



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, April 30, 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 6:02 p.m.  
 ROBERT ADAMS – Present  
 LOUISE BOUCHER – Present  
 KEN CURTIS – Present  
 STEVE HAUSZ – Present until 4:50 p.m.  
 FERMINA MURRAY – Present  
 SUSETTE NAYLOR – Present  
 ALEX PUJO – Present

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

ROGER HORTON – Present 3:13 p.m. to 4:30 p.m.

**PLANNING COMMISSION LIAISON:**

STELLA LARSON – Absent

**STAFF:**

BETTIE WEISS, City Planner – Present until 2:15 p.m.  
 JAIME LIMÓN, Design Review Supervisor – Present until 2:15 p.m. and again from 4:00 p.m. to 4:48 p.m.  
 JAKE JACOBUS, Urban Historian – Absent  
 SUSAN GANTZ, Planning Technician – Present  
 GABRIELA FELICIANO, Commission Secretary – Present

Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; 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 <u>time of submittal &amp; 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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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 time the item was reviewed is listed to the left of each item. It was suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff would have notified applicants of time changes.
- \*\* The applicant's presence was required. If an applicant was not present, the item would have been postponed indefinitely. If an applicant canceled or postponed an item without providing advance notice, the item would be postponed indefinitely and would 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.
- \*\* **Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals 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.**
- \*\* **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if someone needs special assistance to participate in a meeting, the Planning Division would need to be contacted at (805) 564-5470. Notification at least 48 hours prior to the meeting would 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](http://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. and 4:00 p.m., Monday through Thursday, and every other Friday; or by email at [sgantz@SantaBarbaraCA.gov](mailto:sgantz@SantaBarbaraCA.gov). Please check our website under City Calendar to verify closure dates.

**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, April 25, 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](http://www.SantaBarbaraCa.gov/hlc).
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast can also be seen via personal computer by going to [www.santabarbaraca.gov/Government/Video](http://www.santabarbaraca.gov/Government/Video) and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting will be viewable by Friday, May 2<sup>nd</sup>, on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking Online Meetings.

**GENERAL BUSINESS (1:38):**

- A. Public Comment:

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of April 16, 2008.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of April 16, 2008.**

Action: Pujo/Curtis, 8/0/1. (Adams abstained.) Motion carried.

- C. Consent Calendar.

**Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe and Robert Adams.**

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

Staff comment: During the review of the "as-built" exterior canvas and vinyl awning for Item E, 525 State Street, Commissioners Sharpe and Adams requested that a future miscellaneous action be scheduled for the Full Board to discuss a resolution with respect to whether clear vinyl awnings would be acceptable in El Pueblo Viejo Landmark District.

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

1. Ms. Gantz made the following announcements:

- a) Commissioner Naylor would be stepping down from Item 5 located at 1704 State Street.
- b) Item 2 on the agenda, 801 State Street, was postponed indefinitely at Staff's request. In reviewing the plans, Staff found that the revisions require the project to be renoticed to the public. In its place, the Commission would review Item B, 219 Equestrian Avenue, which was referred from the Consent Calendar.

- c) There would be a Transportation Work Session at a Special Joint Meeting of the Planning Commission and the Transportation and Circulation Committee at 6:00 p.m. on Thursday, May 8<sup>th</sup>, in the David Gebhard Public Meeting Room. The work session would be held to present information about the citywide transportation model under preparation as part of the Plan Santa Barbara process.

Commissioner Pujo agreed to represent the Commission at that work session.

2. Commissioner Hausz announced he would be leaving at 5:30 p.m.
3. Commissioner Curtis announced he would not be able to attend the next two meetings.
4. Jaime Limón, Senior Planner/Design Review Supervisor, reported that he recently attended an American Planning Association conference. A packet will be prepared with respect to emerging trends that concern the Commission, such as how historic districts and historic neighborhoods should be treated and possible solutions to compatibility issues that may arise. Staff will also be asking El Pueblo Viejo District Guidelines Subcommittee to identify what is acceptable about commercial district corridors.
5. Commissioner Adams stated that he attended a dedication of an iron cross placed at the Santa Barbara Mission as a tribute to James Osborne Craig (who designed El Paseo among other architecturally significant sites in the City).
6. Commissioner Murray and Ms. Gantz reported that they attended the California Preservation Conference concerning surveys and designations of different communities. Ms. Murray plans to put together a binder with information and will make it available for HLC members to review.
7. Commissioner Boucher commented about the Pearl Chase Society's annual tour of historic homes that would take place on May 18<sup>th</sup>.

