



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, February 6, 2008

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

WILLIAM LA VOIE, *Chair* – Present until 5:23 p.m.
 DONALD SHARPE, *Vice-Chair* – Present until 5:00 p.m.
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present until 5:00 p.m.
 KEN CURTIS – Present until 5:24 p.m.
 STEVE HAUSZ – Present at 2:13 p.m.
 FERMINA MURRAY – Present
 SUSETTE NAYLOR – Present
 ALEX PUJO – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

ROGER HORTON – Present from 2:56 p.m. to 4:25 p.m.

PLANNING COMMISSION LIAISON:

STELLA LARSON – Present from 1:43 p.m. to 4:25 p.m.

STAFF:

BETTIE WEISS, City Planner – Present from 2:12 p.m. to 2:50 p.m.
 JAIME LIMÓN, Design Review Supervisor – Present from 1:43 p.m. to 1:55 p.m.
 KATHLEEN KENNEDY, Assistant Planner – Present from 3:10 p.m. to 4:25 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 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

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 Historic Landmarks Commission (HLC) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.

All approvals made by the 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 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.

The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.

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.

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 February 1, 2008, 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 (1:33):

- 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.)

Cherrie Rae McKinney, local resident, commented about the citizens' appeal of the landscape plan for 601 E. Anapamu Street. The new owner of the property demolished a portion of an 1894 original stone wall, destroyed a hitching post and cut down 100 trees. In the appeal, City Council agreed that the landscape plan was inadequate and referred the project to the Architectural Board of Review for the addition of trees and screening materials, as well as to repair the wall in a historically appropriate manner. Ms. McKinney suggested establishing a Santa Barbara office of historic preservation that would be fully staffed and independent of the pressures of development. This would give the City Urban Historian the support and staff needed to address/prevent similar occurrences in the future. The idea was well received by the City Council. Ms. McKinney stated that other cities in the state have such an office.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of January 23, 2008.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of January 23, 2008, with corrections.

Action: Boucher/Adams, 5/0/2. (Hausz absent. Naylor/Sharpe abstained.) Motion carried.

- C. Consent Calendar (5:00).

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe, with the exception of Item A, 1101 Anacapa Street, which was reviewed by the Full Board.

Action: Boucher/Hausz, 8/0/0. (Naylor stepped down.) Motion carried.

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

- 1. Ms. Gantz made the following announcements:

- a) The Wine Cask enforcement case at 813 Anacapa Street, which was granted preliminary approval four weeks ago and continued to today's Consent Calendar for final approval, was postponed to the Full Board meeting of February 20th at the applicant's request in order to have the patio furniture reviewed.

- b) Commissioner Hausz would be arriving around 2:15 p.m.; Commissioner Naylor would be stepping down from Item 6, 203 Chapala Street.
- c) In yesterday's meeting, the City Council denied the appeal of the Planning Commission's approval of the project at 518 State Street.
- d) The Staff Hearing Officer approval of the project at 222 W. Alamar Street is being appealed at the Planning Commission on Thursday, February 7th. It is Item V on the agenda, and an HLC representative will be needed at that appeal hearing. Also, a concept review of the De La Guerra Plaza project will be held at the Planning Commission the following Thursday, February 14th, and they would like someone from this Commission to attend the hearing.

Chair La Voie requested that future appeal hearings at the Planning Commission be scheduled at the beginning of agendas for more efficient use of the Chair's time. An HLC representative will not be attending the February 7th meeting. (The 222 W. Alamar Street project was reviewed by the HLC Full Board on July 25, 2007, with positive comments.).

Chair La Voie and Commissioner Boucher agreed to attend the Planning Commission time-certain appeal hearing on February 14th.

