



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, October 29, 2008

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

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

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

ROGER HORTON – Present until 2:44 p.m.

**PLANNING COMMISSION LIAISON:**

STELLA LARSON – Absent

**STAFF:**

JAIME LIMÓN, Design Review Supervisor – Present 1:59 p.m. to 3:15 p.m.  
 JAKE JACOBUS, Urban Historian – Present  
 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</u> plans are required <u>at the 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 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](http://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. On Friday, October 24, 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 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](http://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](http://www.santabarbaraca.gov/hlc) and then clicking Online Meetings.

**GENERAL BUSINESS (1:33):**

- A. Public Comment:

Trevor Martinson, local architect, commented on a project that was approved last year on the Consent Calendar for the Holiday Inn Express, 17 W. Haley Street. He stated that the project is actually related to the property on 13 W. Haley Street. Mr. Martison believes that the full board should have reviewed the plans and the City should have given public notice of that review.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of October 15, 2008.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of October 15, 2008, with corrections.**

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

- C. Consent Calendar.

**Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe, with the exception of Item F, which was also reviewed by Robert Adams, and Item K, which was only reviewed by Robert Adams.**

Action: Pujo/Hausz, 8/0/0. (Drury 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 1 and 8, at 203 Chapala Street and 2559 Puesta del Sol Road, respectively.
- b. Commissioner Adams would be stepping down from Item 4 at 2134 Mission Ridge Road.
- c. Commissioner Drury would be absent.

2. Commissioner Boucher agreed to coordinate the HLC Holiday Party to be tentatively held on December 7<sup>th</sup>. Commissioner Sharpe volunteered his home. Commissioner Hausz volunteered to create the invitations.

3. Mr. Jacobus informed the Commission that the next Designations Subcommittee meeting will be held on November 12<sup>th</sup>.

## E. Subcommittee Reports.

Commissioner Naylor reported that El Pueblo Viejo Landmarks District Guidelines Subcommittee met in the morning. A draft of the updated version will be presented to the HLC on February 14<sup>th</sup>. Staff is committed to get it finalized by the end of the year.

## F. Possible Ordinance Violations.

Commissioner Boucher questioned whether the windows on the mansard roof of the Granada Theatre were reviewed by the Commission. Mr. Jacobus responded that the HLC approved those dormer windows. He added that the temporary antennas should be removed within seven months.

**ARCHAEOLOGY REPORT**

## 1. 203 CHAPALA ST

R-4/SD-3 Zone

**(1:51)**

Assessor's Parcel Number: 033-041-001  
 Application Number: MST2007-00634  
 Owner: Sanders Family 2006 Revocable Trust  
 Owner: Richard Sanders  
 Architect: Cearnal Andrulaitis, LLP

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

**(Continued review of Phase I Archaeological Resources Report prepared by David Stone of Dudek.)**

Present: David Stone, Archaeological Consultant

Staff comments: Susan Gantz, Planning Technician, stated that the Commission had requested revisions to the report previously reviewed at the last meeting.

**Motion: To accept the report as submitted.**

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

**ARCHAEOLOGY REPORT**

## 2. 100 W ANAPAMU ST

C-2 Zone

**(1:58)**

Assessor's Parcel Number: 037-052-0RW

Application Number: MST2005-00619

Owner: City of Santa Barbara

Applicant: Lisa Arroyo, 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.)

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

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the addendum report and concluded that the archaeological investigation supports the report's conclusions and recommendations that no mitigation measures or actions are recommended or required. The addendum area includes the intersection of Chapala and W. Anapamu Streets.

Ms. Gantz added that the original Phase I report, which was reviewed and accepted by the Commission on June 14, 2006, still requires monitoring of earth moving by an archaeologist within a distance of 50 feet of the location. That location included Ortega Street from the 101 pedestrian over crossing to and including the Chapala Street intersection and Anapamu Street.

