



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, February 20, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**
COMMISSION MEMBERS:

- WILLIAM LA VOIE, *Chair* – Present
- DONALD SHARPE, *Vice-Chair* – Present
- ROBERT ADAMS – Present
- LOUISE BOUCHER – Present
- KEN CURTIS – Present
- STEVE HAUSZ – Absent
- FERMINA MURRAY – Present
- SUSETTE NAYLOR – Present
- ALEX PUJO – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

ROGER HORTON – Present 1:33 p.m. to 3:30 p.m.

PLANNING COMMISSION LIAISON:

STELLA LARSON – Present 2:13 p.m. to 4:20 p.m.

STAFF:

- JAIME LIMÓN, Design Review Supervisor – Present from until 2:32 p.m.
- DANNY KATO, Senior Planner – Present from 2:00 p.m. to 2:32 p.m.
- JAKE JACOBUS, Urban Historian – Present
- Michael Berman, Environmental Analyst – Present from 3:00 p.m. to 3:20 p.m.
- 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 February 15, 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 (1:31):

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, reported that the County Board of Supervisors upheld the County's Historic Landmarks Advisory Commission's position on the appeal of the project at the Santa Barbara Botanic Garden.

Alex Pujo, local resident, commented on the subject of tall buildings in El Pueblo Viejo Landmarks District (EPV) and elsewhere in the City.

Mary Louise Days, local resident, mentioned a chart of building heights that was possibly created in the 1970s and should be in the possession of City Staff. The buildings were measured from the building plans that existed at that time.

B. Approval of the minutes of the Historic Landmarks Commission meeting of February 6, 2008.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of February 6, 2008, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe, with the exception of Item G, 1903 State Street, as reviewed by Robert Adams; and Item H, 1811 El Encanto Road, as reviewed by Robert Adams and William La Voie.

Action: Boucher/Pujo, 8/0/0. (Curtis abstained from Item F, 102 E. Pueblo Street Hausz absent.) Motion carried.

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

1. Ms. Gantz made the following announcements:

- a) Commissioner Hausz would be absent from today's meeting. Commissioner Naylor would be leaving at 5:30 p.m., and she would be stepping down from items 1 and 3, the projects located at 101 E. Victoria Street and 2300 Garden Street, respectively. Commissioner Curtis would be stepping down from Item 10, 325 E Canon Perdido Street.
- b) The appeal of the Staff Hearing Officer approval of the project at 222 W. Alamar Street was denied at the Planning Commission meeting on February 7th. As a reminder, Commissioner Sharpe volunteered to represent the HLC at the March 4, 2008, City Council appeal hearing for 517 Chapala Street.
- c) The Radio Square project at 210 W. Carrillo Street, which was continued two weeks to today's hearing, was postponed two weeks to March 5th at Staff's request because the focused Historic Structures Letter Report is not yet complete. The project at 203 Chapala Street, which was continued two weeks to today's hearing, was postponed two weeks to March 5th at the applicant's request.

Motion: To continue Item 9, 203 Chapala Street.

Action: Boucher/Naylor, 8/0/0. (Hausz absent.)

- d) Also, a concept review of the De La Guerra Plaza project will be held tomorrow at the Planning Commission (PC) at approximately 1:00 p.m. It would be very helpful to both the applicant and the Planning Commission if someone from the HLC could attend.

Chair La Voie responded he would be attending the PC meeting.

2. Jaime Limón, Senior Planner, requested that an HLC representative attend the concept review of the Arlington Court project at the (March 6th) Planning Commission (PC) meeting. He emphasized the importance of HLC communicating its sentiments on the project.

Mr. Adams and Mr. Sharpe agreed to attend the meeting. Chair La Voie will not be able to attend.

Mr. Limón stated that, at a recent Ordinance Subcommittee meeting in front of City Council, with respect to the compatibility findings/subject criteria, the importance of effective communication between the HLC and the PC was discussed. It is critical that the record indicate both what is disliked and what is liked by the HLC/PC and include the critical subject areas in the motion's comments. Staff was directed to organize a workshop with the PC and the design boards to clarify communication issues. Mr. Limón related that some Council members recognized the authority the HLC has to deny a project's design aesthetics when a project has not met the HLC's criteria.