E. Subcommittee Reports.

Commissioner Boucher reported that she was not able to attend the State of the Art Gallery Subcommittee at which they would announce the art items chosen to be displayed on State Street, but she will report about it at the next HLC meeting.

Commissioner Boucher also reported that the El Pueblo Viejo Guidelines Subcommittee met in the morning. Photographs have been provided to Staff by Commissioner Hausz for review.

F. Possible Ordinance Violations.

Commissioner Hausz requested the status of the enforcement case on the Stateside Restaurant located at La Arcada. He reported that, in addition to the illegal signage, they also have plastic curtains. Chair La Voie made clear that plastic is not allowed in El Pueblo Viejo Landmark District and requested that Staff look into it.

1. **DISCUSSION ITEM**  
(1:52)

Bettie Weiss, City Planner, gave a presentation and discussed the Proposed Two-Year Financial Plan for Fiscal Years 2009-2010 and the Recommended Operating and Capital Budget for Fiscal Year 2009.

Discussion held. No action required.

**PRELIMINARY REVIEW**

2. 801 STATE ST C-2 Zone

Assessor's Parcel Number: 037-400-013  
Application Number: MST2006-00154  
Owner: Hughes Land Holding Trust 5/9/84  
Architect: Vadim Hsu  
Business Name: Pirhana Restaurant & Lounge

(This is a Structure of Merit: "Las Tiendas Building." Proposal to construct a 1,054 net square foot third story addition on an existing commercial building located in El Pueblo Viejo Landmark District. The addition will be comprised of a new kitchen, bar, and 1,034 square feet of inside patron seating and 1,020 square feet of outdoor patron seating; and will result in a structure that is a maximum of 35'-0" tall at the roof ridge line. The project requires Development Plan Approval findings.)

**(New Preliminary Approval of the project is requested. Previous Preliminary Approval expired on October 4, 2007. Development Plan Approval findings made on October 4, 2006, will expire on October 4, 2010.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)**

**This item was postponed indefinitely at Staff's request.**

**REVIEW AFTER FINAL – Referred from Consent Calendar**

**(2:15)** 219 EQUESTRIAN AVE R-3 Zone

Assessor's Parcel Number: 029-122-013  
Application Number: MST2005-00127  
Owner: Berkus Family Partnership, LP  
Architect: Keith Rivera  
Landscape Architect: Earthform Design

(Proposal to demolish an existing 1,683 square foot duplex and construct a new, one-story 784 square foot one-bedroom residence with a 792 square foot non-habitable cellar and a 438 square foot two-car carport on a 3,444 square foot lot. A modification was granted to provide less than the required 10% open space.)

**(Review After Final of proposed changes to approved landscape plan, including hardscape material, removal of potted plants from roof, hedge material, patio arrangement, and other planting materials.)**

Present: Sam Maphis, Landscape Architect  
Barry Berkus, Owner and Architect

Motion: Continued two weeks to the Consent Calendar with the following comments: 1) The removal of the plant material on the roof is acceptable. 2) A modification of the plant plan in the front is supportable. 3) Provide larger and more interesting planting materials in the front as well as planting on the west and east sides of the driveway facing Equestrian Avenue.

Action: Pujo/Hausz, 3/5/1. (Boucher/La Voie/Murray/Naylor/Sharpe opposed. Curtis abstained.) Motion failed.

### **Substitute**

**Motion:** Continued two weeks to the Consent Calendar with the following comments: 1) The landscaping needs to return to the roof as it was an ingenious idea. 2) The Commission accepts the change in paving material, although it would like to see a variety in the infill landscaping, and the use of blue fescue was suggested. 3) Some variety in the west property line landscaping is desirable. 4) The restoration of the planter strips in the middle of the driveway is required. 5) Provide some enhancement of the flanking landscape beds.

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

## **CONCEPT REVIEW - CONTINUED**

### 3. 710 ANACAPA ST

C-2 Zone

**(2:51)** 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, 34' 6" 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.)