**Motion: To accept the report as submitted.**

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

**DISCUSSION ITEM**3. **HIGH FIRE HAZARD AREA BUILDING CODE REQUIREMENTS****(2:00)**

Staff Presentation: Chris Hansen, Building Inspector/Plan Check Supervisor

**(Board comments are requested.)**

Present: Chris Hansen, Building Inspector/Plan Check Supervisor  
Jim Austin, Fire Inspector

Chris Hansen, City Building Inspector/Plan Check Supervisor, stated that as of January 1, 2008, there are new statewide building codes for high fire hazard zones. The State addressed requirements for the first time as opposed to only having local regulations. He explained some of the requirements and how they may affect projects presented to the HLC for review.

The Commission held the following discussion with Staff:

1. All proposals are seen on a case-by-case basis.
2. The appropriate deck material for those attached to or within ten feet from a main structure must be large, substantial posts that would take longer to catch fire.
3. Vents on the underside of eaves require special attention.
4. The code speaks of landscaping and defensible space requirements, which allows looking at projects on a site basis, not only by individual components.
5. Fences are not addressed in the code.
6. Confirmed that the building code standards apply to all four categories of the high fire hazard zones.
7. In the case of residential additions, the existing house would not have to comply; but, all additions would have to, regardless of the size.
8. In the case of an internal remodel, exterior windows being moved from one area of the house to another, for example, would have to comply.
9. Various elements would have to be taken into consideration for projects, such as vegetation. Exposure heads are an alternative in terms of saving the exterior of a building from fire.
10. The survivability of a structure is the goal.
11. Within a two year period, if more than 20% of roof coverings are to be replaced, the entire roof would have to comply with the new requirements. If less than 20%, it would not be necessary.
12. Requested maps of the high fire hazard zones to be provided to all the review boards to use as reference when reviewing historic structures.
13. Meeting agendas should indicate that the proposed project is in a high fire hazard zone.

**\*\* THE COMMISSION RECESSED FROM 2:27 P.M. TO 2:29 P.M. \*\***

### **HISTORIC STRUCTURES REPORT**

4. 2134 MISSION RIDGE RD A-1 Zone  
**(2:29)** Assessor's Parcel Number: 019-071-015  
 Application Number: MST2008-00271  
 Owner: Aoyama Living Trust  
 Architect: Paul Poirier

(Proposal for a new 600 square foot swimming pool and a 499 square foot, detached cabana. Also proposed is to permit an as-built fence on the south side of the property. No alterations are proposed to the existing house or garage. This application will abate enforcement case ENF2008-00915. The project will require approval of a Zoning Modification to allow the as-built fence to exceed the allowed 8'-0" height limit.)

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

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants  
 Paul Poirier, Architect  
 Patricia Aoyama, Owner

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, commented that, based on current case law, the City Attorney has advised Staff that, if a Historic Structures/Sites Report concludes that mitigations are required, an Initial Study must be done. In the future, the process may be changed so that, before the HSSR is presented to the HLC, there will be a concept review of a project in order for the Commission to make comments. The applicant would then work closely with the historian to make sure mitigations are addressed upfront.

Mr. Jacobus stated that this report indicates that the building itself is a potential Structure of Merit and that it would not qualify as a Landmark. The stone walls are worthy of Landmark status, so they would require a greater degree of protection.

Chair Naylor responded that she would prefer to see a Phase 1 Historic Structures Report of any future projects before a consent review is given.

Public comment opened at 2:45 p.m.

Kellam de Forest, local resident, commented that the back house is a very important architectural contribution to Santa Barbara. He would have liked to see an archived landscape plan of the arrangement of the house, garden and structures for the entire estate extending into Marymount. Mr. de Forest suggested that Marymount's design of the previously existing pool and the pavilion building be emulated for this project.

Public comment closed at 2:48 p.m.

Straw votes: How many Commissioners would agree with the recommendation in the report regarding the c-shaped tiles for the pool house? 4/2. (Curtis/Sharpe opposed.)

To clarify, how many Commissioners could support the barrel tile (c-shaped tiles)? 4/2. Murray/Sharpe opposed.)

How many Commissioners could support a flat tile? 2/4. (Boucher/Curtis/Murray/Pujo opposed.)

How many Commissioners would agree to consider the use of the c-shaped tiles purely as an advisory recommendation rather than a required mitigation measure? 1/5. (Boucher/Curtis/Murray/Pujo/Sharpe opposed.)