Chair La Voie commented that, if a project changes substantially from a preliminary review given by HLC, the Commission has the power to deny the project. Yet, if the project has stayed the same, and HLC has not objected to it previously, the Commission cannot deny it later.

Mr. Limón stated that the design review boards have an obligation to try to have consistency in the review process.

3. Councilmember Roger Horton advised the Commission that May is scheduled to be proclaimed as Preservation Month. City Council would like to make it more than a proclamation. Different community groups are proposing a variety of events and lectures to take place. Mr. Horton invited the Commission to provide input as to suggestions/ideas that would be of interest to the community during the month of May.
4. Chair La Voie announced he would not be attending the next HLC meeting.

E. Subcommittee Reports.

1. Mr. Adams will be reviewing the list of plant materials for El Pueblo Viejo Landmarks District. The goal is to make it more user-friendly.
2. Jake Jacobus, Associate Planner/Urban Historian, reported that the Designations Subcommittee met and discussed the following: 1) The creation of a priority list for designation of City landmarks. 2) Staff had created a list from the last 13 years of Historic Structures Report to determine which buildings were found to have historic merit and that list will be updated. 3) The creation of a survey of potential historic trees and other landscape features, such as rock walls, throughout the City.

Mr. Jacobus mentioned a tree at 1309 State Street, known as the lyre tree (or the Arlington silk oak). It was said to be the last remaining piece of the original landscape from the Arlington Hotel. The City Arborist had determined that the tree had an incurable fungus and had the potential of dropping heavy branches on passersby below. It was removed for public safety reasons. The owner of the parcel will be proposing a replacement tree at the HLC.

Mr. Adams suggested that the replacement tree be enhanced with ground covers/shrubs.

Mr. Jacobus informed that Rob Rossi updated the Subcommittee of the progress at the Granada Theater. The marquee previously approved by the HLC would be installed today.

F. Possible Ordinance Violations.

Chair La Voie reported that the street tree (camphor tree) in front of the Rochin Adobe was removed and requested Staff to investigate.

ARCHAEOLOGY REPORT

1. 101 E VICTORIA ST C-2 Zone

(1:58) Assessor's Parcel Number: 029-071-013
 Application Number: MST2006-00758
 Owner: 101 East Victoria
 Owner: Nick Schaar
 Architect: Cearnal Andrulaitis, LLP

(Proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,443 square foot commercial building comprised of 50 condominium office units on a parcel of approximately 19,000 square feet. Forty-one parking spaces will be provided underground. Planning Commission approval is required for Transfer of Existing Development Rights, a Tentative Subdivision Map, the new Condominium Development, Development Plan Approval findings, and a Modification to provide less than the required amount of parking spaces.)

(Review of Phase I Archaeological Resources Report prepared by David Stone and Ken Victorino of Dudek.)

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 historic or prehistoric archaeological resources, no mitigation measures are required.

Motion: To accept the report as presented.

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

FINAL REVIEW

2. 813 ANACAPA ST C-2 Zone

(1:58) Assessor's Parcel Number: 037-052-033
 Application Number: MST2007-00490
 Owner: SIMA El Paseo, LP
 Applicant: Chris Vigilante, Regional Director of Operations
 Applicant: Bernard Rosenson, President, Wine Cask, Inc.
 Agent: Preservation Planning Associates
 Landscape Architect: Bob Cunningham
 Business Name: Wine Cask Restaurant

(This structure is a City Landmark and is on the National Register of Historic Places: "El Paseo." Unpermitted exterior changes to El Paseo's Wine Cask restaurant including the removal of an existing 80-foot tall eucalyptus tree, removal of the courtyard fountain, replacement of stone pavers, removal of landscaping, repainting building in courtyard, replacement of courtyard lighting, and outdoor dining furniture, plant holders, and portable heaters. This is to abate enforcement case ENF2007-00873 initiated on 8-27-07.)

(Final approval of the project is requested.)

Present: Bob Cunningham, Landscape Architect
Meg Tibbetts, Arcadia Studio
Bernard Rosenson, Wine Cask Owner
John Greer, Attorney

Public comment opened at 2:10 p.m.

