



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, November 14, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **1:35 P.M.**

COMMISSION MEMBERS: WILLIAM LA VOIE, Chair - Present
 ALEX PUJO, Vice-Chair- Present
 ROBERT ADAMS- Present
 LOUISE BOUCHER- Present until 5:34 P.M.
 KEN CURTIS -Present
 STEVE HAUSZ –Present until 5:30 P.M.
 FERMINA MURRAY-Present
 SUSETTE NAYLOR-Present
 DONALD SHARPE-Present until 5:34 P.M.

ADVISORY MEMBER: DR. MICHAEL GLASSOW-Absent
CITY COUNCIL LIAISON: ROGER HORTON-Present at 3:00 P.M.

PLANNING COMMISSION LIAISON: STELLA LARSON-Present

STAFF: JAIME LIMÓN, Design Review Supervisor-Present
 JAKE JACOBUS, Urban Historian-Present
 SUSAN GANTZ, Planning Technician II
 AUDREY WILK, Commission Secretary

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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 October 25, 2007, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. on Channel 18.

GENERAL BUSINESS:

- A. Public Comment:

Public comment opened at 1:40 P.M.

Kellam De Forest, a local resident, announced a special hearing of the County Landmarks Commission concerning the modified Santa Barbara Botanic Garden project.

Public comment closed at 1:41 P.M.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of October 31, 2007.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of the October 31, 2007, meeting with corrections.

Action: Sharpe/Boucher, 9/0/0. Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by William LaVoie, except items H and D which were also reviewed by Robert Adams.

Action: Boucher/Hausz, 8/0/1. (Sharpe abstained.) Motion carried.

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

1. Ms. Gantz announced that the review of the addendum to the Historic Structures/Sites Report for the proposed project at 710 Anacapa Street, which was continued from October 31st to today's meeting, has been indefinitely postponed at the applicant's request.
2. Mr. Pujon announced that he would be leaving the meeting at 4:15 P.M.
3. Ms. Boucher announced the holiday party to be held at Mr. Sharpe's home on December 9th at 5:30 P.M.
4. Roger Horton, City Council Member and Chairman of the City Finance Committee, reviewed the proposed draft of the Mills Act and stated that the Finance Committee made comments on various features of the act. After being reviewed by the Finance Committee, it will be reviewed by the Ordinance Committee and then forwarded to the City Council.

E. Subcommittee Reports.

1. Mr. Adams announced that the Water Conservation Subcommittee had its first meeting with the City and will meet to look at ways to conserve water, irrigation methods, update standards, and save water.
2. Chair LaVoie announced that the Airport Subcommittee is two million dollars over budget. There was a disagreement about the buttress on the side of the tower, but overall, the project is coming along well and should be finished in 2010.
3. Mr. Adams attended the November 8th Planning Commission meeting and claimed that it was an enriching experience. He specifically noted a discussion about the project at 1811 El Encanto Road and how the Planning Commission wanted it to be a landmarked building. He stated that the Planning Commission is just as concerned as the Historic Landmarks Commission about the landscape setbacks on proposed buildings.

F. Possible Ordinance Violations.

Mr. Hausz asked if the super structure on top of the Granada theatre to support cell phone antennas was a result of the construction and if it was just a temporary relocation. Chair LaVoie responded that it was indeed a temporary location.

G. Special Meeting

The Historic Landmarks Commission will attend a training session at 12:15 p.m. on Wednesday, November 14, 2007, in the David Gebhard Public Meeting Room located at 630 Garden Street.

ARCHAEOLOGY REPORT**1. 528 ANACAPA ST**

C-M Zone

(1:45) Assessor's Parcel Number: 031-201-029
 Application Number: MST2006-00748
 Owner: A Walk In the Park, LLC
 Applicant: Jim Doub

(Proposal to demolish an existing 3,500 square foot retail/commercial building and construct a new approximately 20,000 square foot mixed-use building on a 65,065 square foot parcel. The proposed four-story building would consist of approximately 5,000 square feet of first floor retail/commercial space and seven residential condominiums on the upper floors totaling approximately 15,000 square feet. The proposal includes rooftop decks for each residential unit.)

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

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, due to the extreme disturbance of subsurface soil, no further archaeological investigations are recommended at this time.

Motion: To accept the report as presented.

Action: Hausz/Naylor, 9/0/0. Motion carried.

PRELIMINARY REVIEW**2. 517 CHAPALA ST**

C-2 Zone

(1:50) 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.)

(Continued request for Preliminary Approval.)

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

Present: Detlev Peikert and Gordon Brewer, Peikert Group Architects
Rob Fowler, Landscape Architect

Public comment opened at 2:12 P.M.