**Motion:** **Continued two weeks with the following comments:** 1) The Commission appreciates the thoroughness of the report. 2) In view of its importance, the fence design should return to the Commission for review. 3) The landscape is of some concern. Include a conceptual plan in the report. 4) The existing specimen trees should be included in the report as an important part of the site. 5) Include better photographs of the historic stone walls. 6) The c-shaped tile as recommended in the report is preferred over the flat tile proposed by the applicant. 7) Include the historic aerial view of the site. 8) The most up-to-date site plan should be included.

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

Staff comment: The landmarking of the walls will be referred to the Designations Subcommittee.

**HISTORIC STRUCTURES REPORT**

## 5. 1900 LASUEN RD

R-2/4.0/R-H Zone

**(3:18)**

Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00140  
 Owner: Orient Express Hotels  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 Business Name: El Encanto Hotel

(Multiple buildings are designated as Structures of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for the elimination of tennis courts, the construction of valet parking above and operations facility below (Group L); a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of six new cottages (Mission Village) with partial underground parking on the northeast portion of the property (Group M). 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.)

**(Review of Addendum to Historic Structures/Sites Report addressing revisions to Group E, Pool/Fitness Center; Group K, Cottages 27 & 28; Group L, Surface Parking Lot; and, Group M, Mission Village Cottages 30-34.)**

Present: Alexandra Cole, Historical Consultant  
 Trish Allen, SEPPS  
 James Jones and Minh Pham, Representing Ownership

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the Master Plan must be revised due to changes being proposed to some areas of the campus. Those areas were previously reviewed by the Commission on a conceptual level and positive comments were made. This addendum addresses four areas of the revised Master Plan.

Public comment opened at 3:24 p.m.

1. Mary Louise Days, local resident – El Encanto Hotel has a beloved history of always been compatible with the neighborhood; the proposed perimeter wall details is not discussed in the addendum; addressed the northwest corner of proposed project.
2. Trevor Martinson, local architect – stated that none of the appellants objected to the 2004 Master Plan; the issues now include demolition of the historic building.
3. Sally Nazerian, local resident – concerned that what is being proposed is not historically compatible and it impacts the ambiance of the neighborhood.
4. Farrokh Nazerian, local resident – concerned with the absence of the new site plan in the report; cannot differentiate whether the historical integrity is being preserved; the entire historical integrity of the Riviera is affected.
5. Dawnna Boo for Robert and Liz Leslie – concerned with noise generated from proposed parking layout; expressed discontent with the piece mealing nature of the project development.
6. Nancy Hays, local resident – concerned that the large outdoor parking area is being proposed above ground.



7. Jan Marco Von Yurt, neighbor – concerned with the privacy wall and parking; proper landscaping not allowed by proposed parking; valet parking would have a great commercial impact on neighborhood.
8. Lynn Cederquist representing Olga and Ray Cockel – concerned with the overdevelopment on the northwest portion of the property; would like to see El Encanto restored, in keeping with the original historic feel of the hotel; large above ground area does not fit the character of the hotel and excess hard surfaces would be created; proposed parking encroaches into the setback; keep the parking limited to twenty parking spaces; mass and commercial bulk not supportable.
9. Ronald Hays, local resident – stated that the parking for employees needs to be addressed.
10. Joanna Von Yurt, local resident – requested same amount of parking spaces as before and excess spaces placed underground.
11. Loyd Applegate, neighbor – suggested that the transition between residential and commercial be as subtle as possible.

The following member of the public did not speak, but left written comments in opposition to the proposed project:

12. McKenna Spaulding – commented that required setbacks should be respected; concerned with noise due to valet services and proposed increase in parking spaces.

Public comment closed at 3:46 p.m.

**Motion: Continued two weeks to allow more detail, with complete and logical chain of thought and analysis, to be included in the report.**

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

Commission comments: The preparer of the report was directed to include plans, elevations and sections of all revised areas and an analysis of why the northwest corner of the property is not historically significant.

