



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, August 8, 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
 KEN CURTIS – Present
 STEVE HAUSZ – Present 1:36 p.m. to 3:30 p.m.; and at 3:32 p.m.
 FERMINA MURRAY – Present
 SUSETTE NAYLOR – Absent
 DONALD SHARPE – Present until 5:10 p.m.

CITY COUNCIL:

MAYOR MARTY BLUM – Present 3:40 p.m. to 5:25 p.m.

CITY COUNCIL LIAISON:

ROGER HORTON – Present 2:55 p.m. to 5:25 p.m.

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON – Present 1:34 p.m. to 2:55 p.m.

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present until 2:36 p.m. and 3:45 p.m. to 5:25 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 <u>at the time of submittal & each time plans are revised</u> . <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. <u>Plans</u> 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 4:00 p.m., Monday through Thursday, and every other 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 August 3, 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.)

Kellam De Forest, local resident, commented on the project located at 710 Anacapa Street. He asked that the Commission consider making the landmarking of the existing cottage a prerequisite to the approval of the building of new condos on the site.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of July 25, 2007.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of July 25, 2007, with corrections.

Action: Boucher/Sharpe, 6/0/2. (Adams/Hausz abstained. Naylor absent.) Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by William La Voie, with the exception of the landscape plan for Item E, 12 East Montecito Street, which was reviewed by Robert Adams.

Action: Sharpe/Murray, 8/0/0. (Naylor absent.) Motion carried.

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

1. Ms. Gantz announced the following changes to the agenda:

- a) Commissioner Naylor would be absent today.
- b) The project at 1022 Laguna Street, which was continued two weeks to today's meeting, was postponed indefinitely at the owner's request. (This item is not on the agenda.)
- c) The City Council presentation of the joint ABR/HLC Design Awards will be presented August 21st at City Hall. The time is to be determined.

2. Ms. Boucher announced she has the sign-up sheet for the August 18th HLC summer gathering.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No violations reported.

G. Request for the HLC to form a Subcommittee to consider updating and reviewing the City's Landscape Design Standards for Water Conservation, adopted June 1989 (SBMC Section 22.80.020). (Staff Contact: Alison Jordan, Water Conservation Coordinator, Public Works Department.)

Robert Adams will be the appointed HLC representative and William La Voie will be the alternate.

ARCHAEOLOGY REPORT

1. 710 ANACAPA ST

C-2 Zone

(1:44) Assessor's Parcel Number: 031-081-013
Application Number: MST2006-00312
Owner: Carlos Adame
Agent: Lisa Plowman
Architect: Peikert Group Architects

(This is a revised proposal for a new 4,031 square foot, two and one-half story, 42 foot tall mixed-use development including the preservation of 577 square feet of an existing 1,562 square foot structure on the City's List of Potential Historic Resources (Myers Cottage). The project will include relocation of the existing structure (which will be used as commercial space) nine feet to the west, new construction at ground level to provide two residential condominium units (one, two-bedroom unit and one, three-bedroom unit), three covered residential parking spaces, and one uncovered commercial parking space. The existing stone site wall will be preserved.)

(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. And, although outside of Dr. Glassow's purview, he commented that the existing structure on the property is a nice example of the Carpenter Gothic architectural style and hopes its essential qualities are preserved.

Motion: To accept the report as presented.

Action: Boucher/Sharpe, 8/0/0. (Naylor absent.) Motion carried.

ARCHAEOLOGY REPORT2. WEST BEACH PEDESTRIAN IMPROVEMENT PROJECT HC/P-R/SD-3 Zone

(1:48) Assessor's Parcel Number: 033-120-018
 Application Number: MST2006-00122
 Owner: City of Santa Barbara
 Applicant: Jeannette Candau
 Designer: Conceptual Motion Company

(Proposed enhancements to pedestrian linkage between Stearns Wharf and the Harbor including pedestrian crossings across Cabrillo Boulevard to the beachfront, new benches, lighting, trash/recycle cans, news racks, repairs to existing sidewalks, landscaping, improvements at Sea Landing, and viewing stations on West Beach. The project will require coastal review.)

(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 monitoring occur when removing materials obscuring the existing ground surfaces in order to address less than significant impacts on prehistoric cultural resources for both the West Beach Improvements Project and the Los Baños Backwash Connection project.

