



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION

#### MINUTES

**Wednesday, March 16, 2011**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**

**COMMISSION MEMBERS:**      SUSETTE NAYLOR, *Chair* – Present  
    DONALD SHARPE, *Vice-Chair* – Present  
    LOUISE BOUCHER – Present  
    MICHAEL DRURY – Present  
    WILLIAM LA VOIE – Present  
    FERMINA MURRAY – Present until 4:45 p.m.  
    JUDY ORÍAS – Present  
    CRAIG SHALLANBERGER – Present  
    PHIL SUDING – Present until 5:40 p.m.

**ADVISORY MEMBER:**      DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**      MICHAEL SELF – Absent

**PLANNING COMMISSION LIAISON:**      STELLA LARSON – Present 3:00 p.m. to 3:30 p.m.

**STAFF:**      JAIME LIMÓN, Design Review Supervisor – Present until 1:50 p.m. and again 3:00 p.m. to 4:15 p.m.  
                          JAKE JACOBUS, Urban Historian – Present  
                          SUSAN GANTZ, Planning Technician – Absent  
                          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	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.
<b>PROJECT DESIGN APPROVAL</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 Project Design 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 22.69 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 Project Design Approval or Final Approval would be contingent upon staff review for code compliance.
- \*\* Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- \*\* The Commission may refer items to the Consent Calendar for Project Design Approval 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 this meeting, please contact the Planning Division at (805) 564-5470, extension 3310. 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, extension 3311, or by email at [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). Office hours are 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, March 11, 2011, 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:

Commissioner Orías commented on the Santa Barbara News-Press article with respect to hitching posts in Santa Barbara and commented that they are elements of the city's history.

Kellam de Forest, local resident, commented on the March 15, 2011, City Council meeting with respect to gasoline pump video monitors.

Mr. de Forest also commented on the proposed monument sign to be placed in front of the historic "Hill-Carrillo Adobe" located at 15 E. Carrillo Street.

## B. Approval of the minutes of the Historic Landmarks Commission meeting of March 2, 2011.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of March 2, 2011, with corrections.**

Action: Boucher/Suding, 7/0/2. (Drury/Shallanberger abstained.) Motion carried.

## C. Consent Calendar.

**Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Item B, which was reviewed by Philip Suding.**

Action: Orías/Murray, 9/0/0. Motion carried.

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

## 1. Mr. Jacobus made the following announcements:

- a) Commissioner Sharpe would be stepping down on Item 1 at 101 W. Cañón Perdido Street and Item 4 at 813 Anacapa Street.
- b) The hearing for the project at 1214 State Street, which was forwarded to the Full Board from Consent on February 16, was indefinitely postponed at the applicant's request. The project at 322 E. Cañón Perdido Street, which was continued two weeks from the March 2 meeting, has been postponed to March 30, to allow for revisions to the Historic Structures Report.
- c) There will be a Paseo Nuevo *Ad hoc* Subcommittee meeting from 11:00 a.m. to 12:00 p.m. on Wednesday, March 30 in the David Gebhard Public Meeting Room. Commissioners Boucher and Shallanberger will be attending.

2. Commissioner Shallenberger announced he would be stepping down from Item 7, 24 W. Victoria Street.
3. Commissioner Murray announced she would be leaving at 5:00 p.m.
4. Commissioner Suding announced he would be representing the HLC at the Planning Commission hearing on March 17, 2011, with respect to the Highway 101 project that involves widening the three lanes in the vicinity of Salinas Street on/off ramps, resulting in loss of landscaping.

E. Subcommittee Reports.

Commissioner Boucher reported on the Sign Consent review of the proposed monument sign to be placed in front of the historic "Hill-Carrillo Adobe" located at 15 E. Carrillo Street.