## **PRELIMINARY REVIEW**

6. 0-300 W CABRILLO BLVD

HC/P-R/SD-3 Zone

**(4:04)**

Assessor's Parcel Number: 033-120-018

Application Number: MST2006-00122

Owner: City of Santa Barbara

Applicant: Jeannette Candau

Architect: Conceptual Motion

Landscape Architect: Earthform Design

(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.)

**(Preliminary Approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 016-08.)**

Present: Jeannette Candau, City Redevelopment Specialist  
Lissa Goetz and Edward de Vicente, Architects  
Sam Maphis, Landscape Architect

Public comment opened at 4:24 p.m.

Kellam de Forest, local resident, commented that it is very important to retain the seating height on the sea wall. He also commented that the columns visually impair the ocean view experience both for the pedestrians and motorists.

Robert Maxim, local resident, confirmed that, due to the historic nature of the sea wall, it would essentially be kept at the same height and that the entire length would not change. Mr. Maxim commented that he is against the islands in the middle of the highway and expressed concern with pedestrian safety. Mr. Maxim added that the pedestrian crossing at the intersection of Cabrillo Blvd. and State Street is of great concern as well.

Public comment closed at 4:31 p.m.

Straw votes: How many Commissioners feel that the use of only *Washingtonia robusta* (palm tree) is acceptable? 5/2.

How many Commissioners would agree that the crosswalks should be of brick instead of sandstone? 5/2.

**Motion:** **Continued two weeks for review of the sea wall with the following comments:** **1)** In response to the Planning Commission comments: **a)** The Commission would prefer the use of brick for the crosswalks. **b)** The landscaping plan is supportable, although the Commission is disappointed in the lack of funding for some of the Commission's previous suggestions. **c)** The requested drinking fountain is included in the fresh water shower area. **2)** The majority of Commission is not in complete support of the design of the sea wall. It should provide some excitement, a view to the beach, and an acceptable change and transition from the existing sea wall in accordance with CEQA standards. **3)** Although the pedestrian light fixtures are not within the Commission's purview, would like some consistency with the color of the State Street light standards. **4)** With regard to the flags on Cabrillo Blvd., the Commission gives the following suggestions to the reviewing board: a flag program should be reviewed, either an expansion of the flag concept or the discontinuation of flags. **5)** Inset sandstone could be used to relieve the pedestrian quality of the drive-over portion of the adjacent refuge island. **6)** At least one Commissioner requested that the applicant take another look at the primary goal of connectivity and safety.

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

**FINAL REVIEW**

7. 1829 STATE ST

C-2/R-4 Zone

**(5:06)**

Assessor's Parcel Number: 027-031-007

Application Number: MST2004-00132

Owner: Emmet J. Hawkes Family Trust

Architect: Tom Ochsner

(This is a revised project description. Proposal for a mixed-use development on two separate parcels (027-031-007 for 1829 State Street and 027-031-006 for 11 W. Pedregosa Street). The commercial portion of the project would be located on the first and second floors of the three-story building facing State Street consisting of 3,000 square feet of retail space and 1,600 square feet of office space, with one residential unit on the second and third floors. The remaining residential units would be contained in a three-story building facing Pedregosa Street. The proposed residential unit mix includes four, three-bedroom units and three, two-bedroom units. The project includes 21 parking spaces, 14 of which are open spaces to allow for shared use. In addition, an existing single-family residence on the Pedregosa Street parcel is proposed to be demolished.)

**(Final Approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 044-07.)**

Present: Tom Ochsner, Architect  
Phillip Suding, Landscape Architect

**Motion:** **Continued indefinitely with the following comments:** **1)** The project is progressing wonderfully. The continual improvements in response to the Commission's comments are appreciated. **2) Landscaping:** **a)** The proposed plan is a nice example of Santa Barbara landscaping. **b)** It was suggested that the accent tree at the stair be a palm. **c)** Some vines should be included to enhance the front wall of the new sculptural stairway. **d)** Consider ground cover at the parkway. **3)** Reconsider the quantity of chimneys and the way they are expressed, especially the cantilevered chimneys coming out of a wall and the chimney at the roof terrace. **4)** The bus stop is of concern in terms of interruption of view and its location in its relationship to the sidewalk. It was suggested that it be reconstructed with only two support columns.

