



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, May 25, 2011

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

- PHIL SUDING, *Chair* – Present
- DONALD SHARPE, *Vice-Chair* – Present
- LOUISE BOUCHER – Present
- MICHAEL DRURY – Present
- WILLIAM LA VOIE – Present
- FERMINA MURRAY – Present
- JUDY ORÍAS – Present
- CRAIG SHALLANBERGER – Present at 2:55 p.m.

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

MICHAEL SELF – Absent

**PLANNING COMMISSION LIAISON:** STELLA LARSON – Absent

**STAFF:**

- JAIME LIMÓN, Design Review Supervisor – Absent
- 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 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. On Friday, May 20, 2011, at 4:00 P.M., 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](http://www.SantaBarbaraCa.gov/hlc).
- B. This regular meeting of the Historic Landmarks Commission was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to [www.santabarbaraca.gov/Government/Video](http://www.santabarbaraca.gov/Government/Video) and then clicking City TV-18 *Live Broadcast*. An archived video copy of this meeting is viewable on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking *Online Meetings*.

**GENERAL BUSINESS (1:35):**

- A. Special election of Chair.

Ms. Gantz opened nominations for office of Chair.

Nomination for Chair: Phil Suding.

**A vote was taken and Commissioner Suding was elected as Chair.**

- B. Report on HLC Historic Resources Element Subcommittee Meeting held on May 19, 2011, and brief discussion on proposed approach for work program.

Heather Baker, Project Planner, and Commissioners Murray and Orías reported on the meeting. Commissioner Orías requested support from the HLC to write a letter requesting that City Council formally authorize, by Council action, an HLC Subcommittee to proceed to work on a Historic Resources Element, and that the Council also finalize the composition of the additional members of the community. The next Subcommittee meeting is scheduled for June 9 at 11:00 a.m. in the Housing and Redevelopment Conference Room on the second floor at 630 Garden Street.

- C. Public Comment:

No public comment.

- D. Approval of the minutes of the Historic Landmarks Commission meeting of May 11, 2011.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of May 11, 2011, with corrections.**

Action: La Voie/Sharpe, 6/0/1. (Drury abstained. Shallanberger absent.) Motion carried.

- E. Consent Calendar.

**Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe.**

Action: Boucher/Orías, 7/0/0. (Shallanberger absent.) Motion carried.

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

1. Ms. Gantz made the following announcements:

- a) Chair Suding would be stepping down on Item 5, 318 State/321 Anacapa Streets, and Commissioner Murray would be stepping down on Item 6, 1727 Prospect Avenue.
- b) There will be a meeting to discuss the Highway 101 and Cabrillo Blvd. Pedestrian and bike path on Tuesday, June 21, 2011, at 1:30 p.m. in the Public Works Conference Room and Case Planner Dan Gullett has requested representation by the HLC at that one hour meeting.

Commissioner Orías and Chair Suding agreed to attend.

2. Commissioner Orías announced she would be stepping down from Item 11, 740 State Street.
3. Heather Baker, Project Planner, announced future board/commission trainings that staff will be presenting during this fiscal year and the next.
4. Chair Suding spoke about Huguette Clark that died at the age of 104 on Tuesday. She was the owner of the Clark Estate located on East Beach above the bird refuge. The Commission appreciates her stewardship of this property.

G. Subcommittee Reports.

Commissioner Suding reported that the next Caltrans Highway 101 Operational Improvements meeting will be on Thursday, May 2, 2011, with respect to landscaping for the highway shoulders and median.

**MISCELLANEOUS ACTION ITEM**

1. **1156 N ONTARE RD**

(2:02) Assessor's Parcel Number: 055-160-028

Staff: Jake Jacobus, Associate Planner/Urban Historian

(The Commission is requested to adopt a resolution of intention to hold a Public Hearing on June 22, 2011, to consider recommending to City Council that the Frederick H. Booth House located at 1156 North Ontare Road be designated as a City Landmark.)

Staff present: Jake Jacobus, City Urban Historian

**Motion: To adopt Resolution No. 2011-01 of intention to hold a Public Hearing on June 22, 2011, to consider recommending to City Council that the Frederick H. Booth House located at 1156 North Ontare Road be designated as a City Landmark.**

Action: Boucher/Orías, 7/0/0. (Shallanberger absent.) Motion carried.