Motion: To accept the report as presented.

Action: Adams/Hausz, 8/0/0. (Naylor absent.) Motion carried.

ARCHAEOLOGY REPORT3. 1015-1025 SANTA BARBARA ST C-2 Zone

(1:48) Assessor's Parcel Number: 029-211-007
 Application Number: MST2006-00224
 Owner: Haywards Family Partnership
 Architect: Cearnal Andrulaitis Architects

(Proposal to demolish 14,602 square feet of existing commercial buildings, demolish surface parking with 45 spaces and construct a new, four-story mixed-use project with 26,383 square feet of underground parking, 12,397 square feet of commercial space and 29,572 square feet of one, two and three bedroom condominium units (15 units total) on four separate parcels (APNs 029-211-006, -007, -008, and -009) totaling 31,310 square feet. Two of the condominium units would be affordable. Approximately 12,250 cubic yards of grading excavation is proposed as a part of this project. Planning Commission approval will be required for a Tentative Subdivision Map and a modification of the lot area requirements to allow two over-density units.)

(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 proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no mitigation measures are required.

Motion: To accept the report as submitted.

Action: Hausz/Pujo, 8/0/0. (Naylor absent.) Motion carried.

ARCHAEOLOGY REPORT

4. 2206 MISSION RIDGE RD A-1 Zone
(1:50) Assessor's Parcel Number: 019-071-009
Application Number: MST2006-00757
Owner: Jane Dreyfus Diniz 2002 Trust
Agent: Pat Yochum
Agent: Jessica Grant

(Proposal for a lot line adjustment between two legal lots created in 1955 by Planning Commission approval. Equal area adjustment in size and slope to correct garage over lot line and portion of residence. Adjustment would result in compliance with current zoning setbacks.)

(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 proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no mitigation measures are required.

Motion: To accept the report as presented.

Action: Hausz/Adams, 8/0/0. (Naylor absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 1:52 P.M. TO 2:02 P.M. ****

HISTORIC STRUCTURES REPORT – CONTINUED

5. 125 RAMELTO RD A-2 Zone

(2:02) Assessor's Parcel Number: 015-211-011
Application Number: MST2007-00333
Owner: Burrows Family Trust 5/18/93
Designer: Peter Kavonian

(Proposal for a 640 square foot master bedroom addition with a 311 square foot basement beneath to an existing 2,974 square foot residence and attached garage. The project will result in a 3,925 square foot structure on a 46,316 square foot lot in the Hillside Design District.)

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

Present: Alexandra Cole, Historical Consultant

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the Commission was provided with copies of the two previously approved reports as requested; and a site visit of the property was conducted the morning of August 8th for the Commission to get a feel of the architecture and setting.

Motion: To accept the report disagreeing with its findings and evaluations due to the impact of the addition to the existing structure, and the impact to the surrounding pool landscape and setting.

Action: Adams/Sharpe, 5/1/2. (La Voie opposed. Hausz/Pujo abstained. Naylor absent.)
Motion carried.

Commission comments: The proposed project, with its extended element, compromises the basic integrity of the original structure. The garden area around the pool and the plant material are defining elements of this particular site.

CONCEPT REVIEW – CONTINUED

6. 125 RAMELTO RD A-2 Zone

(2:13) Assessor's Parcel Number: 015-211-011
Application Number: MST2007-00333
Owner: Burrows Family Trust 5/18/93
Designer: Peter Kavonian

(Proposal for a 640 square foot master bedroom addition with a 311 square foot basement beneath to an existing 2,974 square foot residence and attached garage. The project will result in a 3,925 square foot structure on a 46,316 square foot lot in the Hillside Design District.)

(Continued First Concept Review. Project was presented by applicant on July 25, 2007, but no comments were made by the Commission due to the two week continuance of the Letter Addendum to the Historic Structures/Sites Report.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Present: Peter Kavonian, Architect
Alexandra Cole, Historical Consultant

Public comment opened at 2:23 p.m.

Kellam De Forest, local resident, pointed out that the proposed addition resulting in close to 4,000 square feet would be too large. (Mr. Kavonian clarified that the proposed 3,925 total square footage includes the garage and basement.)

Michael Bergquist, property manager for adjacent neighbor, commented that the proposed addition is within the character of the neighborhood and the adjacent neighbor supports the project.

