



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, September 17, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:
 SUSETTE NAYLOR, *Chair* – Present
 DONALD SHARPE, *Vice-Chair* – Present at 2:13 p.m.
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present
 KEN CURTIS – Present
 MICHAEL DRURY – Absent
 STEVE HAUSZ – Absent
 FERMINA MURRAY – Present
 ALEX PUJO – Present until 5:30 p.m.

ADVISORY MEMBER: DR. MICHAEL GLASSOW – Absent
CITY COUNCIL LIAISON: ROGER HORTON – Absent
PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF: JAIME LIMÓN, Design Review Supervisor – Present until 4:23 p.m. and again at 5:00 p.m.
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician – Present until 5:15 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	<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</u> plans are required at the <u>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 received a mailed notice and were subject to a public hearing.
- ** The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- ** The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled 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 were brought to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- ** Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- ** 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 you need special assistance to gain access to, comment at, or participate in these meetings, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- ** **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. **Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** 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. 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, September 12, 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 was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting is viewable on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

GENERAL BUSINESS (1:34):

- A. Public Comment:

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of September 3, 2008.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of September 3, 2008, with corrections.

Action: Boucher/Curtis, 6/0/0. (Drury/Hausz/Sharpe absent.) Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of the landscape plans for Items E, G, and H (630 State Street, 1811 El Encanto Road, and 310 & 402 E. Ortega Street, respectively), which were reviewed by Robert Adams.

Action: Adams/Curtis, 6/0/0. (Drury/Hausz/Sharpe 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) Chair Naylor would be stepping down from Items 7 and 8 at 28 W. Cabrillo Blvd. and 15-17 W. Carrillo Street, respectively. Commissioner Sharpe would be about one-half hour late, Commissioners Drury and Hausz would be absent, and Commissioner Pujo would be leaving at 5:30 p.m.
- b) Item 5 on today's agenda at 128 Castillo Street was postponed two weeks at the applicant's request.

Motion: To postpone Item 5 to October 1, 2008.

Action: Boucher/Curtis, 6/0/0. (Drury/Hausz/Sharpe absent.) Motion carried.

- c) The project at 901 E. Cabrillo Blvd., which was postponed two weeks to today's hearing, has been indefinitely postponed at the applicant's request. The project at 1528 State Street, which was continued four weeks to today's hearing, has been postponed two more weeks at the applicant's request.

Motion: To postpone the projects at 901 E. Cabrillo Blvd. and 1528 State Street two weeks at the applicants' request.

Action: Boucher/Curtis, 6/0/0. (Drury/Hausz/Sharpe absent.) Motion carried.

- d) The introduction and adoption of an ordinance formalizing the project compatibility analysis process for ABR and HLC, which was on yesterday's City Council agenda, was continued to the September 23 meeting.

Commissioner Boucher agreed to attend the City Council meeting to represent the HLC.

Jaime Limón, Senior Planner, stated that the suggestions Steve Hausz and Mary Louise Days made at a City Council Ordinance Committee meeting were incorporated into the proposed ordinance. He also mentioned that on that same day (September 23) there will be a City Council Ordinance Committee meeting addressing an interim ordinance proposed by Staff on design and height.

Commissioner Adams stated that he plans to attend the Ordinance Committee meeting and suggested Commissioner Hausz be informed about it as well.

- e) An appeal of the Planning Commission's decision on the project at 800 Santa Barbara Street will be heard by the City Council at their evening session meeting at approximately 6:00 p.m. on Tuesday, September 30. Irma Unzueta requested that someone from the HLC attend the hearing to represent the Commission.

The Commission requested an e-mail from Staff as a reminder to review their personal schedules to see if they could attend the appeal hearing.

2. Jake Jacobus, Associate Planner/Urban Historian, commented about citizens' concerns with regard to the removal of stones at the former St. Anthony's Seminary. It was determined that the large stones were not removed from the foundations of any former buildings on the site. David Stone, Archeological Consultant, has been actively monitoring the excavation work on site. The monitoring report that will be prepared by Mr. Stone will include a sketch indicating where the stones were excavated from and the known location of buried foundations. Mr. Jacobus also mentioned that Staff is still actively seeking landmark designation for the property at 2300 Garden Street.
3. Commissioner Naylor announced that she and Commissioner Sharpe attended the annual Chair of Commissions Luncheon. They reported on the Commission's current activities: El Pueblo Viejo Guideline Subcommittee; and continuing efforts incorporating sustainability into the projects being reviewed. Attendees were asked to provide topics that may be discussed at future meetings. Commissioner Naylor brought up the challenge of obtaining funding for the preservation, restoration, improvement, and maintenance of historic resources located on City land. She suggested that boards and commissions promote for public funds. Commissioner Boucher added that a few of those historic resources are designated City Landmarks.