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

Chair comment: Although agendized for final review, the applicant requested that this be seen by the Commission as an In-Progress review.

**CONCEPT REVIEW - NEW**

8. 2559 PUESTA DEL SOL E-1 Zone

**(5:29)** Assessor's Parcel Number: 023-271-003  
Application Number: MST2008-00317  
Owner: Santa Barbara Museum of Natural History  
Architect: Dwight Gregory, AIA

(This is a City Structure of Merit: Museum of Natural History. Proposal for a 3,127 square foot temporary exhibit structure to remain in place on a permanent basis at the museum campus. A substantial conformance determination was made at the Planning Commission on August 21, 2008.)

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

Present: Gary Robinson, Manager of the Sea Center

Public comment opened at 5:34 p.m. and, as no one wished to speak, it was closed.

**Motion:** Continued indefinitely with the following unanimous comments: 1) What was once meant to be only a temporary building is not acceptable as a permanent structure. 2) The applicant should return with a proposal for a building that fits the nature of the site and historic nature of the buildings.

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

**PRELIMINARY REVIEW**

9 710 ANACAPA ST C-2 Zone

**(5:45)** Assessor's Parcel Number: 031-081-013  
Application Number: MST2008-00362  
Owner: Adame Trust  
Architect: Peikert Group Architects  
Agent: Shelley Bookspan

(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.)

**(Preliminary Approval of the project is requested. Project requires Development Plan Approval findings.)**

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

Public comment opened at 5:59 p.m.

Mary Louise Days, local resident, inquired as to the movement of the cottage and the Historic Structures Report's conclusion that it is not worthy of Landmark status.

Robert Maxim, local resident, submitted written comments as to the preservation of the architectural and historical nature of the cottage building by minimizing the impact of the new development.

Kellam de Forest, local resident, submitted written comments with regard to CEQA issues raised by the project and referenced Office of Historic Preservation sections 21084.1 and 5020.1q.

Public comment closed at 6:02 p.m.

**Motion:** Continued two weeks for the applicant to provide CADD drawings and the following comments: **1) Landscape:** a) Simplify the palette, particularly the canopy trees at the street. b) Study providing more appropriate tree species as opposed to the clumping bamboo. c) Correct the lawn substitute designation on the plans. d) Provide vines on the roof deck walls. **2) The mass, bulk, and scale continue to be acceptable.** **3) The tower should remain in the proportion as shown on the current plans and that it have a low sloped roof as presented.** **4) At least one Commissioner preferred the proposed ornamentation of the tower and the extension of that ornamentation to that property line elevation.** **5) The garage opening not having a door is of concern and this issue needs to be resolved.**

Action: Pujo/Hausz, 6/2/0. (Murray/Sharpe opposed. Drury absent.) Motion carried.

## CONSENT CALENDAR

### REVIEW AFTER FINAL

A. 523 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 037-163-021  
Application Number: MST2004-00854  
Owner: Leon Olson  
Architect: Jeff Shelton

(Proposal for a three-story mixed-use development consisting of seven residential condominium units and two commercial units. The total net residential square footage is proposed at 17,281 square feet and the commercial units are 1,218 and 1,334 net square feet each, for a total of 2,552 square feet. Nineteen parking spaces are proposed.)

**(Review After Final of exterior changes: New openings at outdoor decks "A" and "D"; revised tile for arches and south penthouse; revised roof shape at north penthouse; and, revised bridge and balcony materials. Project requires compliance with Planning Commission Resolution No. 001-06.)**

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

**FINAL REVIEW**

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

Assessor's Parcel Number: 033-061-001  
Application Number: MST2008-00329  
Owner: Epic Hospitality, LLC  
Designer: Saul 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.)

**(Final Approval of the project is requested.)**

**Final Approval as submitted.**

**FINAL REVIEW**

C. 15-17 W CARRILLO C-2 Zone

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

(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.)