Public comment closed at 2:26 p.m.

Motion: Continued two weeks with the following comments: 1) The proposed design is not an acceptable change to this historic structure. 2) Provide a landscape plan showing any existing landscaping that would be impacted by a new structure. 3) The Commission would not be able to support a detached or a semi-detached extension that would alter some of the defining characteristics of the property.

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

HISTORIC STRUCTURES REPORT

7. 1535 SANTA BARBARA ST R-3 Zone
(2:36) Assessor's Parcel Number: 027-241-005
Application Number: MST2007-00266
Owner: The Unitarian Society of Santa Barbara
Architect: Peikert Group Architects

(This is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal for a partial interior remodel of three existing buildings, accessibility and upgrading of architectural finishes, replacement of 11 windows in the Parish Hall, enclosing the 310 square foot loggia on the east side of the Parish Hall, adding a new terrace with new 678 square foot storage room below, landscape and hardscape improvements in the Jefferson Hall Courtyard. Install new windows at classroom B, Blake Building, new 15 space parking lot.)

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

Present: Alexandra Cole, Historical Consultant

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the report concludes that the building is landmark-worthy. He stated that accepting the report does not mean that the Commission is accepting the full details of the proposed project. The project itself is to be reviewed as a separate item. The Commission was asked to simply determine whether it concurs with the findings and conclusions of the report.

Public comment opened at 2:55 pm.

Kellam De Forest, local resident, pointed out that the church is across the street from the Alice Keck Park Memorial Gardens. He commented that there should be an indication in the report that the Church is across from an important garden park. (Ms. Cole responded that she added information to the report about the park as part of the description of the surroundings.)

Public comment closed at 2:55 p.m.

Motion: **Continued two weeks for the following changes to be made to the report:** 1) The dramatic churches in the vicinity listed on page 13, the last paragraph, should be described as: Gothic *Revival* Trinity Church; Romanesque *Revival Style* Christian Science Church; and Spanish *Revival* Our Lady of Sorrows Church. 2) Clarify the wording for bullet 6 on page 16, under the subtitle Proposed Project, to read: "Proposed new landscaping" instead of using the word "redo." 3) In speaking about the walled courtyard, the second paragraph on page 16 should include that the parish hall loggia and the very simple memorial fountain are character defining elements of the courtyard. 4) Modify the paragraphs that speak of the loggia to indicate that its enclosure would be a significant impact. 5) In a further discussion of what constitutes a 1930s landscape plan, add a statement indicating that the axis of the garden would centralize the fountain. 6) The project's landscape style should be of the 1930s period in both plant material and hardscape design. 7) Remove the personal statement shown on page 19, paragraph 7, line 3, that "because of the use of glass, the loggia will not be altered visually." 8) Elaborate on the impact of creating an opening in the east courtyard wall to provide ADA access. 9) On page 20 modify the second to the last paragraph, line 4, to indicate that the south landscaped area is related to the building architecturally.

Action: Pujo/Boucher, 8/0/0. (Naylor absent.) Motion carried.

PRELIMINARY REVIEW

8. 1535 SANTA BARBARA ST R-3 Zone

(2:57) Assessor's Parcel Number: 027-241-005
 Application Number: MST2007-00266
 Owner: The Unitarian Society of Santa Barbara
 Architect: Peikert Group Architects

(This is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal for a partial interior remodel of three existing buildings, accessibility and upgrading of architectural finishes, replacement of 11 windows in the Parish Hall, enclosing the 310 square foot loggia on the east side of the Parish Hall, adding a new terrace with new 678 square foot storage room below, landscape and hardscape improvements in the Jefferson Hall Courtyard. Install new windows at classroom B, Blake Building, new 15 space parking lot.)

(ENVIRONMENTAL ASSESSMENT IS COMPLETE.)

Present: April Palencia and Theresa Dolotta, Peikert Group Architects
 Ken Ralph, Unitarian Society Facilities Manager
 Robert Fowler, Landscape Architect

Public comment opened at 3:14 p.m.

Kellam De Forest, local resident, commented on the use of various locations for congregates to meet after services.

Public comment closed at 3:14 p.m.

