



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, June 27, 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 1:52 p.m.
 FERMINA MURRAY – Absent
 SUSETTE NAYLOR – Absent
 DONALD SHARPE – Absent

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

ROGER HORTON – Present 1:50 p.m. to 2:48 p.m.

PLANNING COMMISSION LIAISON:

STELLA LARSON – Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present from 1:50 p.m. to 2:58 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 folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- ** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- ** The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- ** The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- ** Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- ** The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- ** **Items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**
- ** **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- ** **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/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 22, 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 (1:52):

- 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 June 13, 2007.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 13, 2007, with corrections.

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

- C. Consent Calendar.

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

Action: La Voie/Hausz, 5/0/0. (Murray/Naylor/Sharpe 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 Murray, Sharpe, and Naylor would be absent from today's meeting.
- b) The project at 1900 Lasuen Road, which was previously postponed, has been postponed for another two weeks at the applicant's request. (That item is not on the agenda.) Item 10 on today's agenda, 1214 State Street, has been postponed two weeks at the applicant's request.

Motion: To postpone Item 10, 1214 State Street, two weeks at applicant's request.

Action: Boucher/Hausz, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

- c) There will be a joint public meeting of the Planning Division, Building and Safety Division, and the Public Works Department to share and discuss new codes, policies, process changes, staffing levels, and to receive feedback regarding customer service. The meeting will be held from 8:30 to 10:30 a.m. on Thursday, June 28th, in the David Gebhard Public Meeting Room at 630 Garden Street. While seating is open, an RSVP to the Building and Safety Division is requested by calling the Building and Safety Division at 564-5485.
 - d) Due to the 4th of July holiday, the HLC submittal deadline for projects to be reviewed on July 11th is Tuesday, July 3rd.
2. Mr. Adams stated he saw a DVD about public art in Santa Barbara that was developed by the County Arts Commission. It was an excellent presentation about historical public art in the City that focused on 16 permanent installations. The DVD will soon be available for distribution.

E. Subcommittee Reports.

Mr. La Voie reported on the Airport Subcommittee and stated that the Subcommittee was satisfied with the Terminal's proposed interior design at its last review.

Ms. Boucher reported on the Events Subcommittee and announced that the HLC Summer party will be planned for August. The location will be agreed upon once the absent HLC members return.

F. Possible Ordinance Violations.

No violations reported.

ARCHAEOLOGY REPORT

1. 618 SAN PASCUAL ST R-3 Zone
 (1:59) Assessor's Parcel Number: 037-102-023
 Application Number: MST2007-00028
 Owner: Anthony F. Kar
 Applicant: Housing and Redevelopment

(Proposal from the City of Santa Barbara Housing & Redevelopment Agency to assist Habitat for Humanity in the acquisition of a vacant lot and subsequent construction of up to five residential units.)

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

Staff comments: Susan Gantz, Planning Technician II, stated Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because no significant prehistoric or historic archaeological remains or artifacts are anticipated to occur subsurface within the project parcel, no further archaeological investigation is required for this location.

Motion: To accept the report as submitted.

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

ARCHAEOLOGY REPORT

2. 1967 STANWOOD DR A-1 Zone

(1:59) Assessor's Parcel Number: 019-050-002
Application Number: MST2007-00081
Owner: Ronald B. Dinning
Applicant: Sophie Calvin

(Proposal for remodeling and a 990 square foot one story addition to an existing single family residence, a new 529 square foot detached garage with a 463 square foot second-floor accessory space, garden stairs, patio, trellises and exterior fireplace. The project is located on a 32,916 square foot lot in the Hillside Design District. A modification is requested for the accessory structure to encroach into the front yard.)

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

Staff comments: Susan Gantz, Planning Technician II, stated Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the 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 submitted.

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

ARCHAEOLOGY REPORT

3. 1318 & 1320 N ONTARE RD A-1 Zone

(2:00) Assessor's Parcel Number: 055-160-046
Application Number: MST2003-00296
Owner: Thomas W. and Barbara J. Swiggum Trustees
Applicant: Isaac Romero/Suzanne Elledge

(Proposal for a lot split of an approximate 8 acre lot to create two lots of approximately 3.96 and 4.05 acres, with average slopes of 35% and 30%, respectively.)

(Review of Phase I Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)

Staff comments: Susan Gantz, Planning Technician II, Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that no further archaeological work is necessary or recommended due to the minimal potential for unrecorded archaeological resources to be present.

Motion: To accept the report as submitted.

