



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 19, 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 until 4:35 p.m.
 ROBERT ADAMS – Present until 4:35 p.m.
 LOUISE BOUCHER – Present
 KEN CURTIS – Present
 STEVE HAUSZ – Present at 3:57 p.m.
 FERMINA MURRAY – Absent
 SUSETTE NAYLOR – Present
 ALEX PUJO – Absent

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

ROGER HORTON – Present 2:42 p.m. to 3:00 p.m.

PLANNING COMMISSION LIAISON:

STELLA LARSON – Present

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present until 2:14 p.m., again 3:44 p.m. to 4:50 p.m.; and again at 5:10 p.m.
 JAN HUBBELL, Senior Planner – Present 4:40 p.m. to 5:10 p.m.
 KATHLEEN KENNEDY, Associate Planner – Present at 4:40 p.m.
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician II – Present
 MAGGI WALKER, Planning Technician I – Present 3:40 p.m. to 4:42 p.m.
 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	<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 <u>folded</u> plans are required <u>at the time of submittal & each time plans are revised</u>.</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 Friday, March 14, 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 broadcasted live and will rebroadcast in its entirety on Friday at 1:00 P.M. and again the following Friday at 1:00 P.M. on Channel 18.

GENERAL BUSINESS (1:33):

- 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.)

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of March 5, 2008.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of March 5, 2008.

Action: Boucher/Adams, 5/0/1. (La Voie abstained. Hausz/Murray/Pujo absent.) Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe.

Action: Boucher/Adams, 6/0/0. (Hausz/Murray/Pujo absent.) Motion carried.

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

1. Ms. Gantz made the following announcements:

- a) Commissioners Hausz, Murray and Pujo would be absent from the meeting. However, Commissioner Hausz would be present for Item 9, 210 W. Carrillo Street, since Commissioners Adams and Sharpe would need to step down from that item.
- b) Item 5 on the agenda at 209 E. Pedregosa Street was indefinitely postponed at the applicant's request. Item E. 1535 Santa Barbara Street, from the Consent Calendar would replace that time slot on the agenda.
- c) There would be an EPV Guidelines Subcommittee meeting at 10 a.m. on March 26, 2008, at 630 Garden Street in the Fishbowl Conference Room.

d) A semi-annual Joint City Council/Planning Commission meeting has been scheduled at the David Gebhard Public Meeting Room from 2:00 p.m. to 4:30 p.m. on Thursday, March 27th to discuss workload management. The Design Review Chairs were also invited to attend.

2. Chair La Voie requested to meet with Kathleen Kennedy, Associate Planner, assigned to Item 9 on the agenda, 210 W. Carrillo Street, to discuss the memorandum received from her with regard to that project. Jaime Limón, Senior Planner, stated that, during the hearing for that item, the Chair was welcome to inquire.

E. Subcommittee Reports.

1. Commissioner Adams reported that the draft update to the EPV Guidelines plants list was well on its way to being completed.

2. Mr. Jacobus reported that the Survey Subcommittee met in the morning. Pam Post and Tim Hazeltine, Historical Consultants, informed the Subcommittee on the progress of the Lower Riviera historical survey, which should be completed in August, 2008. Also discussed was verifying the data found in the Waterfront and Bungalow Haven surveys to correct any errors. Volunteers from the Pearl Chase Society may assist with this task. The corrected data collected could then be presented to the City Council for possible landmark designations.

F. Possible Ordinance Violations.

No violations reported.

ARCHAEOLOGY REPORT

1. 182 LA VISTA GRANDE

E-1 Zone

(1:40)

Assessor's Parcel Number: 015-130-001

Application Number: MST2008-00037

Owner: David C. Nordahl

Applicant: Larry Clark

(Proposal to replace a 5' 10" retaining wall at the front of a one-acre parcel in the Hillside Design District developed with a 2,623 square foot single-family residence. Staff Hearing Officer approval of a zoning modification for an overheight wall within 10 feet of the front property line is requested.)

(Review of Phase I Archaeological Resources Report prepared by John F. Romani of Compass Rose.)

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 will have no impact on cultural resources, no additional studies are recommended at this time.

Motion: To accept the report as presented.

