



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, September 1, 2010 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS: SUSETTE NAYLOR, *Chair* – Present until 5:00 p.m.
 DONALD SHARPE, *Vice-Chair* – Present
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present
 MICHAEL DRURY – Present
 FERMINA MURRAY – Present
 ALEX PUJO – Present
 CRAIG SHALLANBERGER – Absent
 PHIL SUDING – Present until 3:55 p.m.

ADVISORY MEMBER: DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON: MICHAEL SELF – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Present at 2:03 p.m.

STAFF: JAIME LIMÓN, Design Review Supervisor – Present until 2:16 p.m.
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician – Present
 GABRIELA FELICIANO, Commission Secretary – Absent
 GLORIA SHAFER, 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 plans</u> are required at the time of submittal & each time plans are revised. <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. Plans 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. On Friday, August 27, 2010, the 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:

- A. Public Comment:
No public comment.
- B. Approval of the minutes of the Historic Landmarks Commission meeting of August 18, 2010.
Motion: Approval of the minutes of the Historic Landmarks Commission meeting of August 18, 2010, as amended.
Action: Suding/Pujo, 6/0/2. (Drury/Sharpe abstained. Shallanberger absent.) Motion carried.
- C. Consent Calendars: Sign Committee Consent and HLC Consent.
Motion: Ratify the Sign Committee Consent Calendar of September 1, 2010, as reviewed by Louise Boucher and Natalie Cope.
Action: Pujo/Boucher, 8/0/0. (Shallanberger absent.) Motion carried.
Motion: Ratify the HLC Consent Calendar of September 1, 2010, as reviewed by Donald Sharpe; with the exception of Items A, B and C, which were also reviewed by Philip Suding.
Action: Pujo/Boucher, 8/0/0. (Shallanberger absent.) Motion carried.
- D. Listing of approved Conforming Signs from August 25, 2010.
1. 1111 Chapala Street – On Q Financial (SGN2010-00100): Final Approval as submitted.
2. 1033 Anacapa Street – American Riviera Bank (SGN2010-00103): Final Approval as submitted.
The Conforming Signs were reviewed by Natalie Cope.
- E. 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 leaving at 5:00 p.m. and Commissioner Shallanberger would be absent.
b) Commissioner Suding would be stepping down from Items 7 and 8 at 35 State Street.
2. Mr. Limón provided an update on the signal improvement project located at the corner of Anacapa and Carrillo Streets (100 Block E. Carrillo Street). Commissioners Boucher and Drury volunteered to represent the HLC at the City Council discussion scheduled for September 14, 2010.
3. Mr. Drury announced that he would leave at 5:00 p.m.

F. Subcommittee Reports.

Commissioner Adams reported on the Parks and Recreation Committee meeting.

Mr. Jacobus provided an update of the Lower Riviera survey.

Commissioner Suding reported on the El Encanto Hotel Subcommittee discussion of the courtyard fountain.

HISTORIC STRUCTURES REPORT

1. **502 BRINKERHOFF AVE**

C-2 Zone

(1:43) Assessor's Parcel Number: 037-163-013
 Application Number: MST2010-00215
 Owner: Sassola III Family Trust
 Applicant: Patsy Stadelman
 Architect: On Design LLC

(This building is a **Structure of Merit**. Proposal to change the legal use of an existing 1,080 square foot single-family residence to mixed-use and install one uncovered handicapped-accessible parking space, accessible path of travel, and wheelchair lift. The resulting mixed-use building will allow 430 square feet of residential use and 650 square feet of commercial use. No new floor area is proposed. Approval of this project will abate enforcement case ENF2010-00517.)

(Review of Focused Historic Structures/Sites Report prepared by Ronald L. Nye, Ph.D., Historian, which concludes the proposed alterations do not adversely impact the historic resource.)

Present: Ronald Nye, Historian
 Justin Van Mullem, On Design Architects
 Raymond Appleton, Permit Planners

Staff comments: Jake Jacobus, Associate Planner/Urban Historian stated that the Historic Structures Report concludes that the lift as proposed will not negatively impact the resource beyond a class III impact.

Motion: To accept the report as submitted.

Action: Boucher/Suding, 7/0/0. (Sharp stepped down. Shallenberger absent.) Motion carried.

ARCHAEOLOGY REPORT**2. 216 NATOMA AVE**

R-4/SD-3 Zone

(1:49) Assessor's Parcel Number: 033-062-019
 Application Number: MST2010-00145
 Owner: Nancy Mammel
 Architect: Pacific Architects Inc.

