



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, December 8, 2010

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
 MICHAEL DRURY – Absent
 FERMINA MURRAY – Present
 ALEX PUJO – Present
 CRAIG SHALLANBERGER – Present
 PHIL SUDING – Absent

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

MICHAEL SELF – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician – Present
 GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (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 folded plans 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. That on Friday, December 3, 2010, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 *Live Broadcast*. An archived video copy of this meeting is viewable on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking *Online Meetings*.

SUBCOMMITTEE MEETING:

There was an El Encanto Hotel *Ad Hoc* Subcommittee meeting at 11:55 a.m. on Wednesday, December 8, 2010, in the David Gebhard Public Meeting Room, 630 Garden Street.

GENERAL BUSINESS:

- A. Public Comment:

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of **November 10** and **November 23**, 2010.

Motion: Continue the approval of the minutes of the Historic Landmarks Commission meeting of November 10, 2010, to allow incorporation of Commission comments for the Paseo Nuevo items.

Action: Adams/Sharpe, 6/0/1. (Drury/Suding absent. Shallenberger abstained.) Motion carried.

Motion: Approval of the minutes of the Historic Landmarks Commission Consent meeting of November 23, 2010, with corrections.

Action: Boucher/Murray, 7/0/0. (Drury/Suding absent.) Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Items F, G and H, which were reviewed by Phil Suding.

Action: Boucher/Adams, 7/0/0. (Drury/Suding 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) Commissioner Drury would be absent from the meeting and Commissioner Sharpe would be stepping down from Item 1 at 330 W. Canon Perdido Street.
- b) New members to City Advisory Boards and Commissions were appointed at the December 7 City Council meeting and Donald Sharpe was welcomed back for another four year term, as well as a welcome to new members Judy Orias and Bill La Voie. The first meeting will be held on January 5, 2011.

2. Commissioner Shallanberger announced he would be leaving at 3:40 p.m.
3. Commissioner Murray announced she would be stepping down from Item 3.
4. Chair Naylor expressed appreciation for Robert Adams and Alex Pujo's volunteer work on the Commission. Staff narrated the history of Mr. Pujo's extensive volunteer work in the last 20 years as well as Mr. Adams' participation in many subcommittees with the City.

E. Subcommittee Reports.

Mr. Jacobus reported that the Designations and the Survey Subcommittees will have new meeting schedules. Staff is reviewing the draft surveys for the designation of the East Cabrillo Boulevard, Brinkerhoff and Rosemary Lane neighborhoods as historic districts.

Commissioner Pujo reported on the *HLC Rules, Meeting Procedures and Guidelines Ad Hoc Subcommittee*. Suggestions were made with respect to ministerial staff approvals. The revisions will be presented to the full commission at a future date.

ARCHAEOLOGY REPORT

1. **330 W CANON PERDIDO ST** R-4 Zone
 (1:49) Assessor's Parcel Number: 039-302-024
 Application Number: MST2010-00278
 Owner: Stephen V. and Celeste E. Harrel, Living Trust

(Proposal to demolish an existing one-story single-family residence and construct a new two-story duplex consisting of a 1,080 square foot unit, a 1,197 square foot unit, an attached 429 square foot two-car garage, an attached 495 square foot two car garage with a new driveway from Castillo Street, and fences, walkways, and landscaping. The proposed total development of 3,201 square feet is located on a 5,000 square foot lot.)

(Review of Phase I Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)

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 the potential for encountering prehistoric archaeological resources during construction is considered low, and the standard condition regarding the discovery of unanticipated archeological resources applies and shall be on the construction plans prior to issuance of a building permit.

Motion: To accept the report as submitted.

Action: Boucher/Murray, 6/0/0. (Sharpe stepped down. Drury/Suding absent.) Motion carried.

ARCHAEOLOGY REPORT**2. 623 SURF VIEW DR** E-1 Zone

(1:50) Assessor's Parcel Number: 035-111-003
 Application Number: MST2010-00252
 Owner: Mihssen Kadhim
 Agent: Herman Denunzio

(Proposal for a 458 square foot one-story addition and a 468 square foot two-story addition to an existing 1,301 square foot one-story single family residence and 419 square foot detached two-car garage on a 10,000 square foot lot in the Hillside Design District. The proposal will result in a 2,646 square foot two-story single family residence and is 71% of the maximum floor to lot area ratio.)

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

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 no site testing or mitigation measures are recommended or required, unless previously undiscovered cultural resources are detected during ground disturbance, in which case the standard condition regarding the discovery of unanticipated archeological resources applies and shall be on the construction plans prior to issuance of a building permit.

Motion: To accept the report as submitted.

Action: Murray/Adams, 7/0/0. (Drury/Suding absent.) Motion carried.

REVIEW AFTER FINAL**3. 421 E COTA ST** C-M Zone

(1:50) Assessor's Parcel Number: 031-160-010
 Application Number: MST2009-00250
 Owner: Transition House
 Architects: Mark Wienke and Christine Pierron

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of 8 affordable residential apartments (six two-bedroom and two three-bedroom units, totaling 7,208 square feet) and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed use building, comprised of 8 residential apartments (6,175 square feet) and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in two two-story mixed-use buildings, with a combined total of 16 affordable apartments (13,383 residential square feet) and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project received Staff Hearing Officer Approval on August 12, 2009.)