Action: Adams/Sharpe, 6/0/0. (Hausz/Murray/Pujo absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 1:41 P.M. TO 1:53 P.M. ****

HISTORIC STRUCTURES REPORT

2. 1978 MISSION RIDGE RD A-1 Zone

(1:53) Assessor's Parcel Number: 019-083-001
 Application Number: MST2006-00375
 Owner: Farrokh Nazerian
 Architect: Henry Lenny

(Proposed demolition of an existing two car 400 square foot garage and construction of a new 920 square foot four-car garage. Project requires a modification to construct more than 750 square feet of garage floor area.)

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

Present: Alexandra Cole, Historical Consultant
 Henry Lenny, Architect

Staff comments: Jake Jacobus, Urban Historian, stated that Staff has read the report and agrees with its conclusion that a garage of this size and scale, as well as the proposed placement of the garage, would not negatively impact the potentially historic resource. Staff has concluded that the structure is a candidate for Landmark status and does not agree with the report's finding that it is only a Structure of Merit.

Public comment opened at 2:04 p.m.

Kellam de Forest, local resident, commented that he believed the landscape was designed by his father Lockwood de Forest, Jr. The 1912 tunnel on page 3 of the report is identified as Cold Springs Tunnel, but Mr. de Forest believed it was wrongly named in the report. Mr. de Forest did not agree with the statements on pages 11 and 12 that most of the buildings designed by the firm had been commercial or public in nature.

Public comment closed at 2:07 p.m.

Straw vote: How many Commissioners agree that the structure is worthy of landmark status? 5/1.

Motion: Continued indefinitely with the following comments: **1)** The report should address the complete scope of planned work and all the proposed changes to the residence and garage on the site. **2)** The report should address the landscape plan as to whether it was designed by Lockwood de Forest, Jr. If so, include: a) How much of the original landscape survived; b) what the original design intent was; and c) how the proposed modifications may affect that original design intent. **3)** The structure should be included in a future meeting agenda for possible placement on the City's List of Potential Historic Resources.

Action: Boucher/Sharpe, 6/0/0. (Hausz/Murray/Pujo absent.) Motion carried.

PRELIMINARY REVIEW

3. 500 NIÑOS DR P-R/SD-3 Zone

(2:14) Assessor's Parcel Number: 017-382-002
 Application Number: MST2000-00707
 Owner: City of Santa Barbara
 Agent: Rich Block
 Agent: Cameron Carey
 Architect: David Mendro
 Business Name: Santa Barbara Zoo

(Construction of a proposed 8,805 square foot, one-story Discovery Pavilion building and a 1,408 square foot addition to the existing administrative building. Three existing buildings, totaling 1,868 square feet, and two existing animal holding facilities would be removed. An existing 1,779 square foot building would be remodeled and incorporated into the new building. The project would result in a net increase of approximately 9,190 square feet of building area.)

(PROJECT MUST COMPLY WITH PLANNING COMMISSION RESOLUTION NO. 054-06.)

Present: Richard Block, CEO, Santa Barbara Zoo
 Andy Neumann, Architect
 David Mendro, Architect

Public comment opened at 2:34 p.m. and, as no one wished to speak, it was closed.

Motion: Preliminary Approval of the design.

Action: Naylor/Boucher, 5/0/1. (Curtis abstained. Hausz/Murray/Pujo absent.) Motion carried.

FINAL REVIEW

4. 813 ANACAPA ST C-2 Zone

(2:36) 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 patio furniture, umbrellas, and heaters is requested.)

Present: Bernard Rosenson, Owner of Wine Cask

- Motion:** Continued indefinitely to the Consent Calendar with the following comments:
 1) The proposed design of the umbrellas in canvas is acceptable. The standard is not.
 2) The proposed chocolate brown color of the chairs is acceptable. 3) The heaters are not acceptable as proposed.
- Action:** Adams/Sharpe, 6/0/0. (Hausz/Murray/Pujo absent.) Motion carried.

CONCEPT REVIEW – NEW: PUBLIC HEARING

5. 209 E PEDREGOSA ST E-1 Zone
 Assessor's Parcel Number: 025-382-009
 Application Number: MST2008-00074
 Owner: Gary R. Ricks, Trustee 5-5-89
 Architect: Y. S. Kim

(This structure is on the City's List of Potential Historic Resources: "Palmer House." Proposal to add four roof dormers, second floor roof deck, two exterior spiral staircases, and an internal stairway to create a second floor consisting of a 1,110 square foot master bedroom suite with sitting area. Also proposed is to lower the hedge heights at the two front property lines to 3.5' maximum and to remove an existing shed from the front yard setback. The proposed project will result in 6,506 square feet of development on a 33,750 square foot parcel.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

This item was postponed indefinitely at the applicant's request.