(Proposal for alterations and additions to an existing 1,803 square foot, two-story duplex, on a 6,000 square foot lot, to include a new 101 square foot, one-story addition and a 220 square foot, two-story addition, to total 2,124 square feet, the demolition of the existing detached 460 square foot garage and construction of two new one-car garages, totaling 613 square feet. The proposal includes replacing the existing driveway, construction of new site walls at the front and rear, replace all existing doors and windows, construct a new ground floor patio, add new wooden decks, a new trash/recycle enclosure, and permit an "as-built" outdoor fire place in the rear yard. Staff Hearing Officer approval is requested for alterations within the required interior setback. The parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires coastal review.)

(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 recommended that construction excavation be monitored and halted if deposits are encountered until the deposits are evaluated.

Motion: To accept the report as submitted.

Action: Adams/Drury, 8/0/0. (Shallanberger absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**3. 900 BLK E CABRILLO BLVD**

(1:52) Assessor's Parcel Number: ROW-002-841
 Application Number: MST2010-00226
 Owner: City of Santa Barbara
 Applicant: Redevelopment Agency of the City of Santa Barbara

(Proposal for the East Beach Cabrillo Boulevard Sidewalk Replacement project to remove and replace approximately 1,120 linear feet of existing sidewalk located on the beach side of E. Cabrillo Blvd. between Milpas St. and Niños Dr. There will be no changes to the existing sidewalk footprint. An empty landscape bed adjoining the street side of the sidewalk and extending eastward approximately 290 linear feet from the intersection of Milpas Street and E. Cabrillo Blvd. will be replaced with permeable paving. Additional improvements including benches and trash/recycling cans are proposed. Coastal review is required.)

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

Present: Marck Aguilar, City Redevelopment Supervisor
 Nancy Rapp, City Parks and Recreation Director
 Santos Escobar, City Parks and Recreation Manager
 Peggy Burbank, City Redevelopment Specialist

Public comment opened at 2:02 p.m.

Kellam de Forest: commented on the possibility of volunteer recruitment.

An e-mail in support from Frank and Linda Jamali was read into the record.

Public comment closed at 2:04 p.m.

Motion: Final Approval as submitted.

Action: Suding/Pujo, 8/0/0. (Shallanberger absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 2:11 P.M. TO 2:16 P.M. ****

PRELIMINARY REVIEW

4. 34 W VICTORIA ST

C-2 Zone

(2:16)

Assessor's Parcel Number: 039-131-016

Application Number: MST2009-00266

Owner: Victoria Street Partners, LLC

Architect: Cearnal Andrulaitis Architecture

Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (old Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 23,125 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 78 parking spaces in a subterranean garage. Buildings would be two and three stories in height. Planning Commission approval is requested for a tentative subdivision map and development plan.)

(Preliminary Approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 009-10.)

Present: Brian Cearnal, and Joe Andrulaitis, Architects
Martha Degasis, Landscape Architect
Margaret Caparelli, Applicant; Post-Hazeltine, Historical Consultants

Public comment opened at 2:45 p.m.

Kellam de Forest: commented on the roof, the parking ramp, and views.

Ed Laing: requested reinstallation of story-poles.

Public comment closed at 2:49 p.m.

Straw vote: How many Commissioners can support the proposed plastered southerly bridge? 8/0/0.

Chair Naylor requested volunteers to serve on a subcommittee: Adams, Drury, Naylor and Pujo volunteered.

1st failed

Motion:

Preliminary Approval with the following comments:

- 1) The mass, bulk, and scale of project is generally acceptable.
- 2) Continue to pursue alternatives to open the pedestrian circulation and views from the public street to the Arlington. Manipulate the mass, size, dimensions and explore the northwest ramp at that corner which appears too contrived. Perhaps reduce the mass of the building behind and retain the geometric form to provide a better access opening.
- 3) Provide openings to the market that offer a more traditional, transparent feel.
- 4) As proposed, the roof deck trees are too large. Provide more potted plants in the paseos.
- 5) Provide a more transparent landscaping approach on the second floor deck to allow views to the Arlington Theater and reduce screening.
- 6) There was no consensus regarding the upper level bridges.

Action:

Suding/Drury, 3/5/0. (Boucher/Drury/Murray/Naylor/Sharpe opposed.) (Shallanberger absent.) Motion failed.

Withdrawn

Motion:

Continued indefinitely to the 34 W. Victoria Street Subcommittee with the following comments:

- 1) The mass, bulk, and scale of project is generally acceptable.
- 2) Continue to pursue alternatives to open the pedestrian circulation and views from the public street to the Arlington. Manipulate the mass, size, dimensions and explore the northwest ramp at that corner which appears too contrived. Perhaps reduce the mass of the building behind and retain the geometric form to provide a better access opening.
- 3) Provide openings to the market that offer a more traditional, transparent feel.
- 4) As proposed, the roof deck trees are too large. Provide more potted plants in the paseos.
- 5) Provide transparent landscaping on the second floor deck to allow views to the Arlington Theater.
- 6) There was no consensus regarding the upper level bridges.

