



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, December 10, 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 – Absent  
 MICHAEL DRURY – Present  
 STEVE HAUSZ – Present at 1:46 p.m.  
 FERMINA MURRAY – Present  
 ALEX PUJO – Absent

**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 1:57 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, December 5, 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:**

- A. Public Comment:

Kellam de Forest, local resident, commented about the provisions of the charter amendment with regard to El Pueblo Viejo Landmark District boundaries. He also commented about the article in a local newspaper regarding the enforcement of the banners/temporary signs within the EPV District. Mr. de Forest spoke about the Transportation and Circulation Committee review of the proposal to remove the "Y" on De la Vina Street and State Street. He commented that it works well, there have been no accidents and it is historically significant because it was part of Steven Rutherford's vision, who was the developer of San Roque.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of November 26, 2008.

**Motion:** To table the approval of the previous meeting minutes to later in the meeting.

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

(3:07)

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of November 26, 2008, with corrections.

Action: Adams/Drury, 4/0/3. (Boucher/Murray/Sharpe abstained. Curtis/Pujo absent.) Motion carried.

- C. Consent Calendar.

**Motion:** Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Items I and J, 15-17 W. Carrillo Street and 930 Orilla del Mar Drive, which were reviewed by Robert Adams.

Action: Drury/Adams, 6/0/0. (Murray abstained from Item E. Curtis/Hausz/Pujo absent.) Motion carried.

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

1. Ms. Gantz made the following announcements:

- a) Reminded the Commission that, due to a lack of quorum, the December 24 meeting was cancelled.
- b) Commissioner Curtis would be absent due to continued jury duty and Commissioner Pujo would be absent as well. Chair Naylor and Commissioners Adams and Hausz would be leaving the meeting at 5:45 p.m.

2. Commissioner Boucher expressed concern that, in its recommendations to City Council with respect to updating the City General Plan, Plan Santa Barbara (*PlanSB*) is proposing to shrink the boundaries for El Pueblo Viejo (EPV) District. Commissioner Adams added that he would strongly object to changing the boundaries and that it would be a detriment to EPV District as it is drawn today. Commissioner Murray referred to the following element found in the Draft Policy Preferences Report, Recommendations to City Council, December 2008:

**“CH1. El Pueblo Viejo Landmark District and Downtown Design District.** Adjust the boundaries of El Pueblo Viejo District to create focal historic districts, especially for the Presidio and the Mission, and create a Downtown Design District from the remainder of the former El Pueblo Viejo Landmark District in which new guidelines will apply that are sensitive to designated historic sites and structures, and the history of the Downtown area.”

Ms. Murray was concerned with how it is worded and she requested that the words “adjust the boundaries” be amended indicating that the current EPV boundaries shall remain.

Jaime Limón, Senior Planner, responded that there is no desire to reduce the boundaries of EPV, but rather create more specificity of where the historic landmarks are located. There are also central cores within EPV that deserve additional protection. The intent is that more emphasis be given to historic structures within EPV and developing more protection for those areas. Staff will relay the message to the *PlanSB* team that the recommendation language should be rewritten to clarify this intent.

Mr. Limón explained that the Historic Landmarks Commission will be an integral part of the City Design Review and Preservation Element of the updated General Plan. There will be numerous discussions about what that Preservation Element will consist of; including the City historic preservation program and the Commission’s goals and objectives.

3. Chair Naylor stated that this was Commissioner Hausz’s last meeting as his term has ended. He served on various City design review boards for 16 years. She expressed appreciation for his keen eye in the review of plans and his diplomatic expression of thoughtful opinions. Many applicants benefited from his suggestions. Commissioner Hausz will continue working with the EPV Guidelines Subcommittee.

## E. Subcommittee Reports.

1. Commissioner Drury reported on the West Beach Art Project. It is expected that a decision will be made early next week. He commented that the four finalists' proposals are extraordinary.
2. Commissioner Murray reported on the Survey Subcommittee that met in the morning. The Lower Riviera survey is still in progress and will be completed in April of 2009.

## F. Possible Ordinance Violations.

Commissioner Hausz requested an update on whether the installations and storefront design for Verizon at State and Ortega Streets are in compliance with what was approved. Staff is to research.