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

HISTORIC STRUCTURES REPORT

4. 500 FOWLER RD

A-F/SD-3 Zone

(2:00) Assessor's Parcel Number: 073-450-003
Application Number: MST2007-00002
Owner: Santa Barbara Airport
Architect: Fred Sweeney
Architect: Joseph Grogan

(Proposal for the construction of a new two-story Airline Terminal facility measuring approximately 67,000 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. The project requires approval by the Planning Commission.)

(Review of Historic Structures/Sites Report prepared by Architectural Resources Group.)

Present: Lori Owens, City Project Planner
Justine Leong, Architectural Resources Group

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated Staff has read the report and agreed with its conclusions and recommendations. He pointed out that the report was well-prepared.

Commissioner La Voie commented that, although the report's photographs indicate that, historically, the airport had a simple lawn and landscape, the Airport Subcommittee has been paying attention to the Planning Commission's desire for a fairly lush tropical landscape. The balance could be struck by providing a lawn area leading up to the structure and a more elaborate palette as the landscape moves away from the structure. Ms. Leong stated that the new building associated with this report will be a LEED™ certified building with low-water use landscaping. Creating a lush tropical landscape would not be consistent with that goal.

Motion: To accept the report with the condition that an attachment or addendum letter shall be provided indicating the relationship between the location of the existing historic building and the proposed new building.

Action: Boucher/La Voie, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

HISTORIC STRUCTURES REPORT

5. 1900 LASUEN RD

R-2/4.0/R-H Zone

(2:07) 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 focused on final construction plans for Building 1 of Group B, prepared by Alexandra C. Cole, Preservation Planning Associates.)

Present: Alexandra Cole, Architectural Historian
Minh Pham, Representing Ownership

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that, through the review process, there have been a series of alterations and reviews addressing Building 1. Mr. Jacobus pointed out that, although the original Building 1 no longer exists, the entire site could be eligible as a City Historic District and that it includes landmark-worthy buildings. It was requested that the historical consultant review the final drawings approved by the HLC and provide a letter addendum indicating the cumulative design changes are appropriate and would not have a negative impact on the building's potential for becoming part of an historic district. Staff read the report, agreed with its conclusions, and recommended its acceptance.

Motion: To accept the report as submitted.

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

HISTORIC STRUCTURES REPORT

6. 1420 ALAMEDA PADRE SERRA E-1 Zone
 (2:10) Assessor's Parcel Number: 019-193-011
 Application Number: MST2006-00292
 Owner: Jo Ann Sutton
 Owner: Larry Smith
 Architect: Kurt Magness

(Proposal to construct an attached 470 square foot garage and convert the existing attached 283 square foot garage into living space. The one-story 3,314 square foot single-family residence is located on a 21,814 square foot lot in the Hillside Design District. A modification is requested to allow the new garage to encroach into the interior yard setback.)

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

Present: Shelley Bookspan, Historian
 Kurt Magness, Architect

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that, at a site visit, he observed the quality of the building's architecture. Considering the possibility that it was designed by a significant architect, a Historic Structures/Sites report was requested. Unfortunately, the report was not able to determine the architect, but it does determine that it is worthy of Structure of Merit status. Staff reviewed the report and agreed with its conclusions.

Motion: To accept the report with the following conditions: 1) On page 7, the last sentence in the last paragraph shall be removed. 2) On page 12, the second through fifth sentences in the last paragraph shall be removed. 3) Provide additional information as to the original resident Umberto Dardi.

Action: Boucher/Pujo, 4/0/1. (Murray/Naylor/Sharpe absent. La Voie abstained.) Motion carried.

CONCEPT REVIEW - NEW

7. 28 W CABRILLO BLVD & 1 STATE ST HRC-1/R-4/SD-3 Zone
 (2:17) Assessor's Parcel Number: 033-102-002
 Application Number: MST2007-00276
 Owner: Beach Motel Partners
 Architect: Cearnal Andrulaitis
 Business Name: Harbor View Inn Spa

(This structure is on the City's List of Potential Historic Resources: "La Casa Del Mar Motel." Proposal to convert an existing 1,812 square foot hotel conference room to a guest spa and 668 square feet of exterior improvements including a new Jacuzzi spa and privacy wall at an existing patio at the Harbor View Inn. Staff Hearing Officer approval for three zoning modifications will be required for the Jacuzzi to be located within 15 feet of the front lot line; existing overheight hedges and new wall to be located within 10 feet of a front lot line; and to add a new door within the required 30 foot front yard setback on this 67,122 square foot parcel in the non-appealable jurisdiction of the Coastal Zone.)