- e) Historic Landmarks Commission meetings will go live with streaming video on the City's website on February 21st; go to www.santabarbaraca.gov/Government/Video/, then click on City TV-18 Live Broadcast.
2. Jaime Limón, Senior Planner/Design Review Supervisor, stated that, due to a recent appeal, the City Council has directed that review boards advise applicants and others of their appeal rights. Staff recommends that review boards announce the ten day appeal period when there are opponents on the record. Staff will be preparing a handout to which boards may direct people for additional information on appealing a board's decision.
- Mr. Limón also stated that City Council asked Staff to look into the issue of fines for unlicensed tree removals and the idea of additional noticing for significant tree removal. An *ad hoc* subcommittee will be formed with Council members and Staff. Commissioner Adams requested to be included in those discussions.
- 3. Commissioners Adams and Sharpe announced they would be stepping down from Item 5, 210 W. Carrillo Street.
 - 4. Chair La Voie announced he would be leaving at 5:15 p.m. and Commissioner Sharpe announced he would be leaving at 5:00 p.m.
 - 5. Chair La Voie reviewed a letter received from Pamela Post, Historic Consultant, about the Cabrillo Blvd. Improvement Project (the improvement to the sidewalk and landscape plan.) City Council asked all involved to review the project once again to see if the paved area could be increased. It was referred to a historian to make the breaking-point determination. Post-Hazeltine responded that they would consider only an additional two more inches of paving. The 10 inch module works better with the grid than the previously proposed eight inches. Staff was advised that the HLC finds it to be an acceptable change. Jake Jacobus, Associate Planner/Urban Historian, added that the additional two inches would give those stepping out of their vehicle 20 inches of paved area and a six inch curb. This change will better preserve the landscape in the long-run.

Public commented opened at 1:47 p.m.

Kellam De Forest, local resident, commented that noticing should be given to a wider range of neighbors in the community to give the public the opportunity to appear at meetings if there's an objection to a project and to give enough time to file an appeal.

Public comment closed at 1:48 p.m.

E. Subcommittee Reports.

1. Commissioner Boucher commented that she will be the primary representative at the Art Museum's State of the Art Gallery Subcommittee. Commissioner Adams will now be the alternate.
2. Chair La Voie reported that photographs compiled by El Pueblo Viejo District Guidelines Subcommittee can now be accessed on the City's Web site. The photo gallery is a comprehensive description of Hispanic architecture. (Search key words: "El Pueblo Viejo Photo Gallery.")

F. Possible Ordinance Violations.

No violations reported.

ARCHAEOLOGY REPORT

1. 1000 BLK SHORELINE DR DUMMY Zone
(1:55) Assessor's Parcel Number: 045-230-0RW
Application Number: MST2008-00016
Owner: City of Santa Barbara
Applicant: Loree Cole

(Proposal to construct a 50 foot long, 10 inch diameter sewer bypass and a 50 foot long, six inch diameter sewer lateral and abandon 250 feet of existing 10 inch sewer line. The project requires approval of a Coastal Exclusion.)

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

Staff comments: Susan Gantz, Planning Technician II, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because no cultural resources were detected during the preparation of the report, no mitigation measures or actions are recommended or required, unless previously undiscovered cultural resources are detected during construction.

Motion: To accept the report as presented.

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

HISTORIC STRUCTURES REPORT

2. 199 W MONTECITO ST

C-2/SD-3 Zone

(1:55)

Assessor's Parcel Number: 033-010-013
Application Number: MST2008-00008
Owner: Redevelopment Agency of the City of Santa Barbara
Applicant: Lynnedee Althouse
Agent: Michael Berman
Engineer: HDR Engineering
Contractor: Pamela Post

(Proposal to replace the bridge deck and railing of the Union Pacific railroad bridge over Mission Creek just south of the west end of the Moreton Bay Fig Tree Park. This project will require Planning Commission approval of a Coastal Development Permit.)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)

Present: Pamela Post and Timothy Hazeltine, Historic Consultants

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that this bridge's association with the national registered train station, and its related structures and buildings, elevates its importance to a landmark status. He mentioned that the report has mitigation measures to resolve the issues related to the narrowing of the bridge.