Commissioner Boucher reported that she represented the HLC at the March 15th City Council hearing with respect to gasoline pump video monitors and the sound emitting from them. Mr. Limón stated that it was recommended by staff that the monitors not be allowed in El Pueblo Viejo Landmark District, but the recommendation was rejected. Council directed staff to research the amount of sound (in decibels) emitted from the monitors.

## **FINAL REVIEW**

1. **101 W CAÑÓN PERDIDO ST** C-2 Zone  
 (1:50) Assessor's Parcel Number: 037-042-023  
 Application Number: MST2009-00397  
 Owner: Verizon California, Inc.  
 Agent: Blu Croix Ltd.  
 Landscape Architect: Arcadia Studio  
 Engineer: Penfield and Smith

(Proposal for a one-lot subdivision into two new lots and conversion of existing office space into four commercial condominium units in an existing four-story telecommunications switch facility. Also proposed on this 75,134 square foot parcel is the installation of a new ADA accessible lift at the Chapala Street entry and street improvements. No new floor area is proposed. Staff Hearing Officer approval is requested for the Tentative Subdivision Map and the condominium conversion.)

**(This was last reviewed on March 2, 2011. Project requires compliance with Staff Hearing Officer Resolution No. 104-09.)**

Present: Michael Morgan, Applicant Representative  
 Kathleen Kennedy, City Associate Planner

Public comment opened at 1:54 p.m.

Hattie Beresford, Pearl Chase Society, commented on handicap access, and the need to honor the sensitivity to the integrity of the historic building.

Kellam de Forest, local resident, commented on the possibility of the handicap access being placed at the back of the building.

Public comment closed at 2:01 p.m.

**Motion: Continued two weeks to the Consent Calendar with the following comments:**

1. The majority of the Commission felt that the ADA access as currently proposed is less intrusive than what was previously proposed, but that it is marginally compatible with the El Pueblo Viejo Guidelines.
2. Address the discrepancies in the handrail configuration, particularly at the top of the stair.
3. Resolve the discrepancies between plan, detail and rendering. Return with a design where all of those details are coordinated.

Action: Shallanberger/Suding, 6/2/0. (Boucher/La Voie opposed. Sharpe stepped down.)  
Motion carried.

The Commission requested a future discussion item on ADA access and the possible inclusion of the subject in the El Pueblo Viejo Guidelines.

**PROJECT DESIGN REVIEW****2. 1816 STATE ST**

C-2/R-1 Zone

(2:26) Assessor's Parcel Number: 027-032-021  
Application Number: MST2009-00281  
Owner: Alamar II, LLC  
Architect: Bryan Murphy  
Business Name: Fiesta Inn and Suites

(Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes facade alterations, a 62 square foot lobby addition, a tower addition having no new floor area, a 270 square foot storage room addition on the third floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square feet, widening the second floor corridor by 164 square feet, and alterations to the existing parking lot. Planning Commission approval is requested for a Conditional Use Permit for a non-residential use in a residential zone and zoning modifications for the new deck, parking, and trash enclosure to encroach into the interior yard setback of the residentially-zoned portion of the site. Approval of this project will abate violations outlined in ENF2008-01335.)

**(Project Design Approval of the project is requested. This was last reviewed on February 17, 2010. Project requires compliance with Planning Commission Resolution No. 018-10.)**

Present: Bryan Murphy, Architect  
Allison De Busk, City Project Planner

Public comment opened at 2:34 p.m.

Kellam de Forest, local resident, commented on the landscaping.

Public comment closed at 2:36 p.m.

**Motion: Project Design Approval and continued four weeks with the following comments:**

1. Simplify the stone arched entranceway.
2. Revise the landscape plan to include Bougainvillea.
3. It was suggested that the angled buttress on the tower facing the parking lot be slightly less obtrusive.

Action: Drury/Boucher, 8/0/1. (La Voie abstained.) Motion carried.