(Review After Final of commemorative plaque as required by Staff Hearing Officer condition of approval in Resolution No. 070-09.)

Present: Christine Pierron, Architect
 Kathleen Baushke, Executive Director
 Fermina Murray, Historical Consultant

Public comment opened at 1:56 p.m.

Kellam de Forest, local resident, commented about the large amount of wording.

Public comment closed at 1:58 p.m.

Motion: Final Approval as submitted with the following conditions and comments:

1. Text shall be dark as opposed to white.
2. There shall be a stronger definition to differentiate between the heading and text.
3. Study using a different color for the border tile.
4. It was suggested that the text be shortened as much as possible.

Action: Pujo/Boucher, 6/0/0. (Murray stepped down. Drury/Suding absent.) Motion carried.

REVIEW AFTER FINAL

4. **220 E ORTEGA ST**

(2:14) Assessor's Parcel Number: 031-152-033
 Application Number: MST2010-00039
 Owner: City of Santa Barbara Redevelopment
 Applicant: James Winslow

(Proposal to rehabilitate an existing groundwater treatment plant by adding two 100,000 gallon tanks, one new pressure vessel, and a 293 square foot addition to house electrical equipment. Also proposed is repaving and 95 linear feet of concrete masonry wall.)

(Review After Final of changes in response to building plan check corrections from the Building and Safety Division. Changes include the addition of 42" safety railings on top of the two tanks and four new electrical panels at the rear of the existing building.)

Present: James Winslow, City Project Engineer
 Cathy Taylor, City Water Systems Manager

Public comment opened at 2:20 p.m.

Kellam de Forest, local resident, commented about the possibility of incorporating a tower design as commonly found in Spain.

Public comment closed at 2:21 p.m.

Motion: Final Approval as submitted.

Action: Boucher/Sharpe, 7/0/0. (Drury/Suding absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 2:24 P.M. TO 2:36 P.M. ****

CONCEPT REVIEW - NEW**5. 322 E CANON PERDIDO ST**

C-2 Zone

(2:36) Assessor's Parcel Number: 031-021-028
 Application Number: MST2010-00365
 Owner: Craddock Living Trust
 Architect: Peter Becker

(This structure is on the **City's List of Potential Historic Resources: "Pedotti House."** Proposal for a new 345 square foot, two-car carport and residential alterations including the following new work: two pairs of French doors, a wall around a portion of the existing entry porch, a 22 linear foot long wood fence at the front property line, a 132 linear foot long stucco wall at the interior property line, two windows and wider entry door in the legal accessory building, and repaved driveway. Staff Hearing Officer approval is requested for zoning modifications to encroach into the interior setbacks on this 7,405 square foot parcel. The total development on site of 2,001 square feet is 66% of the maximum guideline floor to lot area ratio.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer approval.)

Present: Christine Cunningham and Tom Hansen, Designers

Public comment opened at 2:46 p.m.

Kellam de Forest, local resident, commented about the importance of the historical site.

Public comment closed at 2:47 p.m.

Motion: Continued to January 19, 2011, with the following comments:

1. Provide a landscape plan.
2. Provide an Historic Structures Letter Report for the Commission to review.
3. Provide a better graphic coordination of the drawings for a clearer understanding and interpretation of the presentation.
4. Study how the proposed chimney will affect the E. Canon Perdido Street elevation.
5. Restudy the proposed carport so that the garden setting is not impacted.
6. Recess the new entry door from the existing wall plane so that the original breezeway is expressed from the driveway side.

Action: Pujó/Sharpe, 7/0/0. (Drury/Suding absent.) Motion carried.

CONCEPT REVIEW - NEW**6. 647 POR LA MAR CIR E**

R-3/SD-3 Zone

(3:06) Assessor's Parcel Number: 017-420-023
 Application Number: MST2010-00350
 Owner: Dorcas Hatlen Trust
 Applicant: Arnold Brothers

(Proposal to replace all windows with Milgard vinyl finish windows in chocolate brown color. Some of the window pattern configurations will change over what is currently existing.)

(Referred to Full Board from Consent Agenda of November 23, 2010. Action may be taken if sufficient information is provided.)

Present: Nathaniel and Matthew Arnold, Arnold Brothers Construction

A letter was submitted from Wes Johnson of the East Beach Homeowners Association

Public comment opened at 3:11 p.m.

Kellam de Forest, local resident, commented about the aspects of the project that do not meet El Pueblo Viejo Guidelines.

Public comment closed at 3:12 p.m.

Motion: Final Approval as submitted.

Action: Adams/Sharpe, 5/2/0. (Boucher/Murray opposed. Drury/Suding absent.) Motion carried.

Commission comment: This approval sets the standard for future window replacements at this condominium development.