**(Final Approval of the project is requested.)**

**Postponed two weeks at the applicant's request.**

**FINAL REVIEW**

D. 500 NINOS DR P-R/SD-3 Zone

Assessor's Parcel Number: 017-382-002  
Application Number: MST2008-00436  
Owner: City of Santa Barbara  
Applicant: Tynan Group  
Applicant: Brennan De Raad  
Architect: Blackbird Architects  
Business Name: Santa Barbara Zoological Gardens

(This site is on the City's List of Potential Historic Resources: "Site of Child's Estate and Chumash village archaeological site." Proposal for two off-exhibit small animal holding enclosures totaling 1,912 square feet to serve as a replacement for enclosures totaling 1,814 square feet to be demolished for the Discovery Pavilion project. These new open air enclosures will be roofed but unconditioned, and will have partial walls topped with chain link fencing. Coastal Review is required for this project located in the appealable jurisdiction of the Coastal Zone.)

**(Final Approval of the project is requested.)**

**Final Approval as submitted.**

**FINAL REVIEW**

E. 1123 STATE ST C-2 Zone

Assessor's Parcel Number: 039-231-037  
Application Number: MST2008-00427  
Owner: 1129 State Street  
Applicant: D.A. Levy & Associates  
Architect: RCE Construction & Engineering  
Contractor: Burdg, Dunham & Associates  
Business Name: Anthropologie

(This structure is on the City's list of potential historic resources and is on the California Inventory of Historic Resources: "San Marcos Court Building." Proposal for front and rear entry door changes in a retail store. At the front elevation, the project will entail relocating a pair of entry doors and enclosing the recessed area with windows to match existing. There will be an increase of 52.5 square feet of Measure "E" commercial square footage. Proposed signage to be reviewed under a separate application by the Sign Committee.)

**(Final Approval of the project is requested.)**

**Final Approval as submitted.**

**CONTINUED ITEM**

F. 104 LOS AGUAJES AVE R-4/SD-3 Zone

Assessor's Parcel Number: 033-041-002  
Application Number: MST2008-00468  
Owner: Dario Pini  
Designer: Catherine Dunbar

(Proposal for exterior alterations to a 17-unit apartment complex. As-built work includes changes to material and location of individual unit privacy fences. The applicant proposes new work including changes to exterior light fixtures, windows and doors, trash storage location, exterior colors, and landscaping. Approval of this application will abate enforcement case ENF2008-01060.)

**(Second Concept Review.)**

**Final Approval as noted on Sheet 1 with doors to be tan, 12-lite, metal doors per submitted color selection board.**

**NEW ITEM**

G. 732 STATE ST C-2 Zone

Assessor's Parcel Number: 037-092-027  
Application Number: MST2008-00491  
Owner: Kim Eugene Rosenquist, Trustee  
Business Name: The Area

(Proposal for "as-built" exterior paint color change on building and on tile apron at the front facade of a commercial building. Also proposed are two new window awnings.)

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

**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, 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 details is requested.)**

**Postponed two weeks at the applicant's request.**



**FINAL REVIEW**I. 791 CHAPALA ST C-2 Zone

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

(Proposal for a new exterior wall vent and new outdoor dining furniture including tables, chairs, umbrellas, and wall mounted heaters. Also proposed are new wrought iron guardrails and planters to enclose the existing patio dining area.)

**(Final Approval of the project is requested.)**

**Final Approval with the following comments and condition:** 1) Include bollard, chains and metal planters to soften. 2) Additional landscaping in planters and ground was recommended. 3) Provide Artemisia (genus) or an acceptable substitute.

**REVIEW AFTER FINAL**J. 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  
Business Name: Santa Barbara Locksmith

(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.)

**(Review After Final of changes to parking lot layout.)**

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

**NEW ITEM**

- K. 930 ORILLA DEL MAR DR HRC-1/SD-3 Zone  
Assessor's Parcel Number: 017-351-005  
Application Number: MST2008-00301  
Owner: Evarone Family, LP  
Architect: Robert Fowler  
Business Name: Cabrillo Inn at the Beach  
(Proposal to demolish an existing swimming pool, re-landscape the area, and install new paving and patio walls for six guest rooms.)

**Preliminary Approval and continued four weeks to the Consent Calendar for landscape details.**

**\*\* THE FULL BOARD MEETING ADJOURNED AT 6:32 P.M. \*\***