appropriate design for the chimney cap. **Unit 2:** 1) A parapeted solution to conceal the solar collectors is supportable. 2) The composition of the northeast elevation entry door over window and fountain needs a better resolution. 3) There is concern about the location of the backflow preventer and any possible (Southern California) Edison vault. 4) There is concern about the location of certain windows under what appear to be bearing points in masonry architecture. 5) Reduce each of the two lower levels by one foot. 6) The details are acceptable with the exception of Detail 7 on Sheet A6.1, which should be modified to not have exposed flashing. **Landscaping:** 1) The landscape plan is generally acceptable. 2) Delineate the backflow preventer, the trash enclosure and its screening on the plans. 3) Provide detailing of the fence and landscape elements, with the following suggestions: a) Use decomposed granite instead of gravel. b) Establish a maintenance program. c) Soften the look of the white picket fence with flowers and upright elements.

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

DISCUSSION ITEM

7. 35 STATE ST

HRC-2/SD-3 Zone

(3:24) Assessor's Parcel Number: 033-102-004
Application Number: MST97-00357
Applicant: Mountain Funding Santa Barbara, LLC
Agent: Stonecreek LLC/Adventure Studios
Agent: Ken Marshall
Architect: Doug Singletary
Landscape Architect: Philip Suding
Engineer: Patrick Gibson & Bryan Mayeda
Engineer: Penfield & Smith Engineers, Inc.
Business Name: Ritz-Carlton Club

(Proposal for the Ritz-Carlton Club involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right-of-way.)

(Presentation to introduce new project team.)

Present: Ray Wicken, Managing Director, Mountain Funding
Ken Marshall, Consultant

The applicant, Ray Wicken, introduced Mountain Funding's plans. He reported that the evaluation of the project's team is near completion. The team's recommendations will then be presented to the Commission.

Staff comment: Debra Andaloro, Project Planner, clarified that the Californian Hotel does not have a cut-off date by which reconstruction must be completed as long as the permit stays active for the Entrada/Ritz-Carlton project.

Public comment opened at 3:30 p.m.

Robert Maxim, local resident, expressed concern about the years of delays in the rehabilitation of the Californian Hotel resulting in neglect of the building's maintenance that may make the rehabilitation difficult.

Public comment closed at 3:32 p.m.

Commission comments: The Commission looks forward to this project being built.

HISTORIC STRUCTURES REPORT

8. 1214 STATE ST

C-2 Zone

(3:33)

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

(This structure is on the City's List of Potential Historic Resources "Granada Theatre and offices." 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 Letter Addendum to Historic Structures/Sites Report focused on the marquee restoration, prepared by Alexandra C. Cole, Preservation Planning Associates.)

Present: Alexandra Cole, Architectural Historian
Steve Metsch, Architect
Monisha Adnani, Project Manager

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the report finds that the proposed marquee meets the Secretary of the Interior's Standards. The report points out that the original marquee was simpler than the proposed marquee.

Motion: To accept the Letter Report as submitted.

Action: Hausz/Adams, 6/0/0. (Naylor/Pujo absent.) Motion carried.

REVIEW AFTER FINAL

9. 1214 STATE ST

C-2 Zone

(3:37)

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

(This structure is on the City's List of Potential Historic Resources "Granada Theatre and offices." 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.)

(Continued Review After Final of marquee design.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 049-04.)

Present: Alexandra Cole, Architectural Historian
Steve Metsch, Architect
Monisha Adnani, Project Manager

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, requested that, if the Commission wants to move in the direction to accept the proposed marquee, a statement should be included to indicate that the Commission understands it is not an exact re-creation of the 1924 marquee, but, rather, it is in the "spirit" of the original marquee. Mr. Jacobus stated that the blade sign has been removed from the building and cannot be reinstalled without the appropriate approval.

Straw vote: How many Commissioners would like to see a marquee re-created (with materials) as if it had been made in the 1920s? 5/1. (Murray opposed.)

Public comment opened at 3:58 p.m.