Kellam De Forest, local resident, commented that the outdoor furniture is important to give character to the patio. The furniture proposed does not fit the guidelines of El Pueblo Viejo District and does not look Spanish or Mexican.

Mary Louise Days, Santa Barbara Trust for Historic Preservation, commented that the landscape architect of record was not being commissioned to supervise and oversee all the proposed landscape work. It is important for a full oversight to be exercised and to not leave it up to citizens or the non-profit organization to remedy the deprivations.

Public comment closed at 2:13 p.m.

Straw votes: How many Commissioners agree that the proposed furniture is not appropriate? 8/0.

How many Commissioners are opposed to the landscape plan as proposed? 0/8.

Motion: Final approval of the project as submitted.

Action: Pujo. Motion failed due to lack of second.

Substitute

Motion: **Final approval of the landscape plan as submitted with the following conditions and comments:** **1)** The landscape installation and any construction work shall be completed by May 15, 2008. **2)** As stated on the drawings, the landscape architect of record shall perform the inspection as required in the plans. **3)** There shall be language in the landscape drawings as to the requirement of supervision by a member of the Santa Barbara Trust for Historic Preservation and include a member of the Wine Cask *Ad Hoc* Subcommittee, preferably the landscape architect. **4)** The landscape work shall be performed by licensed contractors and a licensed landscape contractor for the appropriate portions. **5)** It was recommended that the fountain equipment be covered with either flagstone pavers or some other decorative element to cover the plastic. **6) Proposed patio furniture:** **a)** The patio furniture is not acceptable in material or color (including chairs, umbrellas, heaters, plant stand.). **b)** It was recommended that wrought iron chairs be proposed. **c)** The furniture proposal shall return in four weeks for Full Board review. **7)** This approval does not include patio heaters.

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

CONCEPT REVIEW – NEW: PUBLIC HEARING

3. 2300 GARDEN ST

E-1 Zone

(2:32) Assessor's Parcel Number: 025-140-018
 Application Number: MST2008-00036
 Owner: SRS Garden Street, LLP
 Applicant: Mary Rose & Associates
 Architect: Jorge Machin, M2

(This is a revised Project Description. The former St. Anthony's Seminary is on the City's List of Potential Historic Resources. Proposal to install 10 temporary portable classroom units and two temporary portable restroom units to be used during previously-approved structural upgrades to existing campus buildings. Nine of the units are 24'x40', one of the units is 36'x60', one of the units is 24'x60', and the two bathroom units are 12'x40' for an overall total of 11,520 net square feet. The portable units will be located in the existing play court area and their estimated date of removal is proposed to be September of 2011. The project will also include installation of utilities to accommodate the portable classrooms and temporary relocation of the existing play court area.)

Present: Mary Rose, Applicant
 Greg Knudson, MNS Engineers
 Ken Mineau and Patrick Rauber, Appleton & Associates

Public comment opened at 2:56 p.m.

Mary Louise Days, local resident, pointed out that environmental assessment for this project is required and major portions of the historic buildings should be designated. Full archeology studies and monitoring should be done. She suggested that it be in concert with Tina Foss, the Museum Director at Mission Santa Barbara. Ms. Days mentioned that earlier HLC approvals called for landmark designation and would like to see what the Commission would recommend to be designated.

Ms. Gantz responded that architectural monitoring is already a requirement of the project and is called out on the plans.

Public comment closed at 2:57 p.m.

Straw vote: How many Commissioners would agree that the proposed temporary landscaping is necessary as a mitigation for the proposed temporary buildings? 8/0.

Motion: Preliminary approval as submitted and continued two weeks to the Consent Calendar with the following conditions: 1) Within 60 days, a letter of intent for landmarking the significant buildings on the site shall be submitted to the City Urban Historian. 2) The topsoil shall be retained and stored on site for three years, and weed control measures shall be incorporated in the stockpiling. 3) The temporary installations shall be removed in October of the year 2011.

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

CONCEPT REVIEW – NEW: PUBLIC HEARING

4. 199 W MONTECITO ST

C-2/SD-3 Zone

(3:06)

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.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 007-08.)