Public comment opened at 2:01 p.m.

Kellam De Forest, local resident, commented that retaining the sides of the bridge should be considered, especially with the possibility of a light-rail line and the construction of a railroad museum. Vehicles would need access in order to move in and out of the site.

Public comment closed at 2:03 p.m.

Motion: To accept the report with the condition that the final railing design be presented to the Commission for final approval.

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

HISTORIC STRUCTURES REPORT

3. 710 ANACAPA ST

C-2 Zone

(2:06) 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, three-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 Addendum to Historic Structures/Sites Report prepared by Shelley Bookspan, Ph.D.)

Present: Shelley Bookspan, Historic Consultant
Lisa Plowman, Peikert Group Architects
Carlos Adame, Owner
Bettie Weiss, City Planner

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, pointed out that, although the Preliminary Hardscape - Landscape Design (revised July 17, 2007) in the report shows the new front office building's restroom with an integrated gable, it will actually be a flat roof. Staff has read the report and agrees with its conclusions and recommendations.

Mr. Jacobus stated that the entire back of the old building is unsalvageable due to the previous owners' neglect when the structure remained vacant for numerous years.

Public comment opened at 2:19 p.m.

Kellam De Forest, local resident, commented that this project would generate a CEQA environmental impact report because the proposed addition would alter the historical integrity of the potentially landmarked historic building.

Public comment closed at 2:20 p.m.

Straw vote: How many Commissioners are comfortable with the 10 foot separation and its requested modification between the addition to the historic building (restrooms) and the new building? 2/7.

- Motion:** To accept the report, disagreeing with its findings, with the following comments: 1) Correct page 3, the first full paragraph, to read “the maximum height of the building, at the peak of Unit A’s gable, is *approximately 36 feet from existing grade.*” 2) Add a comment on page 3, the first full paragraph, about the 6 foot differential increase from the sidewalk elevation. 3) On page 6, paragraph 2, the Commission requests additional historic analysis of the rear “L” shape of the building and the flat roof infill in the crook of the “L”, and its significance to the building based on the Sanborn map of 1888. 4) On page 8, in the first full paragraph under the Additions, the proposal should be clearly, accurately, and currently described as it pertains to the disposition of the sandstone wall. 5) The Commission disagrees with the following: a) On page 8, bottom of page, modification request for the reduction of the required setbacks necessary to mitigate the impact between the historic structure and the new building. b) On page 9, bottom of first paragraph, the statement that the proposed building does not overwhelm the shared site. c) On page 12, second paragraph, the statements dealing with the impact of the proposed building on the historic resource.
- Action:** Adams/Boucher, 7/1/1. (Curtis opposed because he is concerned with the written record being contrary to the Commission’s conclusions and would prefer that the report be revised before it is accepted. La Voie abstained.) Motion carried.

CONCEPT REVIEW - CONTINUED

4. 21 E ANAPAMU ST C-2 Zone
(2:51) Assessor's Parcel Number: 039-183-043
 Application Number: MST2007-00510
 Owner/Applicant City of Santa Barbara Redevelopment Agency
 Landscape Architect: County Landscape & Design

(This is a revised project description. Proposal for a new 3,420 square foot public urban park on an undeveloped lot. The proposal includes new landscaping and an ADA access ramp for 25 E. Anapamu Street. The design team is coordinating with Visual Art in Public Places (VAPP) to develop opportunities for public art display.)

(Third Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Present: Jeannette Candau, City Redevelopment Specialist
 Katie O’Reilly-Rogers, Landscape Architect
 Lisa Plowman, Peikert Group Architects

Straw vote: How many Commissioners agree (with Mr. Hausz) that the water meters proposed are acceptable? 9/0.