Kellam De Forest, local resident, agreed with one Commissioner's comment about the proposed loss of the word "Theatre" in the name. He also commented that, if it was attempted to replicate the original marquee, the letter height could then be the same as the original. As to the material and color, what is being proposed appears to be a stock item from Los Angeles. Marquees were very common, but most must have been replaced with neon. Yet an example should be found that would closer match the original one installed.

Public comment closed at 4:00 p.m.

Motion: Continued two weeks with the following comments: 1) The design is generally acceptable. 2) The size of the cartouche is acceptable. 3) The changeable letters should be no greater than eight inches in height. 4) The decorative elements should be more suggestive of stamped sheet metal. 5) The color bronze should be a more authentic color to the 1920s. 6) Provide photometrics of the lighting as proposed. 7) Title 24 energy efficiency standards need to be addressed and the proposed lighting should be consistent with those standards. 8) This project presents an opportunity to find a more imaginative solution to energy efficiency.

Action: Adams/Hausz, 6/0/0. (Naylor/Pujo absent.) Motion carried.

CONCEPT REVIEW - NEW

10. 1022 LAGUNA ST

R-3 Zone

(4:02)

Assessor's Parcel Number: 029-222-022

Application Number: MST2006-00269

Owner: David S. and Laura M. Correia

Architect: Murray Duncan Architects

(Proposal to demolish an existing 1,025 square foot residence and 300 square foot accessory structure and to construct a new 7,349 net square foot, three-story, two-unit residential condominium development with a rooftop deck on a 5,030 square foot lot. The project will include four covered parking spaces on the ground level. Staff Hearing Officer approval will be required for the Tentative Subdivision Map, the Condominium Development, and two Zoning Modifications for encroaching into the front and interior yard setbacks.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP, THE CONDOMINIUM DEVELOPMENT, AND TWO ZONING MODIFICATIONS.)

Present: Murray Duncan, Architect
David Correia, Owner

Public comment opened at 4:16 p.m.

Chair La Voie acknowledged receipt of three letters expressing opposition to the proposed project:

1. Edwin Quackenbush, neighboring property owner, expressed concern that zoning modifications will result in overbuilding. Opposed to the proposed size, bulk, and scale.
2. Jeanette Aquino, neighbor, expressed concern that the proposed three stories exceed the building complexes on either side of the street and commented that the size of the parcel does not warrant such a large development. The proposal is not consistent with look and scope of the area. Laguna Street is very narrow and neither more traffic nor cars are needed in that area located between Carrillo and Figueroa Streets.
3. David and Susan Dickinson, neighbors, expressed opposition to the proposed modifications. The proposal is too large for the lot and out of character with the neighborhood. They were concerned with safety issues related to the backing out of vehicles associated with the project onto Laguna Street where there is heavy and rapid traffic flow both up and down the street.

Speakers in support of the project with some objections:

1. Edward Kunda, local resident, commented that he is disappointed that, instead of seeing a building, a parking lot will be seen. He suggested that the applicant reconsider the requested modifications. He stated that the proposal is better than what is currently there, but is concerned with the proposed height because the adjacent buildings are two-stories. Chair La Voie clarified that, with the proposal, the parking lot will not be seen because the building will cover it.

Public comment closed at 4:17 p.m.

Straw votes: How many Commissioners find the size, bulk, and scale acceptable? 1/5 (Adams/Boucher/La Voie/Murray/Sharpe opposed.)

With the removal of the pergola on the third story, how many Commissioners would then find the size, bulk, and scale acceptable? 1/5. (Adams/Boucher/La Voie/Murray/Sharpe opposed.)

Motion: **Continued two weeks with the following comments:** 1) The Commission finds the project overly detailed. Radically simplify the building's massing and architectural details. 2) Provide sideyard and perimeter landscaping of a substantial size. 3) The wall on Laguna Street should be a stone wall of a design similar to those found on the same street. 4) The roof top pergola and the proliferation of structures on the roof were not well received by the Commission. It was suggested that they be removed from the design.

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

CONCEPT REVIEW - CONTINUED

11. 911 LAGUNA ST

C-2 Zone

(4:33) Assessor's Parcel Number: 029-301-012
 Application Number: MST2007-00210
 Owner: Mr. and Mrs. Nick Tomkins
 Architect: Ray Ketzal

(This is a revised project description. 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, and the proposed carport to encroach into the front yard setback. The proposal has a floor-to-lot area ratio of .67 on this commercially-zoned, 5,031 square foot parcel.)