(COMMENTS ONLY; PROJECT REQUIRES ZONING MODIFICATIONS.)

Present: Brian Cearnal, Architect
George Mansour, Designer

Straw vote: How many Commissioners would have a problem with the requested modification to add a new door within the required 30 foot front yard setback? 0/5. (All would support the modification with an appropriate door design.)

Motion: Continued two weeks to allow the Commission to make individual site visits and determine whether a modification for the new privacy wall is appropriate as proposed by the applicant.

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

CONCEPT REVIEW - CONTINUED

8. 102 E PUEBLO ST E-1 Zone

(2:36) Assessor's Parcel Number: 025-201-024
Application Number: MST2006-00451
Owner: Melville Sahyun
Designer: Steve Morando

(This is a revised project. Proposal for a two-story addition and remodel of an existing one-story single-family residence located in the Mission Area Special Design District. The proposal includes a 909 square foot first- and second-story addition, a second-story deck, interior and exterior remodeling, and a roof-mounted solar array. The project would result in a 3,240 square foot two-story dwelling with the existing detached garage, greenhouse, and accessory building to remain on the 15,947 square foot lot. Modifications are requested for exterior remodeling in the setbacks.)

(Second Concept Review. Project originally reviewed by Architectural Board of Review but HSSR determined that this structure is a potential Structure of Merit.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, STAFF HEARING OFFICER APPROVAL OF ZONING MODIFICATIONS, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Present: Steve Morando, Designer
Wayne Ward, General Contractor
Melville and Irene Sahyun, Owners

Staff comments: Jaime Limón, Senior Planner/Design Review Supervisor, stated that, with the adoption of the Updated Neighborhood Preservation Ordinance, the Historic Landmarks Commission (HLC) has additional guidelines to follow in order to verify neighborhood compatibility. The Commission should consider the following new guidelines: 1) Is the site permeability being affected by the proposed addition? 2) The ordinance has applied a guideline to this lot because it is over 15,000 square feet in size, when considering the floor-to-lot area ratio. The parcel contains a large accessory building, which is placing it over the limits. If the accessory building were removed, the project would be in compliance; otherwise, if included, the HLC shall determine whether it is causing overbuilding of the site. 3) The Commission has the ability to ask for a twenty-closest-homes analysis to determine neighborhood compatibility, along with showing how the structure fits in with other buildings on the block. 4) There are additional privacy standards that are required findings.

There is a Good Neighbor Guideline suggesting that second-story balconies and decks be at least 15 feet from interior lot lines when possible; in this case, the proposed deck is only 10 feet from the interior lot line. Another Good Neighbor Guideline suggests the inclusion of privacy elements such as screen walls, trellises, or careful placement of windows, in order to mitigate privacy impacts on neighbors.

In response to the Commission's question as to whether the Architectural Board of Review (ABR) will be giving this project final approval:

Mr. Limón explained that this project would need to be reviewed by the ABR for final approval of the design. The applicant has the option, at this time, to waive the waiting period requirements and ask the Commission to place the property on the City's List of Potential Historic Resources to avoid having the project reviewed by another design review board. Mr. Limón will discuss this issue with the applicant.

Mr. Limón stated that, in the future, one way to alleviate the applicants from having projects with a potential historic significance reviewed by both the HLC and the ABR is for the Commission to accept the Historic Structures Report and, at the same time, and with the property owner's permission at that time, move to place the property on the Potential Historic List, which would provide the HLC complete purview for final approval.

Public comment opened at 2:53 p.m.

Mr. Sahyun read into the record a letter from Dr. and Mrs. James Tamborello, neighbors, expressing support for the project.

Public comment closed at 2:53 p.m.

Motion: Preliminary approval and continued indefinitely with the following conditions: 1) Place a tree in the vicinity of the northeast portion between the garage and the property to soften the view of the second story. 2) Resolve the location of the door (that is currently designed half way under the balcony and half way under the structure) to be preferably under the house, and shorten the corresponding overhang. 3) The Commission finds there is no impact to the historic resource.

Action: Boucher/Hausz, 4/0/1. (Murray/Naylor/Sharpe absent. La Voie abstained.) Motion carried.

Motion: **To reopen the item in order to amend the previously stated motion.**

Action: Hausz/Adams, 4/0/1. (Murray/Naylor/Sharpe absent. La Voie abstained.) Motion carried.