Present: Pamela Post and Timothy Hazeltine, Post-Hazeltine Associates
 Dan Meade, Union Pacific
 Michael Berman, City Environmental Analyst

Motion: **Continued two weeks to the Consent Calendar with the following comments:** 1) The detailing of the railing should be provided. 2) The railing should be as close as possible to the existing design. 3) All other items proposed are to the satisfaction of the Commission.

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

CONCEPT REVIEW - NEW

5. 16 E CARRILLO ST

C-2 Zone

(3:21)

Assessor's Parcel Number: 039-322-044
 Application Number: MST2008-00055
 Owner: Masonic Properties Santa Barbara, Inc.
 Applicant: Gil García
 Business Name: Santa Barbara Bank & Trust

(Proposal to relocate an existing ATM, replace a storefront window, add new plant pots and light fixtures, and paint a colored band on the exterior of the office of Santa Barbara Bank & Trust.)

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

Present: Gil García, Architect

Motion: **Continued four weeks with the comment that the Commission is charged to see a restoration to the extent possible of the original base of the building.**

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

CONCEPT REVIEW - CONTINUED

6. 129 E ANAPAMU ST C-2 Zone

(3:39) Assessor's Parcel Number: 029-121-013
 Application Number: MST2008-00039
 Owner: Bella Anapamu Properties, LLC
 Business Name: Elements Restaurant
 Applicant: Mike Calderon
 Contractor: Channel Coast Corporation

(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 to Full Board from Consent for Second Concept Review.)

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

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

REVIEW AFTER FINAL

7. 636 STATE ST C-M Zone

(3:40) Assessor's Parcel Number: 037-132-001
 Application Number: MST2007-00257
 Architect: Kenneth Gruskin
 Applicant: Derrick Prudigalidad
 Owner: Gallina Family Trust
 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.)

(Referred to Full Board from Consent. Continued Review After Final of proposed change to glazed brick replacement and the addition of rooftop mechanical equipment.)

Present: Derrick Prudigalidad and Roy Hasson, Permit Place, Inc.
 Matt Haaland, Verizon Wireless

Public comment opened at 3:56 p.m.

Kellam De Forest, local resident, commented that it is time for this pre-1925 earthquake utilitarian brick building to be replaced by an appropriate Spanish-Revival systemically safe building and that the attempt to convert this facility from a food dispensary into a modern telecommunication store does not work.

Public comment closed at 3:57 p.m.

Straw votes: How many Commissioners would agree to stuccoing the building? 5/3.

How many Commissioners would support painting the building? 3/5.

Motion: Continued two weeks to the Consent Calendar with the following comments:
 1) Replaster the building with a thin coat so that the moldings maintain their profile. It was suggested that the same type of plaster used at the back of the building be used for the remaining of the building. 2) Paint the building off-white. 3) The iron struts for the awnings should look more like spears. Avoid the side channels.

Action: Adams/Sharpe, 7/1/0. (Naylor opposed because she believes the building should be painted and not plastered. Hausz absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 4:06 P.M. TO 4:14 P.M. ****

CONCEPT REVIEW - NEW

8. 100 E CARRILLO ST REC CT P-R Zone

(4:14) Assessor's Parcel Number: 029-291-020
 Application Number: MST2008-00064
 Owner: City of Santa Barbara
 Architect: Kruger Bensen Ziemer
 Business Name: Carrillo Recreation Center

(This is a City Landmark: "Recreation Center and Gymnasium." Proposal for structural upgrades, accessibility improvements to meet ADA requirements, upgrading of mechanical, plumbing and electrical systems, and changes to existing windows and rear stairs.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Present: John Schoof, City Principal Engineer
 Joe Wilcox and Mark McFarlin, KBZ Architects

Public comment opened at 4:30 p.m.

Kellam De Forest, local resident, commented that the state of California has an Historic Building Code and the Department of the Interior has guidelines for the restoration of historic buildings. There should be a period of significance for this historic building.