Kellam De Forest, a local resident, opposed the project for the reason that the transition from the Victorian to the new structure is too harsh and asked whether the 2nd story commercial space could be removed.

George Ogle, a local resident, opposed the project.

Karen McFadden, neighboring resident, opposed the project.

Tony Vasallo, neighboring resident, opposed the project.

Tony Fischer, attorney on behalf of Mr. and Mrs. McFadden, opposed the project.

Public comment closed at 2:21 P.M.

Susan Gantz requested that she be notified by applicants about any changes to the project descriptions (such as square footages) so that the language will be correct in the agenda that is distributed to the public.

Straw Votes:

- 1) How many commissioners are comfortable with how the project is currently proposed? 3/6.
- 2) How many commissioners support the roof decks as proposed? 2/7.
- 3) How many commissioners are not in favor of roof deck on the Chapala street side? 3/6.
- 4) How many commissioners support the setbacks along the south elevation as presented with the five foot setback of the significant portion of the building? 0/9.

- 5) How many Commissioners would support an additional foot for a resulting 6 foot setback to extend back to the garage? 5/4.
- 6) How many commissioners are comfortable with the location of the garage on the property line? 7/2.
- 7) How many commissioners are comfortable with the 2nd and 3rd floors above the garage encroaching at the property line on the south elevation, facing the Victorian? 3/6.
- 8) How many commissioners are comfortable with the architecture? 8/1.
- 9) How many commissioners can support the Chapala street elevation as it addresses the sidewalk and providing landscape area as it presented? 5/4. (Three of those who dissented would require at least a 30 inch planter where the 20 inch planter is now).

Motion: Continued two weeks with the series of straw votes included as recommendations for the applicant to make the project approvable.

Action: Adams/Boucher, 8/1/0. (Murray opposed.) Motion carried.

FINAL REVIEW

3. 631 GARDEN ST

C-M Zone

(3:04) Assessor's Parcel Number: 031-152-028
 Application Number: MST2007-00089
 Applicant: Renee Brooke
 Architect: Paul Poirier

(Proposal for the interior and exterior remodel of an existing 3,746 square foot building and an existing 1,443 square foot building including the following improvements: Provide ADA compliant restrooms for new community arts workshop use. Provide new overhead door with man door and transom window in three existing open bays. Install new doors and windows in other existing openings. Site improvements to include replacing existing gates and fencing with new brick walls and wrought iron gates, changes to the parking layout to accommodate future City Water Department facility improvements, partial replacement of existing landscaping and new additional landscaping, and minor grading to allow for ADA accessibility. No additional floor area will be added.)

(Final approval of the project is requested.)

Present: Paul Poirier, Poirier & David Architects
 Renee Brooke, City Redevelopment Specialist
 Bob Cunningham, Landscape Architect, Arcadia Landscape Inc.

Motion: Final approval of the project with details to return to the Consent Calendar in two weeks and with the following comments: **1)** Address the design of the light fixtures to be simpler in keeping with the details of the architecture and if lanterns are used for area lighting, they should be the cut-off type. The applicant shall submit a foot-candle plot and the proposed lighting shall comply with the Lighting Guidelines. The G-18 cobra head fixture is unacceptable. **2)** Cupola to be restudied to be longer and to have a more industrial look and perhaps have a metal roof. **3)** The roof tile material shall be restudied. **4)** The paving samples and archaeology monitoring shall come back to be reviewed at consent.

Action: Pujo/Murray, 9/0/0. (Curtis abstained.) Motion carried.

CONCEPT REVIEW - CONTINUED**4. 35 STATE ST**

HRC-2/SD-3 Zone

(3:40) Assessor's Parcel Number: 033-102-004
 Application Number: MST2007-00538
 Applicant: Ray Wicken, Managing Director
 Architect: Yvan Lebroc
 Landscape Architect: Philip Suding
 Agent: Ken Marshall
 Engineer: Penfield & Smith Engineers, Inc.
 Owner: MF Santa Barbara
 Applicant: Teri Malinowski

(Proposal for Entrada de Santa Barbara 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. This particular application is for Area "A", the Californian Hotel (a.k.a. 35 State Street), a structure that is on the city's list of Potential Historic Resources. An Historic Structures Report prepared by Preservation Planning Associates dated September 5, 1997 and subsequently reviewed and accepted by the Historic Landmarks Commission identifies the Californian Hotel as eligible for City Landmark status under criteria A, C, D, E, and I. The 1997 Historic Structures Report evaluated the effects of retaining the Californian Hotel and the addition of a new three story building to the southwest side of the Californian Hotel. Area A's existing development application approval entitlements are for 44 bedrooms within 18 units and 13,920 square feet of non-residential floor area. The Historic Landmarks Commission is requested to review the proposal for the partial demolition of the structure and the proposed alterations to the existing State Street and Mason Street facades.)