Motion: Preliminary approval and continued two weeks to the Consent Calendar with the following conditions: 1) An additional oak tree shall be placed on the northeast area of the site. 2) The pathway between the Presbyterian school and the walkway in front of Casa Las Granadas shall be curved. 3) There shall be no exposed plastic on the water meter covers. 4) The valve covers shall be stained concrete and placed in gang boxes of five. 5) The backflow preventer shall be screened with substantial shrubbery.

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

CONCEPT REVIEW - CONTINUED

5. 210 W CARRILLO ST

C-2 Zone

(3:10) Assessor's Parcel Number: 039-271-025
 Application Number: MST2007-00554
 Owner: Old Town Mall
 Owner: Steve Delson
 Architect: Conceptual Motion

(This is a revised project. Proposal for demolition of the existing Radio Square shopping center which consists of 18,547 square feet of commercial square footage and the construction of a new three-story mixed-use development. The proposed project will be comprised of 12,851 square feet (net) of commercial space, 45,422 square feet (net) of residential space and two levels of underground parking with 122 parking spaces. There will be a total of 31 residential condominium units (27 market rate and 4 affordable). A modification to allow the 4 bonus density affordable units is requested. The project site is a 1.17 acre lot located in El Pueblo Viejo Landmark District. The previous proposal under MST2005-00772 has been withdrawn.)

(Second Concept Review.)**(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP AND A MODIFICATION TO ALLOW BONUS DENSITY UNITS.)**

Present: Steve Yates, Gerhard Mayer, and Dan Weber, Conceptual Motion
 Katie O'Reilly-Rogers, Landscape Architect
 Kathleen Kennedy, City Assistant Planner

Public comment opened at 3:44 p.m.

Gil Barry, local resident, commented that he had disagreed with the previously proposed mass, bulk, and scale, but now commends the following changes made by the applicant: 1) buildings are not to exceed 40 feet in height and 2) three-story elements are set back from the property line. He commented that four-story buildings should not be allowed – not even in the center of the property.

Kellam De Forest, local resident, commented that, although the new proposal is a great improvement, it may still be too big to be compatible with the other historic structures in the area and with the one and two-story buildings to the north. The large plaza on the corner of De La Vina and Carrillo Streets in the original proposal was a plus. It would be nice to have a transition between the historic victorian on De La Vina Street and the complex. Canopy trees would be better than palm trees on Carrillo Street to help screen the structure and provide shade for pedestrians. He questioned how the round stone bollards could fit into El Pueblo Viejo Landmark District.

Lincoln Gray, representative of the property to the north, expressed support for the currently proposed project, but expressed concern with the proposed three-story building shadowing his property's garden area at the north property line. The other architectural problem is the back wall that is too low at a certain section, raising privacy issues.

Public comment closed at 3:50 p.m.

Motion: **Continued two weeks with the following comments:** 1) The majority of the Commissioners feel that the corner needs more work and would like to see it accented in a traditional way. 2) As the plan gets massaged, the open areas (patios) should be increased in size. 3) Substantial landscaping should be provided on and around the perimeter of the site. 4) The project should be pulled back from the neighborhood to the north. 5) On De La Vina Street, as it transitions to the residential neighborhood, the building should be setback from the sidewalk to allow for landscaping, increasing setbacks as it approaches the residence to the immediate north. 6) The architecture is generally acceptable, but more simplicity in the articulation and materials is desired. 7) Elements in the design are supportable, such as the breakup of the building along De La Vina Street and the substantial reduction in the building, although some Commissioners expressed concern that it is still too large. 8) Parts of the design are supportable, particularly the idea of paseos and the breakup of the building mass, but needs further refinement to be more credible in an Andalucian interpretation. 9) It looks as if the courtyards were designed around the buildings, not the buildings around the courtyards. 10) Would like to see a three-dimensional model or computer module, with shadow studies off and on the project, along with the simple massing of adjacent buildings up to half the block. 11) Pay attention to the design of the bridges. The bridge design on De La Vina Street is particularly nice, but the one off Carrillo Street is problematic. 12) Provide a focused letter report identifying the date the residence was constructed and an analysis of the impact of this structure on the potential historic resource (a full survey/report on each of the buildings is not needed at this time).