**MISCELLANEOUS ACTION ITEM****2. GRANADA TOWER: 1214 STATE ST**

(2:04) Assessor's Parcel Numbers: 039-183-050, -051, -052

Staff: Jake Jacobus, Associate Planner/Urban Historian

(The Commission is requested to adopt a resolution of intention to hold a Public Hearing on June 22, 2011, to consider recommending to City Council that the Granada Tower located at 1214 State Street be designated as a City Landmark.)

Staff present: Jake Jacobus, City Urban Historian

**Motion: To adopt Resolution No. 2011-02 of intention to hold a Public Hearing on June 22, 2011, to consider recommending to City Council that the Granada Tower located at 1214 State Street be designated as a City Landmark.**

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

**MISCELLANEOUS ACTION ITEM****3. MORETON BAY FIG TREE: 320 W PUEBLO ST**

(2:07) Assessor's Parcel Number: 025-102-001

Staff: Jake Jacobus, Associate Planner/Urban Historian

(The Commission is requested to adopt a resolution of intention to hold a Public Hearing on June 22, 2011, to consider recommending to City Council that the Moreton Bay Fig Tree located at 320 West Pueblo Street be designated as a City Landmark.)

Staff present: Jake Jacobus, City Urban Historian

**Motion: To adopt Resolution No. 2011-03 of intention to hold a Public Hearing on June 22, 2011, to consider recommending to City Council that the Moreton Bay Fig Tree located at 320 West Pueblo Street be designated as a City Landmark.**

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

**HISTORIC STRUCTURES REPORT****4. 200 BLK W COTA ST**

(2:08) Assessor's Parcel Number: ROW-001-989  
 Application Number: MST2011-00054  
 Owner: City of Santa Barbara  
 Applicant: Jeff Palmer  
 Applicant: Jessica Grant  
 Applicant: Don Spagnolo

(Proposal to demolish an existing bridge deck and abutments and replace them with cast-in-steel shell piles supporting a reinforced concrete pile cap at each end of the bridge. New bridge deck to be installed atop the new abutments.)

**(Review of Phase I Historic Resources Evaluation Report prepared by M. Colleen Hamilton with Applied EarthWorks, Inc. The report concluded that the 200 block of W. Cota Street does not appear to meet the criteria for listing in the National Register of Historic Places as a component of the proposed West Downtown Historic District.)**

Present: Don Spagnolo, Project Manager  
 Aubrie Morlet, Historical Consultant

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that this is a State Historical Resources Evaluation Report, which is a survey of the potential area that the project would affect. The report finds that three of the buildings are Structure-of-Merit worthy, but would not be impacted by the proposed project. Staff read the report and agrees with its conclusions and recommendations.

Public comment opened at 2:11 p.m. and, as no one wished to speak, it was close. It was reopened at 2:17 p.m.

Kellam de Forest, local resident, commented on the destruction of the buildings and possibly moving them.

Public comment reclosed at 2:18 p.m.

**Motion: To accept the report with the following comments and requested changes to return to Staff:**

1. Photographs within the text are appreciated.
2. Save the main block of 536 Bath Street as open space is less desirable than housing. The service wing located at the rear (adjacent to the creek) can be removed.
3. At least one Commissioner was not happy with the proposed demolition of the homes. This is the type of affordable housing that is needed in the city of Santa Barbara.
4. Place all addresses for each property on the site map.

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

**RECONSIDERATION HEARING****5. 318 STATE ST / 321 ANACAPA ST** ROW Zone

(2:27) Assessor's Parcel Number: 037-254-020  
 Application Number: SGN2010-00128  
 Owner: 318 State Street Properties, LLC  
 Applicant: Vogue Sign Company  
 Business Name: Recreational Equipment, Inc.

(The project location is 321 Anacapa Street. This is a revised project description. Proposal to install two new illuminated wall signs including one 48 square foot wall sign and one 3 square foot wall sign, and one internally-lit steel and brick monument sign of 13.7 square feet. The total amount of signage requested is 64.7 square feet. Exceptions are requested to allow total signage in excess of the allowable and over-sized letters.)

