



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, July 20, 2005

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

ANTHONY SPANN, Chair, Present, left at 2:48 p.m., returned at 2:54 p.m.  
 VADIM HSU, Vice-Chair, Present  
 STEVE HAUSZ, Present, left at 2:42 p.m., returned at 2:48 p.m.,  
 WILLIAM LA VOIE, Present  
 ALEX PUJO, Present  
 CAREN RAGER, Present  
 PHILIP SUDING, Present, left at 2:08 p.m., returned at 2:48 p.m., left at 3:37 p.m., returned at 3:47 p.m.  
 FERMINA MURRAY, Absent  
 SUSETTE NAYLOR, Present, left at 4:40 p.m.

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW, Absent

**CITY COUNCIL LIAISON:**

ROGER HORTON, Present

**PLANNING COMMISSION LIAISON:**

WILLIAM MAHAN, Absent

**STAFF:**

JAIME LIMÓN, Design Review Supervisor, Present  
 JAKE JACOBUS, Urban Historian, Present  
 SUSAN GANTZ, Planning Technician I, Present  
 BARBARA WALSH, Recording Secretary, Present

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (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>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

\*\* 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 have received a mailed notice and are subject to a public hearing.

- \*\* The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- \*\* The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will 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 are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- \*\* Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- \*\* The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- \*\* In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- \*\* **Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal 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. The scope of this project may be modified under further review.**
- \*\* **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov) 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 noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.**

#### **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 Land Use Controls 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 July 15, 2005 at 4:00 P.M., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. and again the following Friday at 1:00 P.M. on Channel 18.

**GENERAL BUSINESS:**

## A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

## B. Approval of the minutes of the Historic Landmarks Commission meeting of July 6, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of July 6, 2005, with one correction.

Action: Suding/Naylor, 4/0/1. Rager abstained.

## C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Anthony Spann.

Action: Rager/Suding, 6/0/0.

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

## 1. Ms. Gantz announced the following:

a) Commissioner Murray will be absent from the meeting.

b) Item No. 10, 1722 State Street, will not be heard and will be continued indefinitely at Staff's request.

Motion: Continue Item No. 10, 1722 State Street indefinitely.

Action: Suding/Rager, 6/0/0.

c) The applicant for 428 Chapala Street has requested another two week postponement and will be scheduled on the August 3, 2005 agenda.

d) The next meeting of the El Pueblo Viejo Guidelines Subcommittee will be held from 10:00 a.m. to 11:00 a.m. Wednesday, August 3, 2005 in the David Gebhard Public Meeting Room.

e) The next meeting of the Airline Terminal Design Subcommittee (Commissioners Spann and Murray) originally scheduled for Wednesday, July 27, 2005, has been postponed to Wednesday, August 10, 2005 at 9:00 a.m. at the Airport Administration office located at 601 Firestone Road.

f) At the last HLC meeting on July 6, 2005, the HLC reviewed a project to relocate the 12 Stations of the Cross on the grounds of the Old Mission at 2201 Laguna Street. The motion was to continue the project indefinitely for Dr. Glassow to review the proposed project to determine if there would be possible impacts to potential cultural resources on this important site. Dr. Glassow has now recommended that a Phase I Archaeological Resources Report be prepared by an archaeological consultant that addresses the issue of the effects of compaction on buried archaeological items. This issue was raised by Mr. Jack Williams in his letter dated June 27, 2005, and Dr. Glassow agrees that the possibility exists for important archaeological items to be adversely affected by the soil compaction resulting from placement of the monuments in the areas to be affected.

## 2. Commissioner Naylor announced she will leave the meeting at 4:45 p.m.

## E. Subcommittee Reports.

No subcommittee reports.

## F. Possible Ordinance Violations.

No violations reported.

**PUBLIC HEARING****(1:35)**

To consider adopting a resolution to designate the Cafeteria/Music Building of the Riviera Campus at 2