(Continued Concept Review.)

(PROJECT REQUIRES COMPLIANCE WITH CITY COUNCIL RESOLUTION NO. 01-103.)

Motion: Continued two weeks due to applicant's absence.

Action: Sharpe /Boucher, 9/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED**5. 914 CHAPALA ST**

C-2 Zone

(4:52) Assessor's Parcel Number: 039-321-047
 Application Number: MST2007-00541
 Applicant: Victor Garza
 Architect: Paul Poirier

(Proposal to demolish five arcades at City Parking Lot #2 and replace with enhanced landscaping, planters, and a pergola at the W. Canon Perdido Street elevation. The existing raised planters on the north and east elevations are proposed to be clad in sandstone. On the north elevation, new landscaping will include four Sweetshade trees, one Queensland Umbrella tree, two Giant Birds of Paradise, one Jacaranda tree, and nine Tree Ferns. One eight foot tall King Palm tree will be removed. On the east elevation, one Cork Oak tree will be replaced with a more appropriate specimen, and six Tree Ferns and six Pygmy Date Palms will be planted. On the south elevation, two Eucalyptus citriodora trees will be replaced.)

(Second Concept Review.)**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

This item was reviewed out of order.

Present: Paul Poirier, Poirier & David Architects
Victor Garza, City Parking Superintendent
Bob Cunningham, Landscape Architect, Arcadia Landscape Inc.

Motion: **Continued four weeks with the following comments:** 1) The landscaping plan is good but the architecture is not and HLC would like to see more architectural solutions to improve this problem. 2) HLC suggested that instead of spending money on the removal and reconstruction of the arcades, the money should be spent in other architectural enhancements. 3) The Commission would like to see balcony details. 4) Simplify the painting details. 5) Keep the level of the lighting in the fixtures as low as possible.

Action: Adams/Sharpe, 8/0/0. (Pujo absent.) Motion carried.

CONCEPT REVIEW - NEW**6. 1129 STATE ST**

C-2 Zone

(3:42) Assessor's Parcel Number: 039-231-037
Application Number: MST2007-00568
Architect: Subic & Associates

(This is on the City's List of Potential Historic Resources and the California Inventory of Historic Resources: "San Marcos Court Building." Proposal to demolish 985 square feet of commercial floor area in an existing 99,483 square foot commercial building. Proposed alterations include new paint finishes, a new trash enclosure, new exterior floor materials, courtyard landscaping and lighting, a new arched breezeway on W. Anapamu Street, and relocating historic transom windows. Original project was reviewed and approved under MST2006-00197.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

This item was reviewed out of order.

Present: Neal Subic, Architect, Subic & Associates
Paul Jordan, Landscape Architect, Jordan, Gilbert & Bain
Laurie Smyth, Design Coordinator

Public comment opened at 4:23 P.M.

Kellam De Forest, a local resident, supports the project and requested continuation of the frieze.

Public comment closed at 4:26 P.M.

Motion: **Continued two weeks with the following comments:** **1)** The commission supports the arch on Anapamu Street, the restoration of either the full or partial arch in previous location of La Salsa on State Street and the use of flagstone and the concrete border in the courtyard and paseos. The paving under the skylight in the paseo from State Street should not use the five point sandstone pattern, but something more regular. **2)** The Commission appreciates the retention and restoration of the fountain in the courtyard. **3)** The Commission does not support the pole light fixtures in the courtyard. Rethink the major plant material in the courtyard. **4)** The commission made the request for a paint analysis to determine the original paint color of the building (1926 color of the building) and would like to see a simplified paint palette based on that information. **5)** The Commission does not support the new wall fountains as designed. **6)** The Commission recommended the use of a canopy tree, not on axis, in a more natural container.

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

IN-PROGRESS REVIEW

7. 19 E ORTEGA ST C-2 Zone

(5:25) Assessor’s Parcel Number: 037-092-013
 Application Number: MST2007-00348
 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.)

(Third review. Environmental assessment is complete.)

Motion: **Continued two weeks due to applicant’s absence.**

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

REVIEW AFTER FINAL

8. 2300 GARDEN ST E-1 Zone

(4:40) Assessor’s Parcel Number: 025-140-018
 Application Number: MST2005-00241
 Agent: Mary Rose & Associates
 Contractor: Plant Construction Company
 Business Name: San Roque School Garden St. Campus
 Owner: SRS Garden Street, LLC

(Seismic and safety upgrades to the kitchen and cafeteria building, infirmary, bell tower, chapel, mezzanines, and shop buildings at the existing St. Anthony's Seminary High School campus including accessibility improvements, fire sprinklers, interior elevators, removal of hazardous and toxic materials, and underground trenching for utilities. Only very minor exterior changes are proposed.)