**(Request by Planning Staff for reconsideration of HLC action of March 30, 2011, in order to clarify scope of previous action and provide grounds for Sign Exception approval.)**

Present: Brian Cearnal, Architect  
 Patti Civarra, REI Architectural Project Manager  
 Peter Lewis, Representing Ownership  
 Heather Baker, City Project Planner  
 Steve Foley, City Supervising Transportation Planner

Public comment opened at 2:37 p.m.

Natalie Cope, Sign Committee Chair, commented on the location of monument signs, sign at loading dock and oversized letters.

Kellam de Forest, local resident, commented on the black and white logo.

Public comment closed at 2:40 p.m.

**Motion: To move the item from the Consent Calendar back to the Full Board for reconsideration.**

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

**Motion: Final Approval and continued indefinitely to the Sign Consent Calendar with the following comments and conditions:**

1. Sign 1 (wall sign facing Anacapa Street parking lot) and Sign 2 (wall sign above loading dock) are approved as submitted.
2. The double monument sign approvals (Sign 3 and suggested additional sign) are contingent upon appropriate location and traffic circulation.
3. The rusted metal and glass materials are approved as submitted.
4. **The following Finding was made:** The approved signage is appropriate for the scale of the building and the setback from the street.
5. **The following shall return to the HLC Consent Calendar for review:**
  - a) The supporting structure of Sign 3, monument sign on Gutierrez Street, should be redesigned. It was suggested that it be done with a simple plinth.
  - b) Applicant should consider locating an additional monument sign on the Anacapa Street drive entrance.

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

**PROJECT DESIGN REVIEW****6. 1727 PROSPECT AVE**

R-2 Zone

(2:55) Assessor's Parcel Number: 027-142-004  
Application Number: MST2008-00583  
Owner: Larson Family Trust  
Owner: Phil Larson  
Architect: Amy Taylor

(This structure is **eligible for Structure of Merit designation**. This is a revised project description. Proposal to demolish an existing 307 square foot, two-car detached garage and construct a new 462 square foot, detached two-car garage with 286 square feet of basement storage and rear access door with new stairs. The existing 13'-0" curb-cut would be extended to 20 feet. Also proposed is to demolish the existing sandstone stairs and stair support walls next to the existing garage. Approval of the project would permit proposed stairs and as-built flagstone steps/pathways at the center of the parcel, a sandstone tree well with new tree and landscaping, new gravel path, planting beds, trees, site lighting, and decorative pots. A zoning modification was approved for the proposed new garage and storage to encroach into the front setback on this 11,105 square foot lot located in the Hillside Design District. The existing two legal dwelling units on the lot are proposed to remain.)

**(Project requires compliance with Staff Hearing officer Resolution No. 013-09. Project was last reviewed on April 27, 2011.)**

Present: Amy Taylor, Architect

Public comment opened at 2:59 p.m. and, as no one wished to speak, it was close.

**Motion: Project Design and Final Approval with the following to return to Staff:**

1. Remove Detail 3 on sheet L1.1 and any other reference to El Dorado stone.
2. Roof pitch of shown on Details 5 and 12 is acceptable and preferred.

Action: Drury/Boucher, 7/0/0. (Murray stepped down.) Motion carried.



**IN-PROGRESS REVIEW****7. 1816 STATE ST**

C-2/R-1 Zone

(3:06) Assessor's Parcel Number: 027-032-021  
 Application Number: MST2009-00281  
 Owner: Alamar II, LLC  
 Architect: Bryan Murphy  
 Business Name: Fiesta Inn & 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.)

**(Second In-Progress Review. Action may be taken if sufficient information is provided. Project was last reviewed on April 13, 2011. Project requires compliance with Planning Commission Resolution No. 018-10.)**

Present: Bryan Murphy, Architect

Public comment opened at 3:10 p.m. and, as no one wished to speak, it was closed.

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

1. The side elevation is acceptable as proposed on Sheet A-2B.
2. Scheme B is preferred.
3. Restudy the *rejas* window to not crowd the eave or change the *rejas* to a plaster grille. It is too elaborate as proposed.
4. Further study the proportion of the tower. Perhaps the arch on the second floor above the main entry needs to be re-proportioned.
5. Redesign the wrought iron on the second floor arched opening in the tower to not extend more than six inches beyond the sides of the arch or to be contained within the arch.
6. Study balancing the fenestration of the State Street elevation.
7. Perhaps more stone above the keystone on the main entry would be more successful.