### **(Fourth Concept Review.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP, MODIFICATIONS, DEVELOPMENT PLAN APPROVAL FINDINGS, AND APPROVAL OF THE CONDOMINIUM DEVELOPMENT.)**

Present: Detlev Peikert, Lisa Plowman and Gordon Brewer, Architects

Public comment opened at 3:02 p.m.

Robert Maxim, local resident, commented that it would seem that, in comparison to previous times, the height of the new proposed building seems much lower and he spoke in favor of the proposed project.

Kellam de Forest, local resident, commented that the proposed structure is incompatible with the small structure in the front. He suggested that this project be rejected based on the Secretary of the Interior Standards.

Pamela Jameson Boehr, local resident, commented that others in the community showed concern for the negative impact of the proposed project on the Myers Cottage.

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

Public comment closed at 3:07 p.m.

**Motion:**        **Continued two weeks with the following comments:** **1)** The Commission expressed its deep appreciation for the restoration of this historic building and its site walls. **2)** The applicant’s effort to reduce the size, bulk, and scale of the project and addressing the concerns of the Commission are greatly appreciated. **3)** There are still unresolved concerns, including adequate space along the south property line for a viable tree. **4)** With respect to the deck on the south property line lawn, it would be more acceptable if the applicant considered the opportunity for landscaping that either grows up the wall or cascades down the wall as a mitigation. **5)** Either eliminate the elevator tower to the roof or reduce its apparent mass and bulk to the extent possible. **6)** The Commission will be paying close attention to the plate-to-plate heights and would like to see the height of the building reduced to the extent possible. **7)** It was requested that perimeter landscaping around the historic structure be provided with additional landscaping along the north, east, and west corners of the building as well as placement of a canopy tree. **8)** Reduce the height of the proposed chimneys wherever possible. **9)** It was recommended that the area of paving designating the historic footprint of the building be modified to allow additional landscaping. **10)** It was suggested that vines be placed to crawl up the balcony.

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

**CONCEPT REVIEW - CONTINUED**

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

**(3:43)**        Assessor's Parcel Number:    033-120-018  
                  Application Number:        MST2006-00122  
                  Owner:                            City of Santa Barbara  
                  Applicant:                    Jeannette Candau  
                  Architect:                      Conceptual Motion

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

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)**

Present: Jeannette Candau, City Redevelopment Specialist  
Scott Riedman, City Waterfront Business Manager  
Jill Zachary, City Assistant Parks & Recreation Director

Public comment opened at 4:03 p.m.

Kellam de Forest, local resident, commented that the sea wall is very historic. He felt that taking out a portion of the sea wall would not be appropriate from a historic point of view.

Robert Maxim, local resident, requested that the lights give pedestrians more time to cross the street at Chapala and State Street. He expressed concern about the berms and the future bike paths on that side of the road. Mr. Maxim commented that the sidewalk should remain intact and that the sea wall should also remain intact, but with some enhancement because some cuts in the walls are needed to provide pedestrian access on to the beach from the sidewalk.

Public comment closed at 4:05 p.m.

**Motion:** Continued indefinitely to the Planning Commission with the following comments:  
1) The Commission is extremely pleased that these improvements are being made to Cabrillo Boulevard. 2) There should be some enhancement to the pedestrian experience on Cabrillo Boulevard and landscaping is an important part of that experience. The Commission would like to see an increase in landscaping, rather than a reduction, with removal of pavement areas, particularly the refuge islands. 3) The use of boulders in the landscaping was suggested as a traffic impediment. 4) Incorporate shade trees, particularly at the plaza nodes. 5) It was recommended that the symmetry of the design be reconciled in some way. 6) There should be a minimization of the breaks in the sea wall with the intent to preserve the existing wall as much as possible. The breaks in the wall should be of material typical of Santa Barbara and completely dissimilar from the existing concrete wall. Sandstone was suggested. 7) Incorporate permanent art into the scheme. It was suggested that it be in conjunction with the State of the Art Gallery. 8) The street lighting is a concern.