E. Subcommittee Reports.

Commissioner Adams reported that he received a letter with regard to an upcoming meeting for a Fess Parker Waterfront Hotel project at 433 E. Cabrillo Blvd. Commissioners Adams and Pujo would be part of the *Ad Hoc* Subcommittee.

F. Possible Ordinance Violations.

No violations reported.

HISTORIC STRUCTURES REPORT1. 1727 PROSPECT AVE R-2 Zone

(1:53) Assessor's Parcel Number: 027-142-004
 Application Number: MST2008-00333
 Owner: Phillip Larson
 Designer: Eric Swenumson

(Proposal to demolish and reconstruct the existing unit B, a two-bedroom 898 square foot, one-story residential unit, located at the rear of the property. The proposal includes slightly relocating the new unit to conform to the required setbacks. The site is currently developed with a three-bedroom 1,408 square foot, two-story, single-family residence (unit A), the existing two-bedroom 898 square foot unit (unit B) and a 307 square foot legal non-conforming garage on a 11,109 square foot lot in the R-2 Zone. No changes are proposed to the existing garage or the existing 1,408 square foot residence. A total of 16 cubic yards of grading is proposed.)

(Review of Historic Structures/Sites Report prepared by Fermina B. Murray, Consultant Historian.)

Present: Fermina Murray, Historical Consultant
 Phillip Larson, Owner

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that the house is an early Craftsman style with unusual windows that has been allowed to deteriorate. Much work is needed in order to rehabilitate it. The mitigation measures recommended in the report would reduce impacts to be less than significant. Staff has read the report and agrees with its conclusions and recommendations.

Motion: To initiate the process to place this structure on the City's List of Potential Historic Resources.

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

Motion: To accept the report as submitted.

Action: Boucher/Curtis, 5/0/0. (Murray stepped down. Drury/Hausz/Sharpe absent.) Motion carried.

HISTORIC STRUCTURES REPORT

2. 710 ANACAPA ST

C-2 Zone

(2:13) Assessor's Parcel Number: 031-081-013
 Application Number: MST2008-00362
 Owner: Adame Trust
 Agent: Shelley Bookspan
 Architect: Peikert Group Architects

(Previous project on this site has been withdrawn and this is a revised project. This structure is on the City's List of Potential Historic Resources: "Myers Cottage." Proposal to demolish 985 square feet of the non-historic portion of an existing mixed-use building (currently 162.5 square feet of commercial space and 1,399 square feet of residential duplex space) resulting in a 418 square foot commercial space and 337 square foot commercial basement storage area. Also proposed is to construct a new, three-story, 3,035 square foot mixed-use building with 448 square feet of commercial space and a 1,941 square foot, three-bedroom residential unit. This will result in an increase of 1,040 square feet for commercial use, which will require Development Plan Approval findings. Two residential parking spaces and one commercial parking space will be provided in a ground level garage, as well as one uncovered handicapped accessible parking space. The project will include permeable paving, landscaping, irrigation, and drainage improvements of the site. There will be 514 cubic yards of grading, of which 86 cubic yards will be exported off site.)

(Review of Historic Structures/Sites Report prepared by Shelley Bookspan, Ph.D.)

Present: Shelley Bookspan, Historical Consultant
 Carlos Adame, Owner

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that Staff, including Debra Andaloro, City Environmental Analyst, has reviewed the report and agrees with its conclusions and recommendations.

Public comment opened at 2:16 p.m. but, as no one wished to speak, it was closed.

Straw votes: How many Commissioners feel the need to state that this building is Landmark-Worthy?
 4/2. (Adams/Pujo opposed.)

How many Commissioners would agree in accepting the report, but disagreeing with its findings? 1/5. (Adams/Boucher/Curtis/Murray/Sharpe opposed.)

How many Commissioners would disagree with two particular findings found in the report that: 1) the existing building is only a Structure of Merit; and 2) the new building is compatible with the existing building? No vote.