(Second Concept Review.)

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

Present: Ray Ketzal, Architect
 Jerry Goodman, Designer

Public comment opened at 4:46 p.m.

Pierre La Fond, neighbor, commended the applicant for the changes made to the plans. He also commented that taking down the third floor and placing the wine cellar below makes sense.

Public comment closed at 4:48 p.m.

Straw votes: How many Commissioners support the front yard encroachment for the garages in their present configuration? 6/0.

How many Commissioners find the size, bulk, and scale acceptable? 6/0.

Motion: **Continued indefinitely to the Staff Hearing Officer with the following positive comments:** 1) The front yard encroachment for the garages is supportable. 2) The size, bulk, and scale are acceptable. 3) The reduction and removal of the third floor are greatly appreciated. 4) The architectural expression is found to be compatible and acceptable in El Pueblo Viejo Landmark District. 5) The applicant is commended for not adding any more elements to the building.

Action: Hausz/Adams, 6/0/0. (Naylor/Pujo absent.) Motion carried.

**** BREAK SCHEDULED FROM 4:52 P.M. TO 5:08 P.M. ****

FINAL REVIEW

12. 1137 STATE ST

C-2 Zone

(5:08)

Assessor's Parcel Number: 039-231-037

Application Number: MST2007-00049

Owner: 1129 State Street Limited Partnership

Applicant: Carole Denardo

Architect: Glen Morris

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.)

(Final Approval of the project is requested.)

Present: Glen Morris, Architect
James Drews, Architect

Motion: **Final approval with the comment that the Commission expressed great appreciation for the research of the original building color and the incorporation of that color into the design scheme.**

Action: Adams/Murray, 5/0/1. (Naylor/Pujo absent. Hausz abstained.) Motion carried.

CONCEPT REVIEW - NEW

13. 651 PASEO NUEVO C-2 Zone

(5:16) Assessor's Parcel Number: 037-400-002
Application Number: MST2007-00292
Owner: Santa Barbara Redevelopment Agency
Applicant: Glen Morris
Business Name: Paseo Nuevo

(Proposal to change all incandescent light bulbs throughout the Paseo Nuevo complex to compact fluorescent bulbs in 46 existing wrought iron and glass "Wynona" wall mounted and free standing light fixtures.)

Present: Glen Morris, Agent

Motion: Continued two weeks to allow the Commission to do an individual site visit of the Paseo Nuevo and see the variety of proposed light fixtures.

Action: Adams/Sharpe, 6/0/0. (Naylor/Pujo absent.) Motion carried.

PRELIMINARY REVIEW

14. 1710 MIRA VISTA AVE E-1 Zone

(5:28) Assessor's Parcel Number: 019-090-015
Application Number: MST2007-00014
Owner: Christine McLaughlin
Applicant: 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 and to be located in the remaining front yard. This application includes abatement of ENF2007-00139 for over-height hedges.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 041-07.)

Present: Vadim Hsu, Architect

Motion: Final approval and continued two weeks to the Consent Calendar for review of details with the following comments: 1) Sheet 3.1 requires changes to details 2, 3, 4, and 15. 2) Substitute Sheet A1.1 showing the air conditioning condensers adjacent to the pool equipment is acceptable. 3) It is the Commission's opinion that the hedge located along Mira Vista Avenue at its present height is acceptable and compatible with the neighborhood; however, this opinion should not constitute an approval.

Action: Sharpe/Adams, 6/0/0. (Naylor/Pujo absent.) Motion carried.

IN-PROGRESS REVIEW

15. 1722 STATE ST C-2/R-1 Zone

Assessor's Parcel Number: 027-102-021
Application Number: MST2005-00455
Owner: 1722 State Street Investors, LLC
Applicant: Howard Gross/1722 State St. 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.)

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

This item was postponed indefinitely at applicant's request.