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

**\*\* THE COMMISSION RECESSED RORM 4:48 P.M. TO 4:58 P.M. \*\***



**CONCEPT REVIEW – NEW: PUBLIC HEARING**

5. 1704 STATE ST

C-2/R-3 Zone

**(4:58)**

Assessor's Parcel Number: 027-102-017

Application Number: MST2007-00494

Owner: 1704 State Street

Architect: Cearnal Andrulaitis, LLP

(Proposal for expansion of the existing Santa Barbara Artificial Kidney Center. The project includes the demolition of an existing 992 square foot structure formerly known as the DAC Video Store and the original bank teller drive-thru area. The proposed project includes the construction of a new, one-story, 5,693 square foot addition to an existing, two-story, 11,742 square foot medical office building. A total of 44 parking spaces are proposed, along with landscaping and repairs to the existing building. The project will require Planning Commission approval of the Development Plan, a Zoning Modification for a reduction in the required number of parking spaces, and a Conditional Use Permit.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSEMENT AND PLANNING COMMISSION APPROVAL.)**

Present: Brian Cearnal, Architect  
Dr. Thomas Allyn, Santa Barbara Artificial Kidney Center

Public comment opened at 5:05 p.m.

Sandy MacCartney, representing Valerio East Owners' Association, expressed concern with the possible generation of traffic and noise. She added that the Association supports the Center's work.

Kellam de Forest, local resident, commented that the proposed building does not fit in with El Pueblo Viejo (EPV) Guidelines.

Public comment closed at 5:09 p.m.

Straw votes: How many Commissioners believe that this addition needs to be more compatible with the established styles in the EPV District? 8/0.

How many Commissioners would support the proposal and believe it would be more compatible with EPV if the front building is kept intact and the addition happened in the back? No vote.

**Motion: Continued two weeks with the comment that the proposed architecture must conform to El Pueblo Viejo District Guidelines.**

Action: Boucher/Adams, 6/0/1. (Curtis abstained. Naylor stepped down. Hausz absent.)  
Motion carried.

**CONCEPT REVIEW - CONTINUED**

6. 35 STATE ST

HRC-2/SD-3 Zone

**(5:30)**

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

(Proposal for Entrada de Santa Barbara involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right-of-way. This particular application is for Area "A", the Californian Hotel (a.k.a. 35 State Street), a structure that is on the city's list of Potential Historic Resources. An Historic Structures Report prepared by Preservation Planning Associates dated September 5, 1997, and subsequently reviewed and accepted by the Historic Landmarks Commission identifies the Californian Hotel as eligible for City Landmark status under criteria A, C, D, E, and I. The 1997 Historic Structures Report evaluated the effects of retaining the Californian Hotel and the addition of a new three story building to the southwest side of the Californian Hotel. Area A's existing development application approval entitlements are for 44 bedrooms within 18 units and 13,920 square feet of non-residential floor area. The Historic Landmarks Commission is requested to review the proposal for the partial demolition of the structure and the proposed alterations to the existing State Street and Mason Street facades.)

**(Continued Concept Review.)****(PROJECT REQUIRES COMPLIANCE WITH CITY COUNCIL RESOLUTION NO. 01-103.)**

Present: Mark Shields and Melissa Cinarli, Design Arc Architects  
 Philip Suding, Landscape Architect

Public comment opened at 5:53 p.m. and, as no one wished to speak, it was closed.

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

**First**

**Motion:** **Preliminary Approval of the architecture and continued indefinitely with the following conditions:** 1) The pier in the loggia on the north elevation shall be made to align with the blank wall between the windows. 2) The State Street elevation of the building, identified in the plans as Commercial B, shall be enhanced. 3) The rear elevation shall be enhanced to a moderate degree. 4) The elevator towers shall be reduced in scale and height to the maximum extent possible.

Action: Boucher/Naylor, 6/1/0. (Curtis opposed because he feels strongly that the addition needs to be set back from the historic structure on the State Street elevation. Hausz/Sharpe absent.) Motion carried.

**Second**

**Motion:** **Preliminary Approval of the landscape plan.**

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

**CONCEPT REVIEW - CONTINUED**

7. 1900 LASUEN RD

R-2/4.0/R-H Zone

**(6:08)**

Assessor's Parcel Number: 019-170-022

Application Number: MST2007-00140

Owner: Orient Express Hotels

Business Name: El Encanto Hotel

Applicant: El Encanto, Inc.