**ARCHAEOLOGY REPORT**

- |                      |                                       |               |
|----------------------|---------------------------------------|---------------|
| 1.                   | 436 CORONA DEL MAR DR                 | R-4/SD-3 Zone |
| <b><u>(1:55)</u></b> | Assessor's Parcel Number: 017-321-007 |               |
|                      | Application Number: MST2008-00420     |               |
|                      | Owner: Larry Agostino                 |               |
|                      | Architect: Pujo & Associates          |               |
|                      | Designer: Design by Doubet            |               |

(Proposal to demolish an existing 1,362 square foot residence and detached 224 square foot garage and construction of a new three-story, 3,196 square foot, two-unit residential duplex and a 437 square foot, two-car garage, on a 6,594 square foot parcel in the R-4/SD-3 Zones. Unit one is proposed to be 2,247 square feet and unit two at 835 square feet. A total of four parking spaces (two covered and two uncovered) will be provided. The proposal includes photovoltaic panels and a swimming pool. A total of 220 cubic yards of grading is proposed to be balanced on site. Zoning modifications are requested for the new garage to encroach into the interior and rear setbacks. The parcel is located in the non-applicable jurisdiction of the Coastal Zone. The project requires Staff Hearing officer Review for Zoning modifications and a Coastal Development Permit.)

**(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)**

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no mitigation measures are required.

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

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

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

2. 528 STATE ST

C-M Zone

**(1:56)**

Assessor's Parcel Number: 037-173-025

Application Number: MST2008-00261

Owner: Michael Stackpoole Trust

Designer: Eddie Deras

Business Name: Tribal Rugs &amp; Art

(Proposal to remove an as-built tent structure at the rear of an existing 1,200 square foot single-story commercial building and construct a 1,200 square foot single-story addition. The project site is 2,500 square feet. The project will require Development Plan Approval for a commercial addition between 1,000 and 3,000 square feet and will abate enforcement case ENF2008-00405.)

**(Project requires Development Plan Approval findings.)**

Present: Edward Deras, Agent  
Massoud Azizi, Business Owner

Public comment opened at 2:03 p.m. and, as no one wished to speak, it was closed.

**Motion:** **Preliminary Approval and continued four weeks to the Consent Calendar with the following comments:** 1) The roll down door is not acceptable. Provide a more traditional expression of an opening. 2) Restudy the rear exit door; it may not meet strike side clearance and accessibility requirements. 3) Explore using a 12 inch parapet with additional ceiling height instead of the 30 inch parapet. 4) **The following required Development Plan Approval findings were made:** The proposed development: **a)** Complies with all provisions of the Zoning Ordinance, based on a preliminary plan check review by Planning Division staff. The plans will undergo further zoning plan check review to ensure compliance when submitted to the Building & Safety Division; **b)** Is consistent with the principles of sound community planning, as determined by the project's consistency with the City's General Plan; **c)** Will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk, and scale of the development has been deemed compatible with the neighborhood; **d)** Will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock because this non-residential project will not significantly impact existing housing units; **e)** There will be no potential increase in demand for water resources from the proposed project and therefore will not be an impact to the City water supply and distribution facilities; **f)** Transportation Planning Staff can make the Development Plan Approval findings for the proposed development because the proposed development will not have a significant unmitigated adverse impact on the City's traffic; and **g)** If indicated, repair and replacement of public improvements will be in place at time of project occupancy.

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

**CONCEPT REVIEW - NEW**

## 3. 100 BLK E CARRILLO ST

**(2:09)** Assessor's Parcel Number: ROW-001-509  
 Application Number: MST2008-00558  
 Owner: City of Santa Barbara  
 Applicant: Jessica Grant, Project Planner  
 Engineer: Penfield & Smith  
 Landscape Architect: Arcadia Studio

(Proposed signal system upgrade at the intersection of Carrillo and Anacapa Streets. The proposal includes new signal poles with mast arms over Carrillo Street, curb extensions and directional ramps, pedestrian signals, relocation of the traffic control equipment cabinet, and landscaping improvements.)

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

Present: Martha Degasis, Landscape Designer  
 Jessica Grant, City Project Planner

Public comment opened at 2:25 p.m.