How many Commissioners would accept the report, but require further analysis of the impact of the new building on the exiting building? No vote.

Motion: Continued indefinitely to allow for the following augmentations: 1) Elaborate in Section 7 as to the Evaluation of Potential Project Effects. 2) Include the 1892 Sanborn map. 3) Clarify the language to reflect correct CEQA terminology. 4) Include further investigation as to the potential impacts of the new building on the existing historic building.

Action: Boucher/Sharpe, 6/1/0. (Pujo opposed. Drury/Hausz absent.) Motion carried.

Amended

Motion: **Continued indefinitely to allow for additional elaboration with respect to CEQA Standard 9 and Section 7 of the report.**

Action: Adams/Curtis, 7/0/0. (Drury/Hausz absent.) Motion carried.

Commission comments: 1) It should be clarified that the project is preserving a portion of the structure as opposed to the entire structure as existed in 1892. 2) The original 1892 Sanborn map should be included to correspond with the statements in the report referring to the restoration of a portion of the existing structure to its 1892 configuration. 3) It was suggested that the word “rehabilitation” be used instead of “restoration.” 4) Referring to the phraseology “change to the relocation of the site is unfortunate”, the word “unfortunate” is not a CEQA term. Determining whether moving the existing structure would have a significant adverse effect would be preferred. 5) The Secretary of Interior Standard 9 should be addressed, specifically in the analysis of the size, proportion, scale, compatibility, and visual effects of the new building in relation to the existing. 6) On page 35, Item C, “foreground landscaping” should be used in place of “lawn.” 7) At least two Commissioners believe that the proposed new building is not compatible with the existing building. 8) At least four Commissioners did not agree with the determination that the existing building should have a Structure of Merit status and felt that it should be determined to be Landmark-Worthy. 9) The new structure should be described as a mixed-use building. 10) It should be clarified that there is a portion of the new building that will be three-stories.

CONCEPT REVIEW – NEW: PUBLIC HEARING

3. 710 ANACAPA ST

C-2 Zone

(3:12) Assessor's Parcel Number: 031-081-013
 Application Number: MST2008-00362
 Owner: Adame Trust
 Agent: Shelley Bookspan
 Architect: Peikert Group Architects

(Previous project on this site has been withdrawn and this is a revised project. This structure is on the City's List of Potential Historic Resources: "Myers Cottage." Proposal to demolish 985 square feet of the non-historic portion of an existing mixed-use building (currently 162.5 square feet of commercial space and 1,399 square feet of residential duplex space) resulting in a 418 square foot commercial space and 337 square foot commercial basement storage area. Also proposed is to construct a new, three-story, 3,035 square foot mixed-use building with 448 square feet of commercial space and a 1,941 square foot, three-bedroom residential unit. This will result in an increase of 1,040 square feet for commercial use, which will require Development Plan Approval findings. Two residential parking spaces and one commercial parking space will be provided in a ground level garage, as well as one uncovered handicapped accessible parking space. The project will include permeable paving, landscaping, irrigation, and drainage improvements of the site. There will be 514 cubic yards of grading, of which 86 cubic yards will be exported off site.)

(Comments only: Project requires Environmental Assessment and Development Plan Approval findings.)

Present: Carlos Adame, Owner
 Detlev Peikert and Lisa Plowman, Peikert Group Architects

Public comment opened at 3:28 p.m.

Willard Thompson, on behalf of Kellam de Forest, commented that this structure is one of two Carpenter Gothic Revival style houses in the city as indicated in historical records. Its presence in El Pueblo Viejo Landmark District indicates a substantial historical significance. It was probably a build-out from adobes as the original families upgraded from Hispanic style to more Victorian style buildings.

Pamela Jameson Boehr, neighboring building owner, commented that the structure is a highly visual reminder of how the Santa Barbara Hispanic community adapted to the prevailing Victorian Anglo design by building their own Victorian homes. It is an iconic part of the streetscape on Anacapa Street. There is a need for its context to be kept low and modest. Ms. Jameson Boehr does not support moving the cottage and erecting a three-story building.

Public comment closed at 3:35 p.m.

Straw votes: How many Commissioners would agree to review the project at a concept level (bulk, mass and scale), disregarding previous review of the withdrawn application? 1/5. (Adams/Boucher/Curtis/Pujo/Sharpe opposed.)