Mary Louise Days, local resident, commented that an historical report was prepared at the time of designation. There used to be a set of plans that were lent to David Gebhard's architectural drawing collection for safe-keeping at the time the City's buildings were being moved. They are in storage and should be searched at UCSB. Ms. Days questioned why the fireplace in the front room would be removed. She cautioned about the handicap ramp in the back of the building and felt that this is a time to use the Historical Building Code.

Public comment closed at 4:33 p.m.

Mr. Jacobus commented that the fireplace proposed to be removed should remain in place.

Straw vote: How many Commissioners would agree that it would be a shame to lose the vine on the building? 6/2.

- Motion:** **Continued indefinitely with the following comments:** 1) The Commission appreciates the preservation of this building. 2) The applicant should provide a Focused Letter Report addressing the impacts of the proposal.
- Action:** Naylor/Boucher, 8/0/0. (Hausz absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

9. 203 CHAPALA ST R-4/SD-3 Zone
 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.)

(Third Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

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

CONCEPT REVIEW (NEW) – Referred from the Consent Calendar

- 1903 STATE ST C-2 Zone
 (4:46) Assessor's Parcel Number: 025-371-012
 Application Number: MST2008-00070
 Owner: Harrison Bull
 Architect: Charles McClure, Landscape Architect
 Business Name: Re/Max

(Proposal for approval of an as-built landscape plan to abate ENF2006-00615.)

Present: Chuck McClure and Michelle Hochrein, Landscape Architects

Public comment opened at 4:56 p.m.

Kathiann Brown, local resident, commented on the history of tree cutting violations on the property. She requested that trees that were removed be replaced and landscaping be installed that is compatible with the architecture and drought tolerant. Ms. Brown would like to see adherence to proper tree pruning techniques and to the City Ordinance with respect to trees. She also mentioned a sandwich sign on the site that needs to be removed.

Public comment closed at 4:58 p.m.

Motion: Continued two weeks with the following comments: **1)** The unpermitted signage, including lighting, on the site should be removed. **2)** Remove or provide a substitute design for the handrail appropriate to the style of the building for any new handrails installed in the past two years, including the handicap access ramp from State Street. **3)** Provide a landscape plan indicating replacement of the same number of trees as previously existed on site, adequate foundation planting, and framing and screening of the building. **4)** Pay attention to the planting of street trees.

Motion: **To reopen the item for the motion to be made and seconded.**

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

Motion: **Continued two weeks with the following comments:** **1)** The unpermitted signage, including lighting, on the site should be removed. **2)** Remove or provide a substitute design for the handrail appropriate to the style of the building for any new handrails installed in the past two years, including the handicap access ramp from State Street. **3)** Provide a landscape plan indicating replacement of the same number of trees as previously existed on site, adequate foundation planting, and framing and screening of the building. **4)** Pay attention to the planting of street trees.

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

PRELIMINARY REVIEW

10. 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.)

(Preliminary approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 106-07.)

Present: Carl Schneider, Architect

Motion: Preliminary approval and continued indefinitely to the Consent Calendar with the following comments: 1) Add some embellishment, with restraint, at the top of the tower. 2) It was suggested that the light and the address number be switched.

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

**** THE COMMISSION RECESSED FROM 5:15 P.M. TO 5:16 P.M. ****

CONCEPT REVIEW - CONTINUED

11. 1230 STATE ST

C-2 Zone

(5:16) Assessor's Parcel Number: 039-183-027
Application Number: MST2008-00049
Architect: Henry Lenny
Owner: Ray Mahboob

(This is a Structure of Merit: "Upper Hawley Block, 1887." Proposal to replace storefront doors and windows in same size openings and materials.)

(Second Concept Review.)

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

Present: Henry Lenny, Architect

Motion: Preliminary approval and final drawings shall return to the Consent Calendar in two weeks.

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

G. Adjournment.

Motion: To adjourn the meeting.

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

CONSENT CALENDAR**FINAL REVIEW**

A. 21 E ANAPAMU ST C-2 Zone

Assessor's Parcel Number: 039-183-043
Application Number: MST2007-00510
Owner/Applicant: City of Santa Barbara Redevelopment Agency
Landscape Architect: Katie O'Reilly-Rogers

(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, public sidewalk, and an ADA access ramp for 25 E. Anapamu Street. The design team is coordinating with Visual Art in Public Places to develop opportunities for public art display.)