Kellam de Forest, local resident, requested that a bulb-outs not be installed. Mr. de Forest requested that it be considered how the addition of traffic lights on arms would impact the streetscape.

Public comment closed at 2:27 p.m.

Straw vote: How many Commissioners are in favor of the bulb-outs? 5/1. (Drury against.)

**Motion: Preliminary Approval and continued indefinitely with the following comments:**  
**1)** The majority of the Commission is in support of the bulb-outs. **2)** Limit the variety of types of light poles. It was suggested that the Marbelite traffic signal be removed.  
**3)** Increase the plant palette. It was suggested that Kangaroo Paws and *Senecio* be used.  
**Action:** Boucher/Sharpe, 6/1/0. (Drury against because he disagrees with the use of bulb-outs. Curtis/Pujo absent.) Motion carried.

**REVIEW AFTER FINAL**

## 4. 633 E CABRILLO BLVD

HRC-1/SP-1/SD-3 Zone

**(2:43)** Assessor's Parcel Number: 017-680-013  
 Application Number: MST2008-00106  
 Owner: Fess Parker Doubletree Hotel  
 Architect: Richard Six

(Proposal to repave and restripe existing parking lot in existing configuration and number of spaces. Modify accessible parking spaces to comply with ADA requirements, modify storm drain routing and add runoff pollution control and provide construction pollution control.)

**(Review After Final of change to entry drive hardscape.)**

Present: Richard Six, Architect  
Martha Degasis, Landscape Architect

Public comment opened at 2:54 p.m.

Kellam de Forest, local resident, suggested that some of the palm trees be replaced with additional canopy trees.

Public comment closed at 2:55 p.m.

**Motion:** Continued four weeks to the Consent Calendar with the following comments:  
**1)** Overall, what is proposed is a great improvement. **2)** The proposal for the wall is ready for final approval. **3) Restudy the following:** **a)** The use of Queen palms (*Syagrus romanzoffiana*); **b)** Incorporating more canopy trees; **c)** Judicious use of landscape lighting, in accordance with Building Efficiency Standards Title 24, and perhaps the removal of a pole light; and **d)** Alternatives to the use of Heavenly Bamboo (*Nandina domestica*).

Action: Boucher/Murray, 6/0/1. (Drury abstained. Curtis/Pujo absent.) Motion carried.

## **PRELIMINARY REVIEW**

5. 100 W ANAPAMU ST

C-2 Zone

**(3:07)**

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.)

**(Preliminary Approval of the project is requested. Project requires Environmental Assessment 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 3:17 p.m.

Kellam de Forest, local resident, expressed opposition to the bulb-outs.

Public comment closed at 3:17 p.m.

**Motion:** Preliminary Approval and continued indefinitely with the following comments:  
**1)** Study the addition of *Ceanothus*. **2)** The applicant is following the Chapala Street Design Guidelines and the intention of the design is appreciated. **3)** When the sidewalk is replaced, colored concrete should be used.

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



**IN-PROGRESS REVIEW**

6. 500 NIÑOS DR

P-R/SD-3 Zone

**(3:23)**

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

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

**(In-Progress Review of landscaping, bus stop, and interpretive display board.)**

Present: Greg Christman, Architect  
Derrick Eichelberger, Landscape Architect  
Tyler Salmon, Tyler Group

Public comment opened at 3:36 p.m.

Mary Louise Days, local resident, commented on the interpretive panel and inquired as to whether the City Urban Historian reviewed it. She noted that it should reflect that it is a City-owned property.

Public comment closed at 3:38 p.m.

**Motion:** **Preliminary Approval of the landscape design and continued indefinitely with the following comments:** **1) Bus stop:** positive comments from all Commissioners. **2) Interpretive design:** **a)** Provide further development study regarding the content, structure, size, universal design application, and readability. **b)** It was suggested that the board be broken up into three separate boards with small spacing between them. **3) Landscaping:** **a)** It was suggested that riparian plant materials be used as the gateway. **b)** The giant Bird of Paradise (*Strelitzia reginae*) could be moved to soften a building or for screening. **c)** Study the use of California Meadow Sage and Monterey Cypress (*Cupressus macrocarpa*).