How many Commissioners would agree to include previous comments made on the withdrawn application and consider the applicant's response to those comments as a continued preliminary review of the project? 2/4. (Boucher/Curtis/Murray/Sharpe opposed.)

- Motion:** **Continued two weeks with the following comments:** 1) The majority of the Commission find that the proposed size, bulk, and scale is acceptable at a conceptual level. 2) Consider continuing to diminish the elevator tower and the plates of the second floor. 3) The massing could be reduced by eliminating the elevator to the roof. It was suggested that a handrail mechanism be used for ADA access. 4) The visual separation between the existing and the new building is of great concern. Suggestions were made to create that separation for there to be a better balance in terms of size, scale, and proportion: a) Major landscaping could be incorporated at the west elevation. b) The eastern wing of the existing building could be reconstructed and the proposed commercial space moved into it instead of being placed in the new building. 5) The following landscaping suggestions were made: a) Explore providing a planting strip along the edge of the driveway. b) Instead of a grass lawn, study incorporating better drought-tolerant alternatives. c) Provide vine pockets, and Jacarandas or olive trees. d) Soften the roof deck with plants on a stucco wall.
- Action:** Pujó/Curtis, 4/3/0. (Boucher/Murray/Sharpe opposed because they do not believe that the size, bulk, and scale of the new building is compatible with the old building. Drury/Hausz absent.) Motion carried.

CONCEPT REVIEW - NEW

4. 100 W ANAPAMU ST C-2 Zone
 (4:23) Assessor's Parcel Number: 037-052-0RW
 Application Number: MST2005-00619
 Owner: City of Santa Barbara
 Applicant: Lisa Arroyo, City Project Engineer
 Architect: Conceptual Motion
 Landscape Architect: Earthform Design
 (West Downtown Improvement Project proposal to install pedestrian lighting, repair sidewalks, and enhance intersections with curb extensions and crosswalks. Also proposed is new landscaping for the 0-400 blocks of West Anapamu and West Ortega Streets. This project will be reviewed by both the Architectural Board of Review and the Historic Landmarks Commission.)

(Comments only; review of the Chapala/Ortega Streets and Chapala/Anapamu Streets intersection designs. Project requires Environmental Assessment including a revised Phase I Archaeological Resources Report and compliance with the Chapala Street Design Guidelines.)

- Present:** Lisa Arroyo, City Project Engineer
 Josh Monroy, Earthform Design
 Edward de Vicente, Conceptual Motion

Public comment opened at 4:29 p.m. and, as no one wished to speak, it was closed.

The Commission made the following comments to be forwarded to the Architectural Board of Review:

1. The proposed improvements are appreciated, including the addition of canopy trees.
2. The design exemplifies how attractive intersections can be.
3. This is an opportunity to demonstrate the new drought-tolerant landscape standards and the Commission hopes it will inspire others in the neighborhood to do the same.

(Drury/Hausz absent.)

**** THE COMMISSION RECESSED FROM 4:36 P.M. TO 4:41 P.M. ****

CONCEPT REVIEW - CONTINUED

5. 128 CASTILLO ST HRC-1/SD-3 Zone

Assessor's Parcel Number: 033-061-001
Application Number: MST2008-00329
Owner: Epic Hospitality, LLC
Designer: Saúl Cortez Landscape Design
Business Name: Avania Inn

(Proposal for an as-built revised landscape plan at an existing three-story hotel. This application will abate ENF2008-00295. Changes consist of planter removal, tree and plant replacements, and walkway reconfiguration. No new square footage is proposed. A Coastal Exemption is required.)

(Second Concept Review. Action may be taken if sufficient information is provided.)

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

CONCEPT REVIEW - CONTINUED

6. 00 E ANAPAMU ST C-2 Zone

(4:41) Assessor's Parcel Number: 039-232-0RW
Application Number: MST2008-00338
Owner: City of Santa Barbara
Architect: Blackbird Architects

(Proposal for new Metropolitan Transit District bus stop shelter designs for various downtown locations on City sidewalks.)

(Third Concept Review.)

Present: Ken Radtkey and Kyle Bruce, Blackbird Architects

Motion: Continued two weeks with the following comments: **1)** The changes made to the design in response to previous comments are appreciated. **2)** The expression of the design concept in terms of materials and general design is acceptable. **3)** The applicant is to confirm the need and requirements for pedestrian circulation at the bus stops, particularly at the library, in response to the concern regarding bus users' boarding/disembarking. **4)** Some Commissioners would prefer that only one row of structure be expressed at the library. **5)** A less modern connection of the structures, reminiscent of a prior era, would be preferred. **6)** Provide details on the connections, use of the glass, photovoltaic systems, and lattice work.