**CONCEPT REVIEW - CONTINUED****3. 210 W CARRILLO ST**

C-2 Zone

(2:47) Assessor's Parcel Number: 039-271-025  
Application Number: MST2011-00061  
Owner: DBN Carrillo LLC  
Architect: AB Design Studio

(Proposal for exterior facade changes to an existing building in the Radio Square retail center including the following: new exterior paint color, new windows along Carrillo Street, new storefront, new 397 square foot patio along the De La Vina Street frontage, and the removal of two existing ficus trees and one existing palm tree. No new floor area is proposed. The parking requirement for this parcel is 94 spaces, with 72 legal, nonconforming spaces to be maintained.)

**(Second Concept Review. Action may be taken if sufficient information is provided. This was last reviewed on March 2, 2011.)**

Present: Clay Aurell and Eric Behr, Architects  
Chris Gilliland, Landscape Architect

Public comment opened at 2:57 p.m.

Kellam de Forest, local resident, asked about the history of the ficus tree that is proposed to be removed.

Public comment closed at 2:58 p.m.

**Motion: Project Design Approval and continued two weeks with the following comments:**

1. The simplification of the roof is compatible with the current El Pueblo Viejo Guidelines.
2. The windows as proposed are acceptable.
3. The wall mass between the window and door on the east elevation should be increased to at least 16 to 18 inches.
4. The blank wall space between the two proposed windows on the south elevation is a nice opportunity for feature landscaping.
5. Add a canopy tree on the De la Vina Street side of the project, as a street tree, to help mitigate the proposed removal of trees.

Action: La Voie/Suding, 4/3/2. (Boucher/Murray/Sharpe opposed. Drury/Shallanberger abstained.) Motion carried.

**CONCEPT REVIEW - CONTINUED****4. 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  
 Business Name: Wine Cask

(This is a **City Landmark** and is on the **National Register of Historic Places: "El Paseo."** 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. Also proposed is to install two new wrought iron entry gates, one at the courtyard and one at the arcade. This project will address violations called out in enforcement case ENF2010-00359.)

**(Third Concept Review. Action may be taken if sufficient information is provided. This was last reviewed on January 19, 2011. Project requires Historic Resource Findings.)**

This item was continued indefinitely due to applicant's absence.

**\*\* THE COMMISSION RECESSED FROM 3:17 P.M. TO 3:32 P.M. \*\***

**CONCEPT REVIEW - CONTINUED****5. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(3:32) 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  
 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.)

**(Continued Concept Review of swimming pool/fitness center. This was last reviewed on February 2, 2011. Project requires compliance with Planning Commission Resolution No. 004-09.)**

Present: Casey Nagel, Architect  
 James Jones and Minh Pham, Representing Ownership  
 Trish Allen, SEPPS

Commissioner Shallenberger stated he would be abstaining from commenting and voting on today's review of this portion of the project.

Public comment opened at 4:08 p.m.

Kellam de Forest, local resident, commented on the building color, lack of windows on east elevation of the pool building, and entrance to the swimming pool patio.

Public comment closed at 4:10 p.m.

**Motion: Continued two weeks with the following comments:**

1. Integrate the north entry into the overall site by emulating the historic pergola. This should reference the design of the existing pergola and not be an exact copy.
2. Continue to study reducing the height appearance of the south elevation.
3. Provide a longitudinal section for clarity.
4. Provide color samples of the stucco walls and the wood-sided pool house.
5. Terminate the ends of the fences or turn the corners of the fences appropriately, perhaps with a plinth.
6. Break up the expanse of the railing, perhaps with widely spaced plinths.
7. Further develop the landscape plan in order for the Commission to evaluate the screening capabilities.
8. Study the possibility of adding windows on the east elevation of the pool house.

Action: Suding/Boucher, 8/0/1. (Shallenberger abstained.) Motion carried.

## **PROJECT DESIGN REVIEW**

### **6. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(4:44) Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00140  
 Owner: Orient Express Hotels  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Applicant: El Encanto, Inc.  
 Architect: Henry Lenny  
 Architect: Gensler  
 Landscape Architect: Katie O'Reilly-Rogers  
 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.)