Architect: Henry Lenny

Agent: Suzanne Elledge Planning &amp; Permitting Services

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

**(Fifth Concept Review for Group M - Mission Village. The project design has been revised and now includes a partially subterranean parking structure.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)**

Present: Henry Lenny, Architect  
Trish Allen, SEPPS  
Alexandra Cole, Historical Consultant  
Minh Pham, Representing Ownership

**Motion: Continued indefinitely for applicant to prepare a model showing the proposed Mission Village and its surrounding neighborhood.**

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

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 333 JUNÍPERO PLAZA E-1 Zone**

Assessor's Parcel Number: 025-261-003  
Application Number: MST2003-00911  
Owner: Rowland and Mary Hanson  
Architect: Kent Mixon  
Landscape Architect: David Pfifer

(This is a City Landmark (Francisca de la Guerra Dibblee Residence). Proposal to convert an existing 520 square foot garage to storage use and construct a detached 440 square foot, two-car garage with an attached 150 square foot storage area on the east side of the house. The project also includes removing two sets of trellis and fruit trees on the west side of the house, the construction of a new 280 square foot master bath, a new door entry, and the reconfiguration of six courtyard openings on the south elevation. Additionally proposed is a 12 by 40 foot swimming pool, arbor, fountain, Zen garden, and new access to the upper garden. As part of the building construction, the existing plaster and brick substrate will be removed and replaced with dimensional framing and replastered to exactly match the existing condition.)

**(Review After Final of building colors.)**

**Final Approval of Review After Final as submitted.**

**REVIEW AFTER FINAL****B. 219 EQUESTRIAN AVE R-3 Zone**

Assessor's Parcel Number: 029-122-013  
Application Number: MST2005-00127  
Owner: Berkus Family Partnership, LP  
Architect: Keith Rivera  
Landscape Architect: Earthform Design

(Proposal to demolish an existing 1,683 square foot duplex and construct a new, one-story 784 square foot one-bedroom residence with a 792 square foot non-habitable cellar and a 438 square foot two-car carport on a 3,444 square foot lot. A modification was granted to provide less than the required 10% open space.)

**(Review After Final of proposed changes to approved landscape plan, including hardscape material, removal of potted plants from roof, hedge material, patio arrangement, and other planting materials.)**

**This item was referred to the Full Board.**

**REVIEW AFTER FINAL**

C. 2300 GARDEN ST E-1 Zone

Assessor's Parcel Number: 025-140-024  
Application Number: MST2006-00311  
Owner: SRS Garden Street, LLC  
Applicant: Mary Rose & Associates  
Architect: Machin & Mead  
Contractor: Plant Construction

(This structure is on the City's List of Potential Historic Resources. Proposed upgrade of site utilities including electrical, gas, and plumbing comprised of trenchwork on existing roadways and in front of the main building, new transformer on concrete pad, new switchgear, and four new fire hydrants. Accessibility improvements will be in conformance with current California Building Code to be implemented in phases related to building upgrades under separate permits. Some parking spaces are proposed to be either slightly shifted or relocated to accommodate accessibility route.)

**(Review After Final of location of electrical enclosure, fencing, gates, and landscaping.)**

**Final Approval of Review After Final as noted on Sheets L1.0 and I1.0.**

**REVIEW AFTER FINAL**

D. 631 GARDEN ST C-M Zone

Assessor's Parcel Number: 031-152-028  
Application Number: MST2007-00089  
Owner: City of Santa Barbara  
Applicant: Renee Brooke  
Architect: Paul Poirier

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

**(Review After Final of new sidewalk, tree gates, handicap parking space, paving changes, relocation of drinking fountain to interior of building, exterior lighting and trash enclosure)**

**Final Approval of Review After Final as submitted.**

**NEW ITEM**

- E. 525 STATE ST C-M Zone  
Assessor's Parcel Number: 037-172-002  
Application Number: MST2008-00199  
Owner: John R. Lindgren  
Architect: Dawn Sherry  
Business Name: Madison's  
(Proposal to abate violations outlined in ENF2006-00954 by legalizing the "as-built" exterior canvas and vinyl awning.)