(Review of proposed change to chapel dome.)

Present: Mary Rose, Applicant
George Machin, Architect

Motion: Final approval as submitted with the comment that this is an incredible solution designed with elegance and sensitivity.

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

CONSENT CALENDAR**NEW ITEM****A. 1920 STATE ST C-2/R-3 Zone**

Assessor's Parcel Number: 025-372-015
Application Number: MST2007-00543
Architect: Rex Ruskauff
Business Name: Orange Tree Inn

(Proposal to remodel an existing swimming pool cabana. The project will not result in any new square footage.)

Continued two weeks.

NEW ITEM**B. 915 STATE ST C-2 Zone**

Assessor's Parcel Number: 039-321-039
Application Number: MST2007-00545
Architect: Cearnal Andrulaitis, LLP
Business Name: Former Boon Mee Tenant Space

(Proposal to remodel the front and rear facades of an existing commercial building. The alterations include enclosing the existing entry area resulting in a 42 square foot addition, and a new trash enclosure within the existing building footprint at the rear of this 3,727 square foot commercial building.)

Continued two weeks to full board.

FINAL REVIEW**C. 914 SANTA BARBARA ST C-2 Zone**

Assessor's Parcel Number: 029-292-031
Application Number: MST2007-00497
Applicant: Santa Barbara Trust for Historic Preservation
Architect: JMPE Electrical Engineering
Business Name: Alhecama Theater

(This site is on the City's List of Potential Historic Resources: "Part of reconstruction of original El Presidio de Santa Barbara State Historical Park." Proposal for electrical service upgrades.)

(Final approval of the project is requested.)

Final approval as submitted.

FINAL REVIEW**D. 320 E VICTORIA ST**

R-3 Zone

Assessor's Parcel Number: 029-131-005
Application Number: MST2004-00511
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.)

(Final approval is requested for exterior hardscape samples.)

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

Final approval as noted on sheet A-2.

FINAL REVIEW**E. 433 E CABRILLO**

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

Assessor's Parcel Number: 017-680-009
Application Number: MST95-00175
Applicant: Parker Family Trust
Agent: Richard Fogg, Attorney
Business Name: Waterfront Hotel
Architect: Henry Lenny

(This is a revised proposal for a 150-room, three-story luxury hotel located on a three-acre development envelope that received a substantial conformance determination on June 1, 2001. The proposal is a 196,715 square foot hotel that includes 128 subterranean level parking spaces, pool cabana, spas, health club, meeting rooms, and restaurant. The project previously received preliminary approval from the Historic Landmarks Commission on August 15, 2001.)

(Final approval is requested of the architectural, landscape, and site plan detailing.)

(PROJECT REQUIRES COMPLIANCE WITH CITY ORDINANCE NO. 4920.)

Final approval as noted on sheets A09.05, A12.35, and A12.41.

REQUEST FOR TIME EXTENSION**F. 625 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 037-123-005

Application Number: MST2004-00721

Owner: Jaime M. Flores

Owner: Sid Carrera

Applicant: Dawn Sherry

(This is a Structure of Merit: "Sherman Residence." Proposal to add the following to Chad's Restaurant: a 291 square foot storage area, an 894 square foot bar area and a 113 square foot restroom to the existing 1,935 square foot restaurant and to abate the violations outlined in ENF2004-00484 and ENF2004-00529. The project also includes reconfiguring the parking and expanding the outdoor seating. Two parcels (037-123-005 & 037-123-017) would be merged as part of the project.)

(Request for time extension of HLC approval. Current approval will expire on November 15, 2007.)

Final approval of one year time-extension which will expire on November 14, 2008.

NEW ITEM**G. 536 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-173-001

Application Number: MST2007-00569

Architect: Dawn Sherry

Business Name: Joe's Cafe

(Proposal to remove existing abandoned rooftop equipment and to install four new air conditioning units and associated equipment. New equipment will be concealed behind a parapet and will not be visible from the street.)

Final approval as noted on the drawing.

NEW ITEM**H. 109 RAMETTO RD**

A-2 Zone

Assessor's Parcel Number: 015-211-007

Application Number: MST2007-00566

Landscape Architect: Robert E. Truskowski

(This structure is on the City's list of Potential Historic Resources as being eligible for City Landmark status: "Billings Estate Guest House." Proposal to repair and restore existing landscaping, install a new irrigation system, expand the barbeque area, install two new gates, new fountain and pathways, and new hardscape at the southwest corner of the structure.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)

Continued two weeks.

**** MEETING ADJOURNED AT 5:32 P.M.**