Motion: **Continued four weeks with the following comments:** **1)** The Commission does not support the enclosure of the portico. **2)** The landscape design should be radically simplified and there should be consistency between the new and old hardscape, plant materials, and shade trees. **3)** The view of the building should not be blocked, but rather framed and enhanced by new landscaping. **4)** Most Commissioners support an opening in the wall of the north patio for ADA accessibility, but with great restraint in the style of the original building.

Action: Sharpe/Boucher, 8/0/0. (Naylor absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

9. 19 E ORTEGA ST

C-2 Zone

(3:42) Assessor's Parcel Number: 037-092-013
 Application Number: MST2007-00348
 Owner: 710 State Street Partners
 Architect: Richard Six

(Proposal for exterior changes to an existing commercial building including a new fenestration layout on the south elevation including window trim and awnings at the first floor entry, minor alterations to the exterior stairs including new walls and header wall to enclose the area under the stairs, new bike storage with wrought iron enclosure, new metal trellis at a first floor window, new metal fascia at the second story entry, new plaster surfacing on entire building, new light fixtures, and new plantings for the existing landscaped areas.)

(Second Concept Review.)

(ENVIRONMENTAL ASSESSMENT IS COMPLETE.)

Present: Richard Six, Architect

Motion: **Preliminary approval and continued indefinitely with the comment that the edges of the Moorish star railing need to be resolved.**

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

PRELIMINARY REVIEW

10. 517 CHAPALA ST C-2 Zone

(3:48) Assessor's Parcel Number: 037-163-007
 Application Number: MST2005-00088
 Owner: Montecito Bank & Trust Trustee
 Applicant: Peikert Group Architects, LLC
 Applicant: H & R Investments

(The proposed project consists of a lot merger and the construction of a mixed-use development with six two-bedroom residential condominium units totaling 9,999 square feet (net) and two commercial condominium spaces totaling 2,872 square feet (net). One of the units would be affordable. A modification to allow the 10% open space on the second floor is requested. Seventeen parking spaces are proposed.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 030-06.)

Present: Gordon Brewer and Scott Hopkins, Peikert Group Architects

Public comment opened at 4:07 p.m.

Kellam De Forest, local resident, commented on the possibility that the building be lowered, especially in the roof pitch, and that the residential garages be accessed from the interior parking area for there to be greater screening on the west side.

Public comment closed at 4:07 p.m.

Motion: **Continued four weeks with the following comments:** 1) The tower needs to be restudied as far as proportion and size. 2) The height of the building needs to be reduced. 3) Underground parking is requested. 4) Pull building away from Chapala Street for a substantial landscape buffer and screening.

Action: Sharpe/Adams, 7/0/1. (Curtis abstained. Naylor absent.) Motion carried.

CONCEPT REVIEW - NEW

11. CITYWIDE

(4:21) Assessor's Parcel Number: 099-MS-C-0PW
 Application Number: MST2007-00377
 Owner: City of Santa Barbara
 Applicant: Bruce Caron

(Proposal to install the Light Blue Line Public Art Project, including curb markers (medallions) at various locations in the area of Shoreline Drive at Loma Alta, Milpas at Cañón Perdido Streets, and Cabrillo Blvd. at Highway 101.)

Present: Bruce Caron, Applicant
 Jacqueline Dyson, VAPP Representative
 Browning Allen, City Transportation Manager

Staff comment: Jaime Limón, Senior Planner/Design Review Supervisor, explained that the Historic Landmark Commission's (HLC) review role is limited to the appropriateness of the public art, the use of proposed materials, and its possible aesthetic impact to the proposed locations within El Pueblo Viejo Landmark District (EPV). The HLC does not involve itself in the artistic merit of the art, but does work with the Visual Art in Public Places Committee (VAPP) and the State of the Art Gallery Committee to allow the placement of permanent and temporary art throughout the EPV. Mr. Limón cautioned the Commission that any requested changes could affect the entire Light Blue Line Project and the medallions proposed to be installed outside of the EPV. He requested that the public focus their comments on whether the installation is appropriate within the EPV and the City, rather than commenting on the political message that the public art may convey or the use of the public funds that seem to be of controversy.

Ms. Dyson stated that the VAPP Committee was enthusiastic when presented with this project because originally the materials and labor were donated, and it was a temporary, educational art project that involved community volunteers. The Public Works Department came to the conclusion that it would be more appropriate for the City to do part of the installation in high traffic areas; yet, all other aspects would still be donated. Mr. Caron added that the installation cost has now been donated by individuals.