**Continued two weeks.**

**NEW ITEM**

- F. 2201 LAGUNA ST E-1 Zone  
Assessor's Parcel Number: 025-140-005  
Application Number: MST2008-00200  
Owner: Old Mission Santa Barbara  
(This is a National Designated Historic Resource. Proposal to demolish an existing shed, and rebuild new enclosure for disposal and trash bins and a new shed on a 13 acre lot in El Pueblo Viejo District.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)**

**Continued two weeks to the Full Board.**

**NEW ITEM**

- G. 116 E PADRE ST E-1 Zone  
Assessor's Parcel Number: 025-321-002  
Application Number: MST2008-00162  
Owner: Jerry and Virginia McFerran  
Designer: Patrick Poulter  
(This structure was found to be worthy of Structure of Merit status. Proposal to demolish a 128 square foot second floor sitting room and rebuild a new 128 square foot second floor sitting room. Also proposed on this 4,425 square foot lot is to demolish an existing elevator tower, replace the existing ground floor patio with new brick and plaster materials, and demolish a 73 square foot storage room at the rear of an existing one-car garage. A Zoning Modification will be required because the area of work is located in the front setbacks.)

**Continued indefinitely to the Staff Hearing Officer with positive comments and then to return to the HLC Consent Calendar for final approval.**

**NEW ITEM****H. 914 STATE ST - CITY PARKING LOT #9 C-2 Zone**

Assessor's Parcel Number: 039-322-052  
Application Number: MST2008-00183  
Owner: City of Santa Barbara  
Applicant: Jessica Grant, Project Planner

(Proposal for a new five-foot tall wood guard rail to replace an existing, underheight railing, and increase the height of an existing plaster wall to five feet, at the stairway to Parking Lot #9, adjacent to the new public restroom.)

**Final Approval with the condition that the new concrete topping be at a height matching the handrail detail on the level above.**

**REVIEW AFTER FINAL****I. 721 CHAPALA ST C-2 Zone**

Assessor's Parcel Number: 037-082-026  
Application Number: MST2002-00405  
Owner: Chadwick Pacific, LP  
Applicant: Bermant Development Company  
Architect: Peikert Group Architects  
Architect: Michael Holliday

(Proposal to demolish an existing 9,788 square foot commercial building and six residential units totaling 2,700 square feet, and to construct 9,788 square feet of commercial space, 29 residential units (including 12 bonus density units) totaling 43,357 square feet, and a 25,533 square foot on-grade parking structure.)

**(Review After Final of outdoor patio dining tables, chairs, umbrellas and heaters to be placed outside of the public right-of-way.)**

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

**CONTINUED ITEM****J. 101 W GUTIERREZ ST C-2 Zone**

Assessor's Parcel Number: 037-245-003  
Application Number: MST2008-00152  
Owner: Gutierrez Limited Partnership  
Architect: Cearnal Andrulaitis

(Proposal to rebuild two exterior stairways and replace railings and banisters on an existing mixed-use building on a 14,336 square foot lot.)

**(Continued Concept Review.)**

**Final Approval as noted on the plans.**

**NEW ITEM**

- K. 00 W DE LA GUERRA ST  
 Assessor's Parcel Number: 037-400-0RW  
 Application Number: MST2008-00186  
 Owner: City of Santa Barbara  
 Applicant: Downtown Organization

(Proposal for a temporary, portable information kiosk for the Downtown Host program to be located on State Street at the entrance to Paseo Nuevo retail shopping mall. The proposal consists of a portable podium, umbrella, and chair.)

**Continued indefinitely.**

**NEW ITEM**

- L. 1528 STATE ST C-2 Zone  
 Assessor's Parcel Number: 027-232-012  
 Application Number: MST2008-00187  
 Owner: Camilla Chandler Frost  
 Agent: Sharon Spear  
 Designer: Melgoza Odale, Inc.

(Proposal to replace two existing 4' x 6' windows with 8' x 5' windows on the streetscape elevation of an existing one-story commercial building.)

**Continued two weeks.**

**NEW ITEM**

- M. 2410 STATE ST E-3 Zone  
 Assessor's Parcel Number: 025-072-017  
 Application Number: MST2008-00189  
 Owner: Steven Szabo

(This structure is on the City's List of Potential Historic Resources: "Freeman House." Proposal for an exterior paint color change on an existing two-story single-family residence.)

**Continued indefinitely due to applicant's absence with the comment that the proposed colors are unacceptable.**

**NEW ITEM**

- N. 1324 STATE ST C-2 Zone  
 Assessor's Parcel Number: 039-132-015  
 Application Number: MST2008-00197  
 Owner: Arlington Plaza, LLC  
 Contractor: Signs By Ken

(Proposal to abate an enforcement case violation with a request to legalize eight flags displayed on the exterior of the building.)

**Final Approval as submitted.**