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

**FINAL REVIEW**

7. 1900 LASUEN RD R-2/4.0/R-H Zone

**(3:44)** Assessor's Parcel Number: 019-170-022  
Application Number: MST2007-00296  
Owner: Orient Express Hotels  
Applicant: El Encanto, Inc.  
Agent: Suzanne Elledge Planning & Permitting Services  
Architect: Henry Lenny  
Business Name: El Encanto Hotel

(The project site has been designated as a Structure of Merit. Proposal to demolish an existing 3,078 square foot cottage (#12 "Overlook") and to construct a new 3,250 net square foot Spanish style cottage at El Encanto Hotel. Regrading and landscaping will also be included in this project.)

**(Final Approval of the project phase is requested. Substantial Conformance Determination granted by Staff on June 9, 2008. Project requires Historic Resource Findings and compliance with Planning Commission Resolutions 057-04 and 037-05.)**

Present: Alexandra Cole, Architectural Historian  
Minh Pham, Representing Ownership  
Heather Miller, Katie O'Reilly-Rogers  
Kathleen Kennedy, City Associate Planner

Public comment opened at 3:56 p.m.

1. Marc Chytilo, Attorney at Law – supports determination not to give final approval; there is a lack of accessibility to plans that makes it difficult to compare previous and current proposals; requested before-and-after complete set of plans with adequate time to review; principle concern: issue of piecemealing, revisions of the previously approved elements of the project should be processed as a whole; Cottage 12 should be folded into the revisions that is being considered for environmental review.
2. Trevor Martinson, local architect – Cottage 12 has already been demolished; the Declaration of Covenants, Conditions and Restrictions proposed on the property needs to be addressed and brought forward into the Initial Study.
3. Mary Louise Days, local resident – the site plan for the location of Cottage 12 is needed and asked if the Commission approved the demolition of that cottage; requested the result of the Substantial Conformance Determination performed by Staff on June 9, 2008.
4. Joanna Von Yurt, neighbor – neighbors are pro-growth and would like to see a development that would allow the project to move forward; the Conditional Use Permit should be found and adhered to.
5. Elizabeth Leslie, neighbor – was not aware that Cottage 12 had already been demolished; would like the utility facility to be moved to an area near where it was historically.

Public comment closed at 4:07 p.m.

**Motion:** **Continued indefinitely with the following comments:** 1) There was validity to the accepted strategy that an overall plan would be reviewed and different elements would then be presented in sections. It has since become confusing to differentiate between what was previously approved and the proposed changes. 2) **The Commission now requests that, for each future presentation, the following be presented:** a) a complete site plan; b) a timeline indicating what has happened in the past, what is being presented, and the intention for the future in order to have a complete context; c) and previous plans for comparison to see if there is consistency with what was previously presented. 3) The architecture presented is not in substantial conformance to what was given preliminary approval by the Commission.

Action: Adams/Sharpe, 7/0/0. (Curtis/Pujo absent.) Motion carried.

### **CONCEPT REVIEW - CONTINUED**

8. 1900 LASUEN RD

R-2/4.0/R-H Zone

**(4:26)**

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

(The project site has been designated as a Structure of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for a new surface valet parking lot with an operations facility below in the northwest corner, a predominately underground Utility Distribution Facility (Group L) in the northwest corner; a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of five new cottages (Mission Village) with an underground parking structure below in the northeast corner of the project site (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.)

**(Continued Concept Review of the revised Master Plan. New proposal for minor reconfiguration of the main entry off Alvarado Place, new trash enclosure, new screening gate, new retaining walls, relocation of four parking spaces, and landscaping in the service area adjacent to the Main Building.)**

Present: Alexandra Cole, Historical Consultant  
 Trish Allen, SEPPS  
 James Jones and Minh Pham, Representing Ownership  
 Kathleen Kennedy, City Associate Planner

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the revised plan for the Main Entry off of Alvarado Place provides for improved circulation and the addition of a trash enclosure and screening gates. A very small section of the historic sandstone wall will be realigned to provide improved vehicular access from Alvarado Place. No other historic structures will be impacted by this revision. Staff feels that this revision is minor and beneficial and does not require the preparation of an Historic Structure/Site Report.

Public comment opened at 4:40 p.m.