Action: La Voie/Sharpe, 8/0/0. Motion carried.

**FINAL REVIEW****8. 26 CHAPALA ST**

R-4/SD-3 Zone

(3:15) Assessor's Parcel Number: 033-102-001  
 Application Number: MST2010-00176  
 Owner: Dario Pini  
 Architect: Bryan Murphy

(The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including the replacement of all existing windows, extending an existing second-floor balcony corridor and adding a 36" porch wall, a facade remodel, relocation of an as-built trash enclosure, and a revised landscape plan including the replacement of two existing 12 foot tall palm trees canopy trees. The discretionary applications required for this project are zoning modifications to allow alterations within the required 10'-0" front setback on Mason Street and a reduction of the required outdoor living space. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved with permeable pavers and reconfigured to comply with the Americans with Disabilities Act. This application addresses violations called out in ENF2010-00250.)

**(Requires compliance with Staff Hearing Officer Resolution No. 057-10. Project was last reviewed on April 13, 2011.)**

Present: Bryan Murphy, Architect

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

1. The design as presented is acceptable.
2. Restudy the windows that interfere with the exiting requirements of the walkway.

Action: Sharpe/Boucher, 8/0/0. Motion carried.

**\*\* THE COMMISSION RECESSED FROM 3:20 P.M. TO 3:45 P.M.**

**CONCEPT REVIEW - NEW****9. 1316 STATE ST**

C-2 Zone

(3:45) Assessor's Parcel Number: 039-133-001  
 Application Number: MST2011-00197  
 Owner: Peter Benekos  
 Architect: Peter Tolkin  
 Business Name: Petros

(Proposal to enclose 176 square feet of existing outdoor patio area and storage area on the south elevation and other exterior alterations including new paint finishes on walls, windows, doors, gates, and ironwork, a new patio bar, bar window enlargement, stained concrete flooring, and new outdoor furniture, light fixtures, wall heaters, curtains, awnings, and landscaping.)

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

Present: Peter Tolkin and Chris Girt, Architects  
Petros Benekos, Business Owner

Public comment opened at 3:54 p.m.

Kellam de Forest, local resident, commented on the ironwork and conformity to the El Pueblo Viejo Guidelines.

Public comment closed at 3:56 p.m.

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

**1. The following elements should be removed from the proposal:**

- a) Retractable awning.
- b) Replacement of light fixtures. Any future proposals should be traditional.
- c) Wall heaters.

**2. Return to the Consent Calendar:**

- a) Revised color scheme, including a natural white canvas, and a fountain design.
- b) Cut sheets for tables and chairs. They are not to have an exposed aluminum finish.
- c) Any proposed portable heaters. If proposed in the future, look to the Wine Cask for inspiration.

Action: La Voie/Drury, 8/0/0. Motion carried.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

10. **1722 STATE ST**

C-2/R-1 Zone

(4:19) Assessor's Parcel Number: 027-102-021  
Application Number: MST2011-00189  
Owner: 1722 State Street Investors, LLC  
Architect: Jan Hochhauser  
Business Name: Former Bank of America

(Single Concept Review of a proposal to convert an existing two-story, 7,200 square foot bank building to a new surgery center and construct a 5,721 square foot, two-story addition. The existing 52 parking spaces will remain and new landscaping will be added to this 28,875 square foot parcel. The project requires Planning Commission review for a Conditional Use Permit for nonresidential parking in a residential zone, a Development Plan for new nonresidential development, and a Transfer of Existing Development Rights to allow for nonresidential development in excess of 3,000 square feet of new floor area. The previously-approved mixed-use project is proposed to be withdrawn.)

**(Project requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission review.)**

Present: Jan Hochhauser and Jay Blatter, Architects  
Howard Gross and Edward Steinfeld, Owner Representatives

Receipt of a letter from Steve Welton, neighbor, was acknowledged.

Public comment opened at 4:28 p.m.

Kellam de Forest, local resident, commented on the monolithic design.

Public comment closed at 4:29 p.m.