CONCEPT REVIEW - NEW

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

Assessor's Parcel Number: 019-170-022
Application Number: MST2007-00296
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 demolish an existing 3,078 square foot cottage (#12 "Overlook") and to construct a new 3,250 net square foot Spanish-style cottage at El Encanto Hotel. Grading and landscaping will also be included in this project.)

(This proposal was heard as a Discussion Item on September 6, 2006, under MST2005-00490.)

(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE DETERMINATION.)

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

CONSENT CALENDAR**NEW ITEM**

A. 2419 STATE ST E-3 Zone

Assessor's Parcel Number: 025-071-009
Application Number: MST2007-00041
Owner: Hyder Family Trust
Architect: Richele Mailand

(This structure is on the City's List of Potential Historic Resources: "Houners house." Proposal to remodel interior space and replace four windows, one entry door, and outdoor lighting fixtures. Also proposed is to demolish an unpermitted exterior stucco balcony wall and install a combination wrought iron/wood railing. Project will require a Zoning Compliance Declaration due to the configuration of the legal first-floor rear bedroom with no internal access.)

Continued indefinitely to the Full Board with the following comments: 1) Windows need to match the existing windows. 2) Design of railing needs to be compatible with the style of architecture. Provide the inspiration (historic precedent) for the design of the railing.

CONTINUED ITEM

B. 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.)

Final approval as submitted.

CONTINUED ITEM

C. 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.")

(Second Concept Review.)

Final approval as submitted.

CONTINUED ITEM

D. 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.)

(Third Concept Review.)

Continued two weeks to June 27, 2007.

NEW ITEM

E. 1727 STATE ST C-2 Zone

Assessor's Parcel Number: 027-101-009
Application Number: MST2007-00291
Owner: Business Center Properties
Applicant: Greg Lindner
Contractor: Rec Solar

(Proposal to install a 28 panel 5.824 kw solar energy electric system on the roof of a two-story commercial structure. The proposed maximum height of the panels above the roof is 16 inches. The existing parapet on the building is five inches tall.)

Final approval as noted on the plan.

FINAL REVIEW

F. 1101 ANACAPA ST C-2 Zone

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 courtyard paving and landscaping details is requested. Development Plan Approval findings made previously.)

Final approval as noted on Sheet A1.01 with the condition that the area within the basketweave patterned area of the courtyard be changed. Revised drawings to return to Staff. Landscaping was approved as submitted.

NEW ITEM

G. 633 E CABRILLO BLVD HRC-1/SP-1/SD-3 Zone

Assessor's Parcel Number: 017-680-013
Application Number: MST2007-00281
Owner: Fess Parker Doubletree Hotel

(This parcel is on the City's List of Potential Historic Resources: "Site of Southern Pacific Railroad Roundhouse." Proposal to install 45 privacy walls between individual guest room decks perpendicular to the face of the building on the second and third floor decks in Buildings B, C, and G of the Fess Parker Doubletree Hotel/Resort. Coastal review for this project has been completed.)

Continued two weeks with the following comments: 1) Privacy wall type 2 is acceptable.
2) Privacy wall type 1 needs to be better integrated into the architecture.

NEW ITEM

H. 536 STATE ST C-M Zone

Assessor's Parcel Number: 037-173-001
Application Number: MST2007-00293
Owner: 536 State Street, LLC
Architect: Dawn Sherry
Business Name: Joe's Cafe

(Proposal to replace two existing entry doors and five existing fixed windows with handicapped accessible entry doors and operable windows on two street frontages at Joe's Cafe.)

Final approval as submitted with the condition that the reeded glass in the doors be changed to etched glass.

REVIEW AFTER FINAL

I. 1635 STATE ST C-2 Zone

Assessor's Parcel Number: 027-181-005
Application Number: MST2006-00761
Owner: Joe & Beatryce Butler Family Revocable Trust
Architect: Gil Garcia

(Proposal to permit the removal of an existing wood patio and stairs and the as-built construction of a new sandstone patio over concrete with new wood railing. Approval will abate ENF2006-01002.)

(Review After Final of proposed railing changes.)

Final approval of Review After Final as noted on the plan, with revised plan to return to Staff.

**** MEETING ADJOURNED AT 5:47 P.M. ****