1. Joanna Von Yurt, neighbor – felt it is important that the entry to the site stay clean and closer to what was there before; the stone walls should not be removed, eight feet seems excessive; the trash enclosure should be completely surrounded in stone to match the walls if it would be visible from the street; wondered where the parking currently found in the northwest corner of the site would be moved to.
2. Marc Chytilo, Attorney at Law – felt the sandstone walls are of concern; more complete set of plans should be made available with elevations from the street, although pictures are helpful; the experience through the entry is of historical significance and no historical analysis has been made of the entryway itself; a landscape cultural report addressing the northwest portion of the site is needed; concerned about the number of trees being removed, junipers and arbutus could have some significance and may have been part of the historical component; this configuration results in loss of five parking spaces.
3. Kellam de Forest, local resident – felt there is a need for an overall site plan.
4. Ronald Hays, neighbor – thought the utility facility would be noisy, unattractive, and neighborhood unfriendly; there should be resolution of the northwest corner issues before an approval is made.
5. Trevor Martinson, architect – the survey by Joe Waters, which identifies all the buildings on site, including those intruding into the side and frontyard setbacks of the entire site should be included in the Commission's review of the project; employee parking on site is important under the Covenants, Conditions and Restrictions; would like to know what happened to the sign at Alameda Padre Serra and Los Olivos that was part of El Encanto site.

Public comment closed at 4:50 p.m.

Straw vote: How many Commissioners would agree that a focused Addendum Letter Report should be required for the landscape? 0/7. (All opposed.)

**Motion:** **Continued indefinitely to the Planning Commission with the following comments:**  
**1)** There is concern with respect to the strategy of reviewing this project in sections without a complete context to differentiate between what was previously approved and the proposed changes. **2)** The entry is an important element of the entire historical aspect of this building site. Explore alternatives with respect to the entry's narrowness and preserving some feel for the rustic, small-scaled aspect of this entry. **3)** The preservation of two Eucalyptus trees is appreciated. **4)** The plant palette should follow drought-tolerant conservation guidelines. Explore other options such as a Coast Live Oak (*Quercus agrifolia*). **5)** Reinvestigate the bed planting in the entry. **6)** The relocation of the employee parking is of concern as it affects other aspects of the proposed plan. **7)** The north wall trash closure should be sandstone.

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

**\*\* THE COMMISSION RECESSED FROM 5:14 P.M. TO 5:17 P.M. \*\***

**CONCEPT REVIEW - CONTINUED**

9. 426 STATE ST C-M Zone

**(5:17)** Assessor's Parcel Number: 037-212-003  
 Application Number: MST2008-00347  
 Owner: Ray Mahboob  
 Architect: Henry Lenny

(Proposal to demolish the asphalt paving in an existing 16,000 square foot parking lot and *paseo* walkway and repave it with brick and add new landscaping features. The existing 28-space parking lot, which provides parking for the building at 424 State Street, will be reduced by 18 spaces, thereby providing 14 parking spaces.)

**(Fourth Concept Review.)**

Present: Henry Lenny, Architect

**Motion: Continued indefinitely to allow the applicant to provide complete details.**

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

**CONCEPT REVIEW - NEW**

10. 424 STATE ST C-M Zone

**(5:25)** Assessor's Parcel Number: 037-212-025  
 Application Number: MST2008-00346  
 Owner: Ray Mahboob  
 Architect: Henry Lenny Design Studio

(Proposal for demolition, redesign, and reconstruction of an existing storefront.)

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

Present: Henry Lenny, Architect

Public comment opened at 5:33 p.m. and, as no one wished to speak, it was closed.

**Motion: Final Approval and continued four weeks to the Consent Calendar for complete details to be provided.**

Action: Adams/Sharpe, 6/1/0. (Naylor opposed because the plans are not fully detailed. Curtis/Pujo absent.) Motion carried.

**CONSENT CALENDAR****CONTINUED ITEM**

- A. 1007 SANTA BARBARA ST C-2 Zone

Assessor's Parcel Number: 029-211-010  
Application Number: MST2008-00503  
Architect: James Macari

(Proposal to permit as-built repairs to an existing staircase, exterior water heater enclosure, exterior wood storage cabinets, and replacement of two greenhouse window structures. Also proposed is to permit the construction of a rear deck on a mixed-use building. This will abate enforcement case ENF2008-00359.)