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

CONCEPT REVIEW – NEW: PUBLIC HEARING

7. 28 W CABRILLO BLVD

HRC-1/R-4/SD-3 Zone

(5:06) Assessor's Parcel Number: 033-102-002
Application Number: MST2008-00401
Owner: Beach Motel Partners
Architect: Cearnal Andrulaitis, LLC
Business Name: Harbor View Inn

(This structure is on the City's List of Potential Historic Resources: "La Casa Del Mar Motel." Proposal for a new one-story, 187 net square foot pool house and grill in an existing swimming pool area at the Harbor View Inn. Planning Commission approval is requested for a Coastal Development Permit for this work in the non-appealable jurisdiction of the Coastal Zone.)

(Comments only; project requires Environmental Assessment and Planning Commission approval.)

Present: Brian Cearnal and Craig Shallenberger, Cearnal Andrulaitis
Mark Romasanta, Representing Ownership

The Commission made the following comments:

1. Would prefer another location away from Cabrillo Boulevard.
2. Keep the integrity of the pool and its surroundings. Use this building to enhance the experience.
3. The proposed building is too close to the edge of the pool and it was suggested that it be extended by six or seven feet.
4. The south elevation could use some vines.
5. Resolve the engagement of the beams and the trellis.
6. Integrate the building with the existing trellis as much as possible or make the building an extension of the existing trellis.
7. Suggested that tile work or a mural be used.
8. The north elevation covering over the exterior seating should be modified and simplified.
9. The door could be placed off-center or a small window could be added to soften the elevation.

(Naylor stepped down. Drury/Hausz/Pujo absent.)

CONCEPT REVIEW - NEW

8. 15-17 W CARRILLO ST C-2 Zone

(5:28) Assessor's Parcel Number: 039-321-004
 Application Number: MST2008-00426
 Owner: 15 W. Carrillo, LLC
 Architect: Cearnal Andrulaitis, LLC

(This is a Structure of Merit: "15 W. Carrillo St. Building." Proposal to construct a new exit stair, door, and landing at the rear of a two-story commercial building.)

(Comments only; project requires Environmental Assessment and Historic Resource Findings.)

Present: Brian Cearnal and Craig Shallanberger, Cearnal Andrulaitis
 Tom Foley, Owner

The Commission made the following comment:

1. Plaster is preferred over a wrought iron design for the new stairway as it would fit in better with the simple context of the building.
2. Provide landscaping at the base where the old stairway will be removed.

(Naylor stepped down. Drury/Hausz/Pujo absent.)

CONCEPT REVIEW - NEW

9. 201 E FIGUEROA ST C-2 Zone

(5:35) Assessor's Parcel Number: 029-162-028
 Application Number: MST2008-00424
 Owner: Wells Family Trust
 Architect: Michael Holliday

(Proposal to remove an existing wood entry trellis and existing wood window grilles and install new wood shutters with wrought iron details. Also proposed is to plaster the existing adobe landscape planters and walls and repaint the exterior of this 3,500 square foot, one-story commercial building.)

(Action may be taken if sufficient information is provided.)

Present: Michael Holliday, Architect

Motion: Preliminary Approval and continued indefinitely to Consent Calendar with the comment that the applicant shall study minor landscaping improvements.

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

REVIEW AFTER FINAL

10. 401 CHAPALA ST C-2 Zone

(5:46) Assessor's Parcel Number: 037-203-026
 Application Number: MST2002-00328
 Owner: Hughes Family Trust
 Applicant: Ken Marshall
 Architect: Mark Shields

(Proposal for the demolition of all existing structures on site totaling 14,518 square feet, and construction of an approximately 99,500 square foot mixed-use condominium structure with a split level, partially subterranean parking garage containing 53 residential and 19 commercial parking spaces. The project includes 46 residential condominium units of which 35 are proposed as market rate and 11 as middle-income affordable units. The proposed commercial area consist of 7,731 square feet of general commercial area on the ground floor, and 1,228 square feet of office space attached to nine market-rate residential units on the second floor. The project proposal includes the acquisition of adjacent RDA parcel number 037-203-010, proposed for revegetation and habitat restoration.)