Action:

Pujo/Drury. (Shallanberger absent.) Motion withdrawn.

2nd failed

Motion:

Preliminary Approval with the following comments:

- 1) The mass, bulk, and scale of project is generally acceptable.
- 2) Continue to pursue alternatives to open the pedestrian circulation and views from the public street to the Arlington. Manipulate the mass, size, dimensions and explore the northwest ramp at that corner which appears too contrived. Perhaps reduce the mass of the building behind and retain the geometric form to provide a better access opening.
- 3) Provide openings to the market that offer a more traditional, transparent feel.
- 4) As proposed, the roof deck trees are too large. Provide more potted plants in the paseos.
- 5) Provide transparent landscaping on the second floor deck to allow views to the Arlington Theater.
- 6) There was no consensus regarding the upper level bridges.

Action

Suding/Adams, 4/4/0. (Boucher/Murray/Naylor/Sharpe opposed. Shallanberger absent.) Motion failed.

Motion: Preliminary Approval and continued indefinitely to the 34 W. Victoria Street Subcommittee with the following comments:

- 1) The mass, bulk, and scale of project is generally acceptable.
- 2) Continue to pursue alternatives to open the pedestrian circulation and views from the public streets to the Arlington Theater. Manipulate the mass, size, and dimensions between the buildings. Explore different configurations of the northwest ramp. Reduce the mass of the building closest to the Arlington. Retain the geometric form to provide better access opening.
- 3) Provide openings to the market that offer a more traditional, transparent feel.
- 4) As proposed, the roof deck trees are too large. Provide more potted plants in the paseos.
- 5) Provide a more transparent landscaping approach on the second floor deck to allow views to the Arlington Theater.
- 6) Widen Paseo 125 by a minimum of 5 to 8 feet, optimally. Seriously study the transparency of Paseo 127 opening.
- 7) Compatibility Analysis: The project is in compliance with the required compatibility findings in terms of the mass, bulk and scale.

Action: Suding/Pujo 5/3/0. (Boucher/Murray/Sharpe opposed. Shallenberger absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:55 P.M. TO 4:02 P.M. ****

CONCEPT REVIEW - NEW

5. 112 W CABRILLO BLVD

HRC-1/SD-3 Zone

(4:02)

Assessor's Parcel Number: 033-101-013

Application Number: MST2010-00260

Owner: County of Santa Barbara

Applicant: Robert Ooley, AIA, County Architect

(Proposal to install (5) new metal security gates within arch openings facing Cabrillo Blvd. with insignia of military branches on gates. The Veterans Memorial Building is designated as a **Structure of Merit**.)

(Historic Resource No Adverse Impact Findings required).

Present: Robert Ooley, County Architect
John Blankenship, Executive Director Veterans Museum and Library

Motion: Final Approval of the project with the following comments:

- 1) Cooperation between applicant, City and County is appreciated.
- 2) Significantly reduce the medallion sizes to be in scale with the existing building signage.
- 3) All gates are to match. Reduce gate opening heights to 7' - 6" or lower.
- 4) A thicker bottom rail with traditional detailing is recommended.
- 5) Installation of a frame behind the plaster arches is recommended to minimize visual impacts.
- 6) Minimize the use of tubular steel as much as possible.
- 7) A Malaga green color is preferred for the iron rather than pure black.

Action: Adams/Drury, 8/0/0. (Shallenberger absent.) Motion carried.

FINAL REVIEW6. **00 E ANAPAMU ST** C-2 Zone

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.)

(Final Approval of Project is requested.)

Postponed two weeks at the applicant's request.

IN-PROGRESS REVIEW7. **35 STATE ST** HRC-2/SD-3 Zone

(4:25) Assessor's Parcel Number: 033-102-004
Application Number: MST97-00357
Applicant: MF Santa Barbara LLC
Agent: Ken Marshall
Architect: DesignArc, Inc.
Landscape Architect: Suding Design
Engineer: Penfield and Smith Engineers, Inc.

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes 114 hotel units, nine timeshare units, 21,654 square feet of commercial floor area, and 243 underground and on-grade parking spaces.)

(In-progress review of Area "B" at 36 State Street is requested. City Council approved the project on December 11, 2001, and a Substantial Conformance Determination was issued by the City Administrator on April 19, 2010. Project requires compliance with Planning Commission Resolution No. 047-99 and City Council Resolution No. 01-103.)

Present: Mark Shields and Melissa Cinarli, Architects
Kim True, Landscape Architect

The Commission acknowledged presentation of the in-progress review; no action required.