**(Second Concept Review.)**

**Final Approval as submitted.**

**CONTINUED ITEM**

- B. 1114 STATE ST C-2 Zone

Assessor's Parcel Number: 039-232-009  
Application Number: MST2008-00504  
Owner: La Arcada Investment Corporation  
Architect: W.S. Jones Architecture  
Business Name: Stateside

(This structure is on the City's List of Potential Historic Resources: "La Arcada Court." Proposal to permit existing outdoor dining amenities including tables, chairs, wall mounted heaters and stereo speakers, pole heaters, umbrellas, lounge furniture, and two, wall-mounted canvas awning structures in the patio area of La Arcada Plaza. This will abate ENF2007-01084.)

**(Second Concept Review.)**

**Continued six weeks to January 21, 2009, for continued review of lounge furniture, portable and wall heaters, and speakers. Tables, chairs, umbrellas, and three existing awning structures were acceptable.**

**FINAL REVIEW**

- C. 732 STATE ST C-2 Zone

Assessor's Parcel Number: 037-092-027  
Application Number: MST2008-00491  
Applicant: DGB America  
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. This will abate ENF2008-01252.)

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

**Final Approval as submitted.**

**NEW ITEM**

D. 801 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 037-042-025  
Application Number: MST2008-00531  
Applicant: Signtech Electrical Advertising  
Business Name: Bank of America

(Proposal to change the fabric on seven existing awnings to a burgundy color. New signage will be reviewed by the Sign Committee under a separate application.)

**Final Approval as submitted.**

**FINAL REVIEW**

E. 1727 PROSPECT AVE R-2 Zone

Assessor's Parcel Number: 027-142-004  
Application Number: MST2008-00517  
Applicant: Eric Swenumson

(This structure is eligible for Structure of Merit designation. Proposal to replace the existing exterior wood siding on the main residence with Hardi-shingle, replace existing windows in the same-sized openings and configuration, and add a pair of double columns at the front porch. Also proposed is to add 152 square feet to an existing rear balcony and new stairs leading to the backyard.)

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

**Final Approval as submitted.**

**NEW ITEM**

F. 303 W CARRILLO ST C-2 Zone

Assessor's Parcel Number: 039-302-008  
Application Number: MST2008-00547  
Applicant: Apex Imaging Services  
Business Name: Conoco Philips 76 Service Station

(Proposal to repaint the exterior of an existing commercial building.)

**Continued four weeks to January 7, 2009, with the following comments: 1) Building should be "Pueblo Tan" all the way down to a "Santa Fe Brown" wainscot. 2) No stripes, no red, and no gray.**

**NEW ITEM**

- G. 1330 STATE ST C-2 Zone  
Assessor's Parcel Number: 039-132-001  
Application Number: MST2008-00553  
Owner: Hutton Foundation  
Agent: Doug Reeves  
(Proposal to install new fire sprinkler system on an existing commercial building including exterior control valves.)

**Final Approval as submitted.**

**NEW ITEM**

- H. 742 STATE ST C-2 Zone  
Assessor's Parcel Number: 037-092-001  
Application Number: MST2008-00564  
Architect: Craig Blume  
Business Name: Pinkberry  
(This structure is on the City's List of Potential Historic Resources: "La Placita Building." Proposal to add a new window and modify an existing wrought iron patio gate and fence on the front elevation of an existing retail building.)

**Final Approval as submitted.**

**FINAL REVIEW**

- I. 15-17 W CARRILLO C-2 Zone  
Assessor's Parcel Number: 039-321-004  
Application Number: MST2008-00426  
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 landscape plan is requested.)**

**Final Approval as submitted.**



**FINAL REVIEW**

- J. 930 ORILLA DEL MAR DR HRC-1/SD-3 Zone  
Assessor's Parcel Number: 017-351-005  
Application Number: MST2008-00301  
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.)

**(Final approval of landscape details is requested.)**

**Final Approval as submitted.**

**\*\* THE FULL BOARD MEETING ADJOURNED AT 5:42 P.M. \*\***