**** THE COMMISSION RECESSED FROM 3:23 P.M. TO 3:30 P.M. ****

CONCEPT REVIEW - NEW

7. 740 STATE ST

C-2 Zone

(3:30)

Assessor's Parcel Number: 037-092-001
 Application Number: MST2010-00373
 Owner: Atlantico, Inc
 Owner: The Montesano Group
 Architect: Henry Lenny Design

(This building is on the **City's List of Potential Historic Resources: "La Placita Building, a.k.a. McKay-Bothin Building, Orena Adobe Site."** Proposal to demolish 335 square feet in the basement and construct a 335 square foot ground level addition in an existing commercial building.)

(Comments only; review of general concept prior to more detailed project at later date.)

Present: Henry Lenny, Architect

Public comment opened at 3:36 p.m.

Kellam de Forest, local resident, commented about the need to know the history of the façade.

Public comment closed at 3:37 p.m.

Motion: Continued indefinitely with favorable comments.

Action: Adams/Boucher, 7/0/0. (Drury/Shallanberger/Suding absent.) Motion carried.

SIGN COMMITTEE CONSENT CALENDAR (10:15):

See separate meeting minutes.

HLC CONSENT CALENDAR (11:00)**CONSENT (NEW)****A. 1221 STATE ST 203 C-2 Zone**

Assessor's Parcel Number: 039-182-005
Application Number: MST2010-00367
Owner: 1221 Victoria Court, LP
Agent: Ali Ernst

(The Upper Hawley Building from 1227 through 1233 State Street is a **Structure of Merit** and the remaining buildings at Victoria Court are on the **City's List of Potential Historic Resources**. Proposal to change to window and trim color from green to gray.)

Final Approval as submitted.

CONSENT (FINAL REVIEW)**B. 1730 ANACAPA ST E-1 Zone**

Assessor's Parcel Number: 027-111-015
Application Number: MST2010-00032
Owner: Monte & Patricia Fligsten Trust
Designer: Eric Swenumson

(This dwelling is on the **City's List of Potential Historic Resources** and was found to be **worthy of Structure of Merit status: "Hall Cottage/Park Residence."** Proposal to demolish and reconstruct 731 square feet of an existing 2,851 square foot, two-story single-family residence and construct a 216 square foot, first floor addition. Also proposed is to construct two new second floor decks at the rear totaling 1,576 square feet. An existing 1,211 square foot, two-story detached accessory space is to remain unaltered. This project will result in a total square footage of 4,266, which is 90% of the maximum guideline floor-to-lot-area ratio on a 25,425 square foot parcel.)

(Final Approval of the project is requested.)

Final Approval as submitted.

CONSENT (NEW)**C. 813 ANACAPA ST C-2 Zone**

Assessor's Parcel Number: 037-052-033
Application Number: MST2010-00372
Owner: SIMA El Paseo, LP
Applicant: Thomas McMahon

(Proposal to permit as-built improvements on the Anacapa Street streetscape and in an interior courtyard at El Paseo including the restoration of an existing historic fountain and new exterior dining furniture including chairs, tables, heaters, and umbrellas. This project will address violations called out in enforcement case ENF2010-00359.)

Postponed to the Full Board on January 5, 2011, at the applicant's request.

CONSENT (FINAL REVIEW)**D. 651 PASEO NUEVO****C-2 Zone**

Assessor's Parcel Number: 037-400-002

Application Number: MST2010-00354

Owner: Redevelopment Agency of City of Santa Barbara

Architect: DeVicente + Mills Architecture

(Proposal for a new ATM machine and surround at the Paseo Nuevo retail center.)

(Final Approval of the project is requested.)**Final Approval as submitted.****CONSENT (FINAL REVIEW)****E. 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 details is requested.)**Final Approval with the condition that the MTD lettering shall be randomly ground to soften or undulate the edges.**

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

(11:15) 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: Gensler
Architect: Henry Lenny
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.)

(Review After Final of landscape plan changes in response to building plan check corrections from Fire and Public Works Departments. This portion of the work is for Mission Village.)

Final Approval as submitted.

CONSENT (AFTER FINAL)**G. 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: Gensler
 Architect: Henry Lenny
 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.)

(Review After Final of landscape plan changes in response to building plan check corrections from Fire and Public Works Departments. This portion of the work is for the Back of House and Utility Distribution Facility.)

Final Approval as submitted with the comment that the applicant is to return to the Consent Calendar with plans showing vines on the buildings if allowed by the Fire Department.

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

Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 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 a **Structure of Merit**. This is Phase II of the 2004 approved Master Plan for the El Encanto Hotel. Phase II includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and **Cottages** 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and **29**. Phase I of the project was reviewed under MST99-00305.)

(Final Approval of architectural details is requested for Cottage 29.)

Continued with the following comments for the north elevation:

1. Window on left side, first floor:

- a) Widen window.
- b) Remove oriel.
- c) Add grill and plinth.

2. Window on right side, first floor:

- a) Diminish window.
- b) Diminish and recess window.
- c) Remove grill and plinth.

**** THE FULL BOARD MEETING ADJOURNED AT 3:42 P.M.
TO THE HOLIDAY PARTY ON DECEMBER 12, 2010. ****