(Review After Final of tile historic commemoration plaque and changes to exterior plaster and wood details, decorative tile, ornamental iron, and landscape elements.)

Present: Mark Shields and Kevin Dumain, Architects
 Susan VanAtta, Landscape Architect

Public comment opened at 6:06 p.m. and, as no one wished to speak, it was closed.

Motion: Final Approval of Review After Final as submitted.

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

CONSENT CALENDAR**FINAL REVIEW**

A. 16 E CARRILLO ST C-2 Zone

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.)

Final Approval with the condition that the color shall be Frazee # 7763-M.

FINAL REVIEW**B. 20 E CARRILLO ST -2 Zone**

Assessor's Parcel Number: 039-322-044
Application Number: MST2008-00370
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 remove an existing arch above the rear double entry doors and install a new sheet metal canopy with decorative wrought iron trim. Signage to be reviewed under separate application to the Sign Committee. Also proposed is to add light fixtures, planter areas, and a handicapped ramp.)

Final Approval with the conditions that the existing stairs may be retained if needed and the colors shall match existing. Signage is to be reviewed under a separate permit.

CONTINUED ITEM**C. 315 W CARRILLO ST C-2 Zone**

Assessor's Parcel Number: 039-302-030
Application Number: MST2008-00411
Owner: Housing Authority of Santa Barbara
Architect: Tom Moore

(Proposal to install a new roof ladder for access from the second-story roof to the first-story roof.)

(Second Concept Review.)

Final Approval with approved 8 1/2" x 11" sketch to be reproduced on the large sized plan and submitted to HLC Staff.

NEW ITEM**D. 1117 STATE ST C-2 Zone**

Assessor's Parcel Number: 039-231-030
Application Number: MST2008-00414
Owner: 1129 State Street
Applicant: Klaus Graf
Architect: Lenvik and Minor
Contractor: Frank Schipper
Business Name: Antica

(Proposal to remove an existing 165 square foot trash enclosure and construct a new 420 square foot trash enclosure at the rear of a commercial building.)

Continued two weeks to October 1, 2008.

REVIEW AFTER FINAL

E. 630 STATE ST C-M Zone

Assessor's Parcel Number: 037-132-027
Application Number: MST2008-00086
Owner: Jodell A. Williams Trust
Applicant: Sherry & Associates
Business Name: Zelo Restaurant and Bar

(Proposal to expand an existing enclosed patio including new new plaster walls and wrought iron, and new landscaping. This project may require an encroachment permit for new tile in the public right-of-way.)

(Review After Final of changes to planting and irrigation plan.)

Final Approval of Review After Final as noted on Sheet L1.2.

NEW ITEM

F. 791 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 037-082-006
Application Number: MST2008-00425
Owner: Ray Mahboob
Architect: Michael Holliday

(Proposal for a new exterior wall vent and new outdoor dining furniture including tables, chairs, umbrellas, and wall mounted heaters. The furniture encroaching into the public right-of-way will require approval of an Outdoor Dining License Application from the Public Works Department.)

Continued two weeks to October 1, 2008.

REVIEW AFTER FINAL

G. 1811 EL ENCANTO RD E-1 Zone

Assessor's Parcel Number: 019-170-018
Application Number: MST2006-00750
Owner: Emily ad 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.)

(Continued Review After Final of changes to approved Landscape Plan: remove existing lily pool, add new fountain, change location of door in hedge, construct approved star fountain in bocce ball court at a later date, and change perimeter hedge from Rhamnus alaternus to five gallon Laurus nobilis.)

Final Approval of Review After Final as submitted.

FINAL REVIEW

H. 310 & 402 E ORTEGA ST C-M Zone

Assessor's Parcel Number: 031-160-015
Application Number: MST2008-00299
Owner: City of Santa Barbara Public Works Department
Applicant: Bill Davis, City Project Engineer

(Proposal for installation of a 384.3 kilowatt-peak (kWp) photovoltaic solar panel project on eight City corporate yard buildings. The installation will consist of 1,830 modules, flush mounted on roofs. Three electrical equipment enclosures are proposed on grade at the exterior of the buildings.)

(Final Approval of the Landscape Plan is requested.)

Continued two weeks to October 1, 2008.

**** THE FULL BOARD MEETING ADJOURNED AT 6:07 P.M. ****