Action: Boucher/Hausz, 7/0/0. (Adams/Sharpe stepped down.) Motion carried.

CONCEPT REVIEW - CONTINUED

6. 203 CHAPALA ST R-4/SD-3 Zone
(4:27) Assessor's Parcel Number: 033-041-001
 Application Number: MST2007-00634
 Owner: Sanders Family 2006 Revocable Trust
 Owner: Richard Sanders
 Architect: Cearnal Andrulaitis, LLP

(This structure is on the City's List of Potential Historic Resources. Proposal to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a new three story, 11,884 square foot addition for a total project area of 13,186 square feet. The existing commercial use would be changed to eight residential condominium units consisting of four 3-bedroom units, two 2-bedroom units, and two 1-bedroom units. The maximum building height would be 37'-0". Parking on this 20,553 square foot parcel would be provided in eight private garages, two carports, and two uncovered parking spaces, with two guest parking spaces also being provided. Planning Commission approval will be required for a tentative subdivision map, a Coastal Development Permit, and approval of a condominium development.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Brian Cearnal, Architect
 Diana Kelly, Project Manager

Public comment opened at 4:39 p.m.

Robert Maxim, neighbor across the street, requested that the wall on the property line be set back 18 to 24 inches to allow landscaping to hide the wall and that the amount of three-story buildings be limited.

Kellam De Forest, local resident, commented that it is a clever idea to make the units separate. Any three-story element, other than the tower, would detract from the impact of the newly reconstructed historic tower. Mr. De Forest would like hedges to be considered instead of walls on the street sides of the property.

Public comment closed at 4:42 p.m.

Straw votes: How many Commissioners would not be in favor of any third floor in any part of the project? 2/6. (Adams/Curtis/Hausz/La Voie/Pujo/Sharpe disagreed.)

How many Commissioners would accept 10-15% of third flooring square footage? 6/0.

How many Commissioners would accept over 30% third flooring of the project's total square footage? 0/8.

Motion: **Continued two weeks with the following comments:** **1)** Third floors in buildings are supportable, depending on the design, as long as they represent less than 20% of the project's total square footage. Three stories are not part of the neighborhood's character. **2)** The idea of separating the buildings is supportable, but there is concern about the way the spaces between buildings will look. **3)** Saving the existing trees on the site is appreciated. **4)** The articulation of the two-story elements will be important to avoid uniformity.

Action: Boucher/Hausz, 8/0/0. (Naylor stepped down.) Motion carried.

The following item was referred to Full Board from the Consent Calendar, Item A.

AFTER FINAL HEARING – Referred from the Consent Calendar

(4:49) 1101 ANACAPA ST

C-2 Zone

Assessor's Parcel Number: 039-232-018

Application Number: MST2006-00515

Owner: 1101 Investors, LLC

Architect: Cearnal Andrulaitis

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

(Review After Final of rooftop equipment and revised paving plan.)

Present: Brian Cearnal, Architect
Craig Shallanberger, Project Manager

Motion: **Final approval of Review After Final with the following conditions:** 1) The corner brick paving is approved as submitted. 2) The top of the rooftop units shall not exceed the height of the existing parapet and applicant should minimize them so that they are not seen from any surrounding view. 3) The rooftop equipment shall be painted warm gray. 4) Incorporate notes on the plans, for the benefit of the contractor and the building inspector, indicating the conditions of approval.

Action: Boucher/Adams, 8/0/0. (Naylor stepped down.) Motion carried.