Public comment opened at 4:47 p.m.

Two letters were received speaking against the project:

1. Joanne Schoenfeld, Re/Max Broker, commented that the blue lines could be considered legalized graffiti and would be an eye-sore.
2. Frank Marino, Sun Coast Real Estate, commented that it is inappropriate for tax payer funds to be used to advance the socio-political cause of a private person.

The following persons spoke in support of the project:

1. James Frew, Associate Professor at UCSB, commented that, in terms of a historic district, it is an appropriate use because it would be sensitive to the architecture with minimal impact.
2. Tinka Sloss, local resident, commented that it is difficult to draw the line between art, politics, education; and considers this an opportunity for the City to be a pioneer in showing how the past can be preserved while helping to prevent future events [disasters].

The following persons spoke against the project:

1. Frank Marino, local real estate agent, commented that this project is inappropriate because he does not consider five years a temporary period of time, especially because it will be painted.
2. Isaac Garrett, local resident, commented he does not consider this project as art and questioned the design review process.
3. Chris Agnoli, President of the SB Association of Realtors, commented that painting blue paint in the historic streets is not in the best interest of those who care about the appearance of the City of Santa Barbara. The other projects shown by the applicant in his presentation would not devalue real estate as this project would. A situation may occur whereas a prospective buyer may not be given a loan in the marked areas.
4. Frank Hotchkiss commented that, rather than painted blue lines that do not hold back water, it would be more appropriate for barriers to be set up if it is indeed based on reality.
5. Gail Beast, local realtor, commented that every time a line is drawn an area is set aside and the property values are affected. There may eventually be a liability for the City if properties are not purchased for fear of flooding in the marked areas.

6. Kellam De Forest, local resident, commented that the proposed light blue line violates the guidelines of EPV; and that the design is modern and clashes with the ambience of the District. He pointed out that the HLC has turned down other medallions proposed to mark City Landmarks. He requested that the HLC limit the diameter of the medallions along with the foot wide blue pattern. He considers that this proposal would clutter the streets.

Public comment closed at 5:01 p.m.

Straw votes:

- | | |
|---|---|
| 1 | How many Commissioners could support, as a concept, the light blue line as proposed? 5/2. (Hausz/Murray opposed.) |
| 2 | How many Commissioners could support to have the light blue line being painted with high traffic paint to last approximately five years, but without being retouched over time [which would then be expected to last about two years in some areas]? 4/3. (Adams/Hausz/Murray opposed.) |
| 3 | How many Commissioners could support a wave pattern painted on the streets in a material that will definitely last less than two years? 5/2. (Hausz/Murray opposed.) |
| 4 | How many Commissioners could not support the blue line? 2/5. (Hausz/Murray could <i>not</i> support.) (Adams/Boucher/Curtis/La Voie/Pujo could support.) |
| 5 | How many Commissioners could support the general concept of a medallion on the curb with some information on it? 2/5. (Adams/Boucher/Hausz/La Voie/Murray opposed.) |
| 6 | How many Commissioners could support the medallion in the proposed material, but without the "lpline.org" information on it? 2/5. (Adams/Boucher/Hausz/La Voie/Murray opposed.) |
| 7 | How many Commissioners could support the medallion in a material appropriate to El Pueblo Viejo Landmark District, but without the "lpline.org" information on it? 5/2. (Curtis/Pujo opposed.) |

Motion: **Final approval and continued indefinitely to the Consent Calendar with the following conditions:** 1) The medallion shall be in a material appropriate to El Pueblo Viejo Landmark District with only the elevation and water symbol, and without the organization identification or web site on it. 2) The light blue line as proposed shall be painted on the streets in high traffic paint, but shall not be repainted as it wears-out.

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

CONCEPT REVIEW - CONTINUED

12. 1900 LASUEN RD R-2/4.0/R-H Zone

(5:25) 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. Regrading and landscaping will also be included in this project.)

(Second Concept Review.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS, SUBSTANTIAL CONFORMANCE DETERMINATION, AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTIONS 057-04 AND 037-05.)

Present: Henry Lenny, Architect
 Minh Pham, Representing Ownership
 Alexandra Cole, Architectural Historian

Motion: Preliminary approval and continued indefinitely contingent upon determination of Substantial Conformance by Staff.