Amended

Motion: **Continued indefinitely to the Staff Hearing Officer with the following comments:** 1) The project is ready for preliminary approval. 2) Place a tree in the vicinity of the northeast portion between the garage and the property to soften the view of the second story. 3) Resolve the location of the door (that is currently designed half way under the balcony and half way under the structure) to be preferably under the house, and shorten the corresponding overhang. 4) The Commission finds there is no impact to the historic resource.

Action: Hausz/Boucher, 4/0/1. (Murray/Naylor/Sharpe absent. La Voie abstained.) Motion carried.

PRELIMINARY REVIEW

9. 320 E VICTORIA ST R-3 Zone

(2:59) 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 Allen, Owner/Contractor
Dennis Thompson, Architect

Motion: Preliminary approval and continued indefinitely to the Consent Calendar with the condition that the landscape plans shall be provided for final review.

Action: La Voie/Hausz, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

Commission comment: Appreciation was expressed for the applicant's efforts to include solar energy technology in the design in an inconspicuous way.

REVIEW AFTER FINAL

10. 1214 STATE ST C-2 Zone

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

(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.)

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

CONCEPT REVIEW (NEW) – Referred from Consent Calendar

801 GARDEN ST C-2 Zone

(3:11) Assessor's Parcel Number: 031-012-029
 Application Number: MST2007-00308
 Owner: FBK Investments, LLC
 Contractor: Gencon Development, Inc.
 Business Name: Antioch University

(This structure is on the City's Potential List of Historic Resources: "Neighborhood House" and is eligible for designation as a City Landmark. Proposal to approve an as-built second floor wrought iron railing installed to replace a deteriorated Monterey style wooden railing. This is to abate violation ENF2007-00528.)

Present: Kris Beck

Motion: Continued two weeks to the Consent Calendar to have the applicant provide a drawing with the reproduction of the existing wood railing design.

Action: La Voie/Boucher, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

11. 651 PASEO NUEVO C-2 Zone

(3:17) Assessor's Parcel Number: 037-400-002
 Application Number: MST2007-00292
 Owner: Redevelopment Agency/Santa Barbara
 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.)

(Second Concept Review.)

Present: Glen Morris, Agent

Motion: Final approval of the clear, un-frosted glass with the fluorescent bulb replacement as proposed.

Action: La Voie/ , 0/0/0. Motion failed.

Substitute

Motion: Final approval of the fluorescent bulbs as proposed with the condition that the glass be frosted.

Action: Adams/Boucher, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:28 P.M. TO 3:48 P.M. ****

CONCEPT REVIEW - CONTINUED

12. 1022 LAGUNA ST R-3 Zone

(3:48) 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.)

(Second Concept Review.)

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

Present: Bob Cunningham, Landscape Architect
Murray Duncan, Architect
David Correia, Owner

Public comment opened at 4:05 p.m.

Kellam De Forest, local resident, commented that the public view of this project from Laguna Street is too busy and does not fit into the surrounding neighborhood.

Public comment closed at 4:05 p.m.

Straw votes: How many Commissioners would support the roof top without any amenities, and find the living space alone acceptable? 4/1. (Boucher opposed.)

How many Commissioners find the mass, bulk, and scale acceptable? 0/5. (All opposed.)

How many Commissioners would find the footprint as presented acceptable with some modifications? 3/2. (Boucher/La Voie opposed.)

How many Commissioners find the elevator to the roof top is excessive in terms of the mass, bulk, and scale? 5/0. (All agreed.)

Motion: **Continued two weeks with the following comments:** 1) The landscape is acceptable as presented. 2) There are too many variations in the windows and doors that do not relate. 3) There should be fewer elements in the design and a further simplification. 4) A roof terrace without any amenities would be supportable. 5) The mass, bulk, and scale are not acceptable. 6) The footprint presented is acceptable with some modifications. 7) The elevator to the roof top is excessive in terms of its mass. 8) The building is a partial contemporary interpretation of the historic style.

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

PRELIMINARY REVIEW

13. 12 E MONTECITO ST HRC-2/SD-3 Zone

(4:24) Assessor's Parcel Number: 033-051-016
Application Number: MST95-00044
Applicant: Rodney James Shull Memorial Foundation
Architect: Gregory Burnett
Architect: Henry Lenny Design Studio

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

(Preliminary Approval is requested for the revised design of a previously approved youth hostel.)

(ENVIRONMENTAL ASSESSMENT IS COMPLETE AND PROJECT HAS RECEIVED A SUBSTANTIAL CONFORMANCE DETERMINATION.)