**Motion: Continued indefinitely with the following comments:**

1. The proposal is appreciated. The majority accepts the direction of the proposal.
2. Strict classicism is the appropriate architectural style.
3. Some fenestration is needed on the north elevation.
4. One Commissioner felt that the proposal was too monolithic and mausoleum-like, and that the proportions are not Palladian and not in keeping with the El Pueblo Viejo Guidelines.
5. Begin considering lighting, placement of fire backflow preventers, transformers, emergency generators, etc. They will all need to be screened.

Action: Drury/Boucher, 7/1/0. (La Voie opposed: finds the design inconsistent with the EPV Guidelines.) Motion carried.

**CONCEPT REVIEW - CONTINUED**

11. **740 STATE ST**

C-2 Zone

(4:46) Assessor's Parcel Number: 037-092-001  
 Application Number: MST2010-00373  
 Owner: Atlantico, Inc.  
 Owner: The Montesano Group  
 Architect: Henry Lenny Design  
 Architect: Devicente Mills Architecture

(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 enclose 335 square feet of an existing exterior arcade at the streetscape of an existing 4,115 square foot commercial building.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on December 8, 2010.)**

Present: Henry Lenny, Architect

**Motion: Project Design and Final Approvals as submitted.**

Action: La Voie/Boucher, 7/0/1. (Orías abstained.) Motion carried.

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 1900 LASUEN RD****R-2/4.0/R-H Zone**

Assessor's Parcel Number: 019-170-022  
 Application Number: MST99-00305  
 Owner: Orient Express Hotels  
 Architect: Henry Lenny  
 Agent: El Encanto, Inc.  
 Agent: Trish Allen, SEPPS, Inc.  
 Business Name: El Encanto Hotel

(This site is a **Structure of Merit**. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase I and includes buildings 11 ("Wishing Well"), 14 ("Twin Pines"), 15 ("Waterfall"), and 16 ("Geranium"). Phase II is MST2005-00490.)

**(Review of change to second story railing at Cottage 16.)**

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

**FINAL REVIEW****B. 1321 ALAMEDA PADRE SERRA****A-1 Zone**

Assessor's Parcel Number: 029-110-027  
 Application Number: MST2011-00176  
 Owner: Ernest Brooks II  
 Architect: Peikert Group Architects  
 Business Name: Santa Barbara Middle School

(This is on the **City's List of Potential Historic Resources**. Proposal for exterior alterations to an existing school site including new windows and doors, parking lot slurry seal and restriping, and a new basketball court in the existing lower rear parking lot. New electrical service upgrade under separate permit.)

**(Final approval is requested of proposed changes to doors and windows only; any remaining proposed work will be reviewed at the Full Board of the Historic Landmarks Commission on a future date announced in a mailed public notice.)**

**Project Design and Final Approvals as submitted of doors and windows only.**

**NEW ITEM****C. 100 CASTILLO ST P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-021  
Application Number: MST2011-00211  
Owner: City of Santa Barbara  
Agent: Keven Strasburg

(There is a **City Landmark on this site: "Plaza del Mar Band Shell."** Proposal for upgrades to two existing public restroom facilities in Pershing Park. The work includes replacement of approximately 1,400 square feet of existing sidewalk, a new accessible entrance and landing, roof repair and replacement in a like-for-like condition, and new handrails, guardrails, and cane-detectable rails.)

**Project Design and Final Approval as noted on Sheets 6 and 11 in plans.**

**REVIEW AFTER FINAL****D. 1809 STANWOOD DR A-1 Zone**

Assessor's Parcel Number: 021-143-005  
Application Number: MST2010-00322  
Owner: Linda Dye  
Applicant: Roy Harthorn

(This structure is a designated **Structure of Merit: "Flores Casita, former Flores Ranch."** Proposal for alterations to an existing structure including the replacement of porches and closet removed for seismic retrofit foundation replacement, and installation of a new roof. Also included is the installation of a new window to match existing and the restoration and rehabilitation of doors, windows, siding, trim, and finishes per original plan and photographic record.)

**(Review After Final of changes to approved doors and windows, rail detail, and exterior colors. Requires Historic Resource Findings)**

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

**\*\* THE FULL BOARD MEETING ADJOURNED AT 4:51 P.M. \*\***