(Final Approval of the project is requested.)

Final approval as submitted.

NEW ITEM

B. 138 E CANON PERDIDO ST C-2 Zone

Assessor's Parcel Number: 031-011-004
Application Number: MST2008-00063
Owner: Pueblo Viejo Properties, Ltd.
Applicant: Joseph Swain
Contractor: Bob's Canvas Shop
Business Name: Pizza Perdido

(Proposal to install a new awning at the front elevation.)

Postponed two weeks at the applicant's request.

REVIEW AFTER FINAL

C. 121 W CARRILLO ST C-2 Zone

Assessor's Parcel Number: 039-313-022
Application Number: MST2007-00493
Owner: City of Santa Barbara
Architect: KBZ Architects
Business Name: City Fire Station No. 1

(Proposal for a seismic upgrade, remodel of first floor offices and second floor dormitory, ADA compliance work, new elevator, and a 515 square foot addition.)

(Review After Final of temporary installation of portable trailers during construction of this project. Trailers would remain in place for a period not to exceed nine months.)

Final approval of Review After Final as submitted.

NEW ITEM**D. 301 PASEO NUEVO C-2 Zone**

Assessor's Parcel Number: 037-400-015
Application Number: MST2008-00075
Owner: Santa Barbara Redevelopment Agency
Applicant: Paseo Nuevo Associates
Agent: Glen Morris
Business Name: Aerie

(Proposal for a storefront alteration to a retail space in Paseo Nuevo.)

Final approval with the following comment and conditions: 1) The wood stain sample is approved as submitted. 2) Signage shall be approved by the Sign Committee. 3) All glass shall be clear. 4) Bulkhead shall be 10 inches tall. 5) Santa Barbara sandstone shall match that used at American Eagle. 6) Pavers outside entry door shall be Santa Barbara sandstone. 7) All recesses shall match the existing storefront recess.

CONTINUED ITEM**E. 721 LAGUNA ST R-3 Zone**

Assessor's Parcel Number: 031-091-008
Application Number: MST2007-00422
Owner: City of Santa Barbara Housing Authority
Applicant: Christine Pierron

(Proposal for alterations to the building housing the Community Room of the Presidio Springs residential development. The proposed project includes a new roof with four new skylights, replacement of existing windows and doors, and a new entry at the gable end of the building. Also proposed is the demolition of an exterior six foot tall wall, upgraded hardscaping, and an interior remodel.)

(Second Concept Review.)

Final approval as submitted with colors to match the existing adjacent walls.

FINAL REVIEW**F. 102 E PUEBLO ST E-1 Zone**

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

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

(Final approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 078-07.)

Final approval as submitted.

NEW ITEM

- G. 1903 STATE ST C-2 Zone
Assessor's Parcel Number: 025-371-012
Application Number: MST2008-00070
Owner: Harrison Bull
Architect: Charles McClure, Landscape Architect
Business Name: Re/Max
(Proposal for approval of an as-built landscape plan to abate ENF2006-00615.)

Referred to the Full Board.

REVIEW AFTER FINAL

- H. 1811 EL ENCANTO RD E-1 Zone
Assessor's Parcel Number: 019-170-018
Application Number: MST2006-00750
Owner: Emily and Blake Jones
Architect: Peter Becker
(This structure was found to be eligible for City Landmark status and is to be placed on the City's List of Potential Historic Resources. The proposed changes are to a site comprised of two existing single-family residences. A remodel and addition is proposed for one of the residences including a 699 square foot addition, 2,019 interior remodel, 100 square foot crawl space conversion for pool equipment and remodel of basement space. New structures would include a 750 square foot detached garage, a new 220 square foot pergola with fireplace and a new 20' x 50' swimming pool. The other residence would include a remodel and window change. A modification is requested for conversion of a non-conforming garage to an accessory space.)

(Review After Final of changes to windows and landscaping.)

Final approval of Review After Final as noted on the landscape plan.

**** MEETING ADJOURNED AT 5:27 P.M. ****