**** THE COMMISSION RECESSED FROM 2:47 P.M. TO 3:00 P.M. ****

REVIEW AFTER FINAL – REFERRED FROM THE CONSENT CALENDAR, ITEM E

- (3:00)** 1535 SANTA BARBARA ST R-3 Zone
 Assessor's Parcel Number: 027-241-005
 Application Number: MST2007-00266
 Owner: The Unitarian Society of Santa Barbara
 Architect: Peikert Group Architects
 Landscape Architect: Robert Fowler

(This is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal for a partial interior remodel of three existing buildings; accessibility and upgrading of architectural finishes; replacement of 11 windows in the Parish Hall; adding a new terrace with new 678 square foot storage room below; and landscape and hardscape improvements in the Jefferson Hall Courtyard.)

(Review After Final of changes to omit fountain, add a concrete bench, replace approved brick pavers with stamped concrete, and straighten the top of the terrace walls.)

- Present:** April Palencia, Peikert Group Architects
 Alexandra Cole, Historic Consultant

Motion: Continued two weeks to the Consent Calendar with the following comments:
 1) A simple bench does not work well within its context. It was suggested to place a different focal point in the center of the wall to break it up or propose a more decorative bench. 2) Stamped, colored concrete is not appropriate in El Pueblo Viejo Landmark District. Plain scored colored concrete would be more suitable. It was suggested to incorporate a brick border to soften the concrete and make it more traditional, in keeping with the building. 3) The wall should either retain the shape that was previously approved or the columns (pilasters) along the wall should be removed.

Action: Adams/Sharpe, 6/0/0. (Hausz/Murray/Pujo absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

6. 634 SANTA BARBARA ST C-M Zone
 Assessor's Parcel Number: 031-152-001
 Application Number: MST2008-00095
 Owner: Milton Schmerzler Trust
 Designer: J. Grant Design Studio
 Contractor: Skye Line Construction

(Proposal to demolish an existing 195 square foot exterior canopy and replace with a new 315 square foot canopy, repave disturbed area, and install new 180 square foot planter area on Santa Barbara Street. Abatement of approximately four cubic yards of contaminated soil to be completed under a separate application in accordance with County of Santa Barbara Hazardous Materials Unit guidelines.)

(Second Concept Review.)

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

Motion: Continued indefinitely due to the applicant's absence.
Action: Boucher/Naylor, 6/0/0. (Hausz/Murray/Pujo absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

7. 16 E CARRILLO ST C-2 Zone
(3:22) 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

(This structure is on the City's List of Potential Historic Resources: "Masonic Temple." 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.)

(Third Concept Review.)

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

Present: Gil García, Applicant

Public comment opened at 3:29 p.m.

Kellam de Forest, local resident, commented that the anything done with the space should indicate support of the columns that are on top.

Ms. Gantz acknowledged receipt of a letter from Paula Westbury in opposition to the project.

Public comment closed at 3:30 p.m.

Motion: Preliminary Approval of Scheme C and continued two weeks to the Consent Calendar with the following conditions: 1) Omit the middle window/rectangular opening and, in its place, propose a commemorative plaque of significant size, documenting and commemorating the presence of the Masons in Santa Barbara and at this location. 2) The lanterns shall be more elaborate or smaller, and mounted higher on the building by about a foot.

Action: Boucher/Naylor, 6/0/0. (Hausz/Murray/Pujo absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

8. 1903 STATE ST

C-2 Zone

(3:42)

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 and lighting to abate ENF2006-00615. Approval of as-built signage to be reviewed by the Sign Committee.)

(Second Concept Review.)

Present: Harrison and Diana Bull and Adam Zetter, Property Owners
Charles McClure, Landscape Architect
Diana Crockett, McDermott-Crockett Mortuary Owner
Maggi Walker, City Enforcement Officer

Public comment opened at 4:03 p.m.

Kathiann Brown, local resident, commented that she hopes the owners, in compliance with the City's Tree Ordinance, will prune the trees appropriately.