Present: Gregory Burnett, Architect
Henry Lenny, Architect

Staff comment: Peter Lawson, Associate Planner, stated that Staff concluded that the project is in substantial conformance with the original approval and the Planning Commission agreed with Staff.

Public comment opened at 4:33 p.m. and, as no one wished to speak, public comment was closed.

Motion: **Revised preliminary approval and continued indefinitely with the following conditions:** **1)** Change the windows from double-hung to casement. **2)** Consider reducing the size of the windows on the west elevation. **3)** Bring forward the comments made at the February 21, 2007, meeting: **a)** Expressed general support for the plan and concept. **b)** Requested at least one significant skyline tree. **c)** Expressed concern about the bicycle parking location. Suggested exploring the possibility of having bicycle lockers and requested that the location of the bicycle parking be closer to a public area near an entrance. **d)** Requested incorporation of public art in the courtyard area. **e)** Supported the concept of the gravel perimeter with a succulent palette. **f)** Expressed support for the use of jacarandas. **g)** Expressed concern about the use of olive trees in the courtyard and suggested raising the planters as a possible solution.

Action: La Voie/Boucher, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

CONCEPT REVIEW (NEW) – Referred from the Consent Calendar

1 STATE ST

HRC-2/SD-3 Zone

(4:41) Assessor's Parcel Number: 033-102-017
Application Number: MST2007-00297
Owner: Romasanta Family Living Trust 12/3/03
Architect: Larry Clark
Business Name: Eladio's Restaurant

(Proposal for rooftop equipment screening with wrought iron grillework and bird netting.)

Present: Larry Clark, Architect

Motion: **Continued two weeks to the Consent Calendar with the following comments:** **1)** The proposal is unacceptable because the wrought iron design is foreign to this building and the netting would be in the public's view. **2)** The applicant is directed to look at the type of technology used at the U.S. Naval Reserve Center.

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

CONSENT CALENDAR**CONTINUED ITEM**

A. 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: 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.)

(Second Concept Review.)

Final approval with color specified to be Sunbrella "Brass" # 4658.

NEW ITEM

B. 1 STATE ST HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-102-017
Application Number: MST2007-00297
Owner: Romasanta Family Living Trust 12/3/03
Architect: Larry Clark
Business Name: Eladio's Restaurant

(Proposal for rooftop equipment screening with wrought iron grillework and bird netting.)

Referred to Full Board.

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.)

(Fourth Concept Review.)

Continued two weeks at applicant's request.

CONTINUED ITEM

D. 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.)

(Second Concept Review.)

Final approval as submitted with addition of a clay pot at privacy screen wall Type 1.

FINAL REVIEW

E. 1710 MIRA VISTA AVE E-1 Zone

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 overheight hedges.)

(Final Approval of architectural details is requested.)

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

Continued two weeks due to applicant's absence.

NEW ITEM

F. 801 GARDEN ST C-2 Zone

Assessor's Parcel Number: 031-012-029
Application Number: MST2007-00308
Owner: FBK Investments, LLC
Contractor: Gencon Development, Inc.
Business Name: Antioch University

(This structure is on the City's Potential List of Historic Resources: "Neighborhood House" and is eligible for designation as a City Landmark. Proposal to approve an as-built second floor wrought iron railing installed to replace a deteriorated Monterey style wooden railing. This is to abate violation ENF2007-00528.)

Referred to Full Board.

REVIEW AFTER FINAL

G. 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.)

(Review After Final of change to entry doors.)

Final approval of the Review After Final as noted on the drawing.

FINAL REVIEW

H. 500 NIÑOS DR P-R/SD-3 Zone

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

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

(Final Approval of the project is requested.)

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

Final approval as submitted.

FINAL REVIEW

I. 500 NIÑOS DR P-R/SD-3 Zone

Assessor's Parcel Number: 017-382-002
Application Number: MST2003-00032
Owner: City of Santa Barbara
Agent: Tynan Group
Architect: Blackbird Architects
Business Name: Santa Barbara Zoological Gardens

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

(Final Approval of the project is requested.)

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

Final approval as submitted.

NEW ITEM

J. 136 W YANONALI ST R-4/SD-3 Zone

Assessor's Parcel Number: 033-033-013
Application Number: MST2007-00318
Owner: Transki, Aaron

(This structure is on the City's List of Potential Historic Resources. Proposal to replace wood windows with new wood windows to match the original mullion pattern to abate ENF2007-00357.)

Final approval as submitted.

**** MEETING ADJOURNED AT 4:52 P.M. ****