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

CONSENT CALENDAR**NEW ITEM**

A. 113 W DE LA GUERRA ST C-2 Zone

Assessor's Parcel Number: 037-082-027
 Application Number: MST2007-00373
 Owner: John R. Dewilde
 Architect: Peikert Group Architects
 Business Name: Saffron Restaurant

(Proposal to add ADA accessible entry door, sidelight and new wood framed glass storefront to an existing commercial space. (A Historic Structures/Site report was accepted by the HLC on March 15, 2006, which determined the building to be eligible as a Structure of Merit. A separate application MST2005-00126 proposes to demolish part of this building and retain the original elements of the north facade.))

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final approval as noted on drawing.

NEW ITEM

- B. 436 STATE ST C-M Zone
Assessor's Parcel Number: 037-212-001
Application Number: MST2007-00368
Owner: Diane Baskin Trust 3/9/05
Architect: Dawn Sherry
Business Name: Bucatini Restaurant
(Proposal to convert an existing 303 square feet auto bay to storage space for Bucatini restaurant including new plaster wall and roll-up metal auto bay gate.)

Final approval as noted on drawing.

CONTINUED ITEM

- C. 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.)

(Third Concept Review.)

Final approval as noted on drawing.

FINAL REVIEW

- D. 31 W CARRILLO ST C-2 Zone
Assessor's Parcel Number: 039-321-001
Application Number: MST2007-00004
Owner: Due West, LLP
Applicant: Tynan Group, Inc.
Architect: Backen Gillam
Landscape Architect: Arcadia Studio
Designer: Ann Kale & Associates
Business Name: Hotel Andalucía
(Proposed door and window changes to the south elevation and *porte-cochère* and new light fixtures, awnings, and planters on the south and west elevations. Also proposed is to change out existing tile and add new tile in the *porte-cochère* and the addition of four decorative flags over the vehicle entry on Carrillo Street.)

(Final Approval is requested of the chandeliers in the *porte-cochère*.)

Final approval as noted on drawing.

FINAL REVIEW

- E. 12 E MONTECITO ST HRC-2/SD-3 Zone
Assessor's Parcel Number: 033-051-016
Application Number: MST95-00044
Architect: Gregory Burnett and Michael Collins
Applicant: Rodney James Schull Memorial Foundation
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.)

(Final Approval of details is requested.)

Continued two weeks to August 22, 2007.

NEW ITEM

- F. 1221 CHAPALA ST C-2 Zone
Assessor's Parcel Number: 039-172-002
Application Number: MST2007-00381
Owner: Montgomery Revocable Family Trust
Architect: Cearnal Andrulaitis, LLP
(Proposal to remove and relocate an existing door and wrought iron balcony from front to side elevation and install 3-panel glazed doors with large wrought iron balcony at front elevation to enlarge existing opening.)

Continued two weeks to August 22, 2007, with comments.

NEW ITEM

- G. 1017 STATE ST C-2 Zone
Assessor's Parcel Number: 039-281-019
Application Number: MST2007-00390
Owner: Victor William & Susan Marie Schaff
(Proposal to permit an as-built wooden planter cover on an existing storefront.)

Continued four weeks to September 5, 2007.

NEW ITEM

- H. 229 E CAÑÓN PERDIDO ST C-2 Zone
Assessor's Parcel Number: 029-292-011
Application Number: MST2007-00388
Owner: Melvin Rosenfeld
Designer: Lisa Bregante Design
(Proposal to remove an existing concrete retaining wall with plaster face construction and construct new concrete retaining wall to abate ENF2007-00628.)

Final approval as submitted.

NEW ITEM**I. CITYWIDE**

Assessor's Parcel Number: 099-MSC-0PW
Application Number: MST2007-00382
Owner: City of Santa Barbara
Applicant: Eric Lohela

(Proposal to refurbish and paint approximately 150 previously-approved recycling containers in a Cobalt blue color over the next three years. There will be no change to the style or application of the containers. Currently, both trash and recycling containers are painted Malaga green, contributing to high levels of contamination in the recycling containers and recyclables being placed in trash containers due to lack of differentiation. New Cobalt blue containers would be phased in during future installations and through refurbishment of older containers.)

Final approval as submitted.

**** MEETING ADJOURNED AT 5:34 P.M. ****