Diana Bull, property co-owner, commented that Pedregosa and Mission Streets do not have a canopy of trees and the argument that the removed trees should be replaced with the same type of canopy trees due to the site's surroundings is not valid.

Adam Zetter, project partner, commented that the owners believed that the removal of the trees in question would make the building look better and they thought it would be something the City would want to have done.

Public comment closed at 4:07 p.m.

Straw votes: How many Commissioners agree with the motion previously made at the February 20th meeting? (i.e., the landscape plan should be proposed for the same number of trees as previously existed on the site, with adequate foundation planting, and framing and screening of the building.) 6/0.

How many Commissioners would agree to allow a different location of the replacement trees somewhere in the front of the building? 6/0.

How many Commissioners feel comfortable with the amount of street trees that exist? 6/0.

Motion: **Continued indefinitely with the following comments:** 1) Provide a landscape plan indicating the replacement of three trees as previously existed on the site, not necessarily the same species. The plan should show that landscaping will mitigate the appearance of the nonconforming handrail. 2) Provide additional foundation planting for the framing and screening of the building.

Action: Sharpe/Adams, 6/0/1. (Hausz abstained. Murray/Pujo absent.) Motion carried.

Commission comments in reviewing the plans dated May 23, 2005: The handrails along the handicap ramp shown on the plans that were approved by the Commission were existing. The current handrails appear to match and they are indicated as 2 inch round handrails, with no change. The handrails along the south corner of the porch were also indicated as existing handrails, with no change, and were drawn as a typical top and bottom rail with vertical pickets, and do not have the extensions required for handicap access. The handrail design on the ramp would not have been approved by the Commission in the past twelve years. (It was noted that this change was not made by the current property owner.) The plans indicate existing landscape with no change. The landscape for the parking lot was indicated as requested.

**** THE COMMISSION RECESSED FROM 4:34 P.M. TO 4:42 P.M. ****

CONCEPT REVIEW - CONTINUED

9. 210 W CARRILLO ST C-2 Zone

(4:42) 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 and two levels of underground parking with 122 parking spaces. There will be a total of 32 residential condominium units (27 market rate and 5 affordable). A modification to allow the 5 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.)

(Fourth 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
Steve Delson and Ian Brown, Owners
Alexandra Cole, Historical Consultant
Kathleen Kennedy, Associate Planner

Public comment opened at 5:07 p.m.

Kellam de Forest, local resident, commented on the project's mass and felt that it should not imitate downtown State Street. He suggested that there be a mix of heights, and the plaza on the street should be more formal and square.

Public comment closed at 5:09 p.m.

Straw vote: How many Commissioners feel that the project is fine the way it is being proposed? 5/0.

Motion: **Continued indefinitely to the Planning Commission with the following comments:**
1) What is liked about the project is the strength of the design and its simplicity. It is the hope of the Commission that, as the project develops, it does not get overly fussy in an attempt to try to disguise the mass of the building, which has so far been avoided. Stay in that direction. **2)** The building mass along De La Vina Street is acceptable. **3)** The project is compatible with the neighborhood. **4)** The portion of the building immediately adjacent to the neighborhood to the north needs to be more articulated to bring the building more in scale with the majority of the buildings in the neighborhood. **5)** There remains a concern about the size of courtyards and landscaping provision. **6)** The large building mass in the center should be articulated. **7)** The building mass towards the corner needs to read as a separate building as opposed to an appendage to the large building. **8)** The roof line needs to be modulated so that the building does not have a general appearance of uniform mass. **9)** Significant corners need to be celebrated. **10)** The design and resolution of the corner open space needs further refinement so that it is expressed as a public open space. **11) Regarding the impact to the potential historic resources to the north:** **a)** A mitigation of the mass of that portion of the building would be an adequate mitigation of any impact to the neighborhood to the north. **b)** Any potential impacts can be mitigated by a modification of the existing design. **12)** Presentations were made indicating the solar access has minimal impact on the adjoining residential neighborhood.