PRELIMINARY REVIEW

7. 325 E CANON PERDIDO ST C-2 Zone
(5:02) Assessor's Parcel Number: 029-301-018
 Application Number: MST2007-00329
 Owner: Ken Olsen
 Architect: Carl Schneider

(This is a revised project description: Proposed demolition of an existing 929 square foot single-family residence and construction of a new 2,030 square foot, three-story residence and 519 square foot basement-level two-car garage. Zoning modifications are being requested for encroachment into three setbacks on this 3,515 square foot parcel. A total of 350 cubic yards of grading excavation will be required.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 106-07. PRELIMINARY APPROVAL IS REQUESTED.)

Present: Ken Olsen, Owner
 Carl Schneider, Architect

Public comment was opened at 5:12 p.m. and, as no one wished to speak, it was closed.

Motion: **Continued two weeks with the following comments:** 1) The Commission does not feel that the privacy of the neighborhood is affected by the placement of the master bedroom window. 2) Provide a more stylistic consistency. 3) Overall, simplify the details of the architecture. 4) Study the proportions and details of the chimney terminations. 5) The tower could be better integrated into the architecture.

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

CONCEPT REVIEW - NEW

8. 1230 STATE ST C-2 Zone

(5:29) Assessor's Parcel Number: 039-183-027
 Application Number: MST2008-00049
 Owner: Ray Mahmood
 Architect: Henry Lenny

(Structure of Merit: Upper Hawley Block; Constructed: 1887; Designed: January 26, 1978. Proposal to replace storefront windows and doors in same size openings, same materials and paint the window and door trim Santa Barbara green.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Present: Henry Lenny, Architect

Motion: **Continued two weeks with the following comments: 1)** The Commission appreciates the efforts to return the architecture of the building to an appropriate period style. **2)** The basic concept of the fenestration of the storefront, interrupting the awning at the piers, is supportable. **3)** Staff is to research the archive plans for the original appearance of the building and the significance of the architect.

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

G. Adjournment.

Motion: **To adjourn the meeting.**

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

CONSENT CALENDAR**REVIEW AFTER FINAL**

A. 1101 ANACAPA ST C-2 Zone

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

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

(Review After Final of rooftop equipment and revised paving plan.)

Referred up to Full Board.

REVIEW AFTER FINAL**B. 320 E VICTORIA ST R-3 Zone**

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.)

(Continued Review After Final of railing, door, and window changes referred back to Consent from Full Board.)

Final approval of Review After Final as submitted.

REVIEW AFTER FINAL**C. 636 STATE ST C-M Zone**

Assessor's Parcel Number: 037-132-001
Application Number: MST2007-00257
Owner: Gallina Family Trust
Architect: Kenneth Gruskin
Applicant: Derrick Prudigalidad
Business Name: Verizon Wireless

(Proposal for exterior alterations of the streetscape facade of an existing commercial building including changes to finishes, doors, and windows. Proposed new signage will be reviewed by the Sign Committee under a separate permit.)

(Review After Final of change to glazed brick replacement.)

Referred up to Full Board in two weeks.

NEW ITEM

D. 129 E ANAPAMU ST C-2 Zone

Assessor's Parcel Number: 029-121-013
Application Number: MST2008-00039
Owner: Bella Anapamu Properties, LLC
Applicant: Mike Calderon
Contractor: Channel Coast Corporation
Business Name: Elements Restaurant

(Proposal to remove deteriorating post, beam, and trellis on the front porch and replace with new post and beam and vinyl lattice cover with retractable canvas awning over the exterior patio. The proposal also includes the installation of five exterior hanging gas heaters and new light fixtures.)

Referred up to Full Board in two weeks.

NEW ITEM

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

Assessor's Parcel Number: 037-082-027
Application Number: MST2008-00043
Owner: John R. Dewilde
Applicant: Saffron Restaurant
Architect: Jim McKeown

(Proposal to relocate electrical service from the street to the exterior of a commercial building.)

(Proposed electrical cabinet is adjacent to the potentially historic commercial building at 115 W. De La Guerra Street.)

Final approval with the condition that the equipment and conduit be painted to match the wall color.

**** MEETING ADJOURNED AT 5:46 P.M. ****