**(Project Design Approval is requested 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. This was last reviewed on February 16, 2011. Project requires compliance with Planning Commission Resolution No. 004-09.)**

Present: Casey Nagel, Architect  
James Jones and Minh Pham, Representing Ownership  
Trish Allen, SEPPS  
Courtney Miller, Landscape Architect

Commissioner Shallenberger stated he would be abstaining from commenting and voting on today's review of this portion of the project.

Public comment opened at 4:51 p.m.

Kellam de Forest, local resident, commented on the fountain and its elevation.

Public comment closed at 4:53 p.m.

**Motion: Continued two weeks with the following comments:**

1. Provide a unified traditional paving material for the entrance driveway and the service driveway.
2. Narrow the width of the service driveway to no more than 25 feet.
3. Pull the curb to the wheel stop at the parking spaces located off the entrance. Provide low growing plant material at the undercar overhang.
4. Adjust alignment of the walkway in front of the parking area in a more curvilinear, natural form.
5. Redesign the solid gate screening the service driveway to appear as a gate, not a fence.
6. Redesign the fountain to be more compatible with the craftsman esthetic of this portion of the site.

Action: La Voie/Drury, 8/0/1. (Shallenberger abstained.) Motion carried.

**IN-PROGRESS REVIEW****7. 34 W VICTORIA ST**

C-2 Zone

(5:06) Assessor's Parcel Number: 039-131-016  
 Application Number: MST2009-00266  
 Owner: Victoria Street Partners, LLC  
 Architect: Cearnal Andrulaitis, LLP  
 Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (formerly 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.)

**(Second In-Progress Review. This was last reviewed on February 2, 2011. Project requires compliance with Planning Commission Resolution No. 009-10.)**

Present: Brian Cearnal, Architect  
 Margaret Cafarelli, Applicant  
 Martha Degasis, Landscape Architect  
 Allison De Busk, City Project Planner

Straw vote: How many Commissioners think the plate lines should be modulated? 2/4.  
 (Boucher/Drury/La Voie/Naylor opposed.)

Public comment opened at 5:36 p.m. and, as no one wished to speak, it was closed.

**Motion: Continued two weeks with the following comments:**

**1. Landscaping:**

- a. The pot palette is appropriate.
- b. Continue studying opportunities for placement of additional pots.
- c. There is concern over the use of Mexican Fan Palms (*Washingtonia robusta*) at the northwest corner, which may compete with views of the Arlington tower.

**2. Architecture:**

- a. Restudy the lobby. A transparent lobby, with large glass wall areas, may not be traditional enough for the location on the site.
- b. There continues to be concern with the design of the bridge located behind the gateway.

Action: Boucher/Naylor, 6/0/0. (Shallanberger stepped down. Murray absent and Suding absent from the architecture discussion and voting on the motion.) Motion carried.

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 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 and Associates  
 Architect: Henry Lenny Design Studio  
 Designer: Henriksen Design Associates, Inc.  
 Landscape Architect: Carducci and 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.)

**(Review After Final of swimming pool wind screen replacement.)**

**Final Approval of Review After Final as noted on plans.**

**FINAL REVIEW****B. 900 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-322-050  
 Application Number: MST2011-00084  
 Owner: 900 State Street, LLC  
 Applicant: Marshalls of California, LLC  
 Architect: LR Architecture  
 Landscape Architect: Robert Adams  
 Business Name: Marshalls

(Proposal for alterations to an existing commercial building including new exterior paint, door and window replacements, awning replacement, replacement of rooftop HVAC equipment, and new landscape plan. The new HVAC units will not exceed the height of the existing roof parapet.)

**(This project was last reviewed on March 2, 2011.)**

**Final Approval as submitted.**

**\*\* THE FULL BOARD MEETING ADJOURNED AT 6:09 P.M. \*\***