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

G. Adjournment.

Motion: **To adjourn the meeting.**

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

CONSENT CALENDAR**REVIEW AFTER FINAL**

A. 2300 GARDEN ST E-1 Zone

Assessor's Parcel Number: 025-140-018
Application Number: MST2006-00190
Owner: SRS Garden Street, LLC
Applicant: Mary Rose & Associates
Architect: Machin & Mead Architecture
Contractor: Plant Construction Company
Business Name: San Roque High School Garden St. Campus

(This structure is on the City's List of Potential Historic Resources. Proposal for seismic, safety, and utility upgrades in the Main Building of San Roque High School. Improvements include seismic strengthening, installation of new fire sprinkler system, accessibility upgrades including the installation of a new elevator, new drinking fountains, and restrooms. Exterior work includes new rooftop penetrations for ventilation, elevator overrun, and new handrails.)

(Review After Final of proposed revisions to chimney height, roof vent, and handrail.)

Final Approval as submitted of Review After Final of the roof vent and handrail changes only. The proposed revisions to the chimney height were deleted.

REVIEW AFTER FINAL

B. 2300 GARDEN ST E-1 Zone

Assessor's Parcel Number: 025-140-018
Application Number: MST2005-00241
Owner: SRS Garden Street, LLC
Agent: Mary Rose & Associates
Architect: M2 Architecture
Contractor: Plant Construction Company
Business Name: San Roque School Garden St. Campus

(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 After Final of proposed changes to new roof penetrations, minor chimney extension, and changes to one door and one window.)

Continued two weeks to the Consent Calendar with the following comments: 1) The four new roof penetrations and change to the door are acceptable. 2) Restudy the window and chimney.

NEW ITEM

C. 620 STATE ST C-M Zone

Assessor's Parcel Number: 037-132-031
Application Number: MST2008-00001
Owner: Metro 4 Theater Property, LLC

(Proposal to change an as-built chrome and glass entry storefront system to wood frame. Also proposed is to replace the valance of the existing awning with new fabric to match the awning. This is to abate ENF2007-00916.)

Continued to two weeks to April 2, 2008.

REVIEW AFTER FINAL

D. 1129 STATE ST C-2 Zone

Assessor's Parcel Number: 039-231-037
Application Number: MST2007-00568
Owner: SIMA Corporation
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.)

(Review After Final of proposed change to window configuration on parking lot south elevation.)

Final Approval of Review After Final as submitted.

REVIEW AFTER FINAL

E. 1535 SANTA BARBARA ST R-3 Zone

Assessor's Parcel Number: 027-241-005
Application Number: MST2007-00266
Owner: The Unitarian Society of Santa Barbara
Architect: Peikert Group Architects
Landscape Architect: Robert Fowler

(This is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal for a partial interior remodel of three existing buildings; accessibility and upgrading of architectural finishes; replacement of 11 windows in the Parish Hall; adding a new terrace with new 678 square foot storage room below; and landscape and hardscape improvements in the Jefferson Hall Courtyard.)

(Review After Final of changes to omit fountain, add a concrete bench, replace approved brick pavers with stamped concrete, and straighten the top of the terrace walls.)

Referred to Full Board.

NEW ITEM

F. 2201 LAGUNA ST E-1 Zone

Assessor's Parcel Number: 025-271-001
Application Number: MST2008-00129
Owner: Old Mission Santa Barbara
Agent: Richard McManus

(This is a designated City Landmark: "Old Mission Santa Barbara." Proposal to extend an existing wrought iron fence and railing on the south side of the inner quadrangle garden from the east end to the west end of an existing portico.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK.)

Final Approval with the condition that the railing shall be constructed of wrought iron. The following findings were made: 1) **Historic Resource Findings:** The project will not cause a substantial adverse change in the significance of an historical resource. 2) **Alterations to a City Landmark:** The exterior alterations are being made primarily for the purposes of restoring the Landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.

REVIEW AFTER FINAL

G. 1201 ANACAPA ST C-2 Zone

Assessor's Parcel Number: 039-183-035
Application Number: MST2006-00030
Owner: 1201 Anacapa Partners
Applicant: City of Santa Barbara Housing & Redevelopment
Architect: Peikert Group Architects
Business Name: Coffee Cat

(Proposal to relocate three HVAC condensing units from 1201 Anacapa Street to a public plaza. The units are proposed to be screened with a new concrete masonry screening wall.)

(Review After Final of change in door hardware.)

This project was granted an Administrative Approval of Review After Final prior to agenda distribution.

**** MEETING ADJOURNED AT 5:39 P.M. ****