PRELIMINARY REVIEW**8. 35 STATE ST**

HRC-2/SD-3 Zone

(4:33)

Assessor's Parcel Number: 033-102-004
 Application Number: MST97-00357
 Applicant: MF Santa Barbara LLC
 Agent: Ken Marshall
 Architect: DesignArc, Inc.
 Landscape Architect: Suding Design
 Engineer: Penfield and Smith Engineers, Inc.

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes 114 hotel units, nine timeshare units, 21,654 square feet of commercial floor area, and 243 underground and on-grade parking spaces.)

(Preliminary Approval of Area "C" at 118 State Street is requested. City Council approved the project on December 11, 2001, and a Substantial Conformance Determination was issued by the City Administrator on April 19, 2010. Project requires compliance with Planning Commission Resolution No. 047-99 and City Council Resolution No. 01-103.)

Present: Mark Shields and Melissa Cinarli, Architects
 Kim True, Landscape Architect

Public comment opened at 4:51 p.m. and, as no one wished to speak, it was closed.

Motion: Preliminary Approval and continued indefinitely to the subcommittee with the following comments:

- 1) Explore or study low transitional landscaping between the Olive trees and the lawn.
- 2) Provide details of the facade.

Action: Pujol/Drury, 6/0/0. (Suding stepped down. Naylor/Shallanberger absent.) Motion carried.

**** THE FULL BOARD MEETING ADJOURNED AT 4:54 P.M. ****

SIGN COMMITTEE CONSENT CALENDAR

See separate meeting minutes.

HLC CONSENT CALENDAR (11:00)**CONSENT (FINAL REVIEW)****A. 1900 LASUEN RD****R-2/4.0/R-H Zone**

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
Architect: Gensler
Landscape Architect: Katie O'Reilly-Rogers, Inc.
Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner; **3) new Cottages 27 and 28**, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(Final Approval of Cottages 27 and 28 is requested. Project requires compliance with Planning Commission Resolution No. 034-09.)

Continued two weeks with comments as noted on the plans.

CONSENT (FINAL REVIEW)**B. 1900 LASUEN RD****R-2/4.0/R-H Zone**

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
Architect: Gensler
Landscape Architect: Katie O'Reilly-Rogers, Inc.
Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: **1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground**, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(Final Approval of details for the northwest corner/back-of-house portion of the project. Project requires compliance with Planning Commission Resolution Nos. 004-09 and 034-09.)

Continued two weeks.

CONSENT (FINAL REVIEW)**C. 1111 E CABRILLO BLVD****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-352-004
 Application Number: MST2010-00200
 Owner: Hyatt Development Corporation
 Agent: Tynan Group
 Architect: Shlemmer Algaze & Associates
 Architect: Henry Lenny Design Studio
 Designer: Henriksen Design Associates, Inc.
 Landscape Architect: Carducci & Associates
 Business Name: Mar Monte Hotel

(The "**Santa Clara**" building, one of three buildings on site, is on the **City's List of Potential Historic Resources: "Mar Monte Hotel."** Proposal for interior and exterior alterations including renovations to the swimming pool, lobby, spa, and guest rooms. The swimming pool coping and deck will be replaced with new, and landscaping improvements will be made in the pool area as well. Several existing stucco walls will be replaced with wrought iron railings and one existing guest room window will be replaced with sliding doors. Several guest rooms will be combined to create suites, so the number of hotel rooms will change from 174 to 170. The number of existing parking spaces of 158 will not change. Also included is to replace an existing railing and columns (in the spa lobby) with a new stucco wall. This 110,599 square foot parcel is located in the appealable jurisdiction of the Coastal Zone and will require a Coastal Exemption.)

(Final Approval of the project is requested.)

Final Approval as noted on sheet A-1.1

CONSENT (AFTER FINAL)**D. 128 E CANON PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 031-011-004
 Application Number: MST2003-00243
 Owner: Pueblo Viejo Properties Ltd.
 Agent: Suzanne Elledge
 Architect: Rex Ruskauff

(This is a revised Project Description: Proposal for alterations to an existing two-story, mixed-use development. The proposal consists of the following alterations: remove two "as-built" residential units, convert existing residential garages to storage, and add a laundry room. Also proposed are exterior changes to the existing garage doors, new doors and changes to windows, moped and bicycle parking, removal of an "as-built" balcony partition, new gates and walls, closing off the driveway along Santa Barbara Street, and a landscape plan. Development Plan approval is requested to allow 2,718 square feet of new non-residential floor area for the conversion of the garages. Zoning modifications are requested to eliminate the existing residential parking and to not provide new parking for the converted commercial square footage.)

(Review After Final of changes to storage room doors, light fixtures, equipment screening at Building A, an outdoor grill area, and hardscape/landscape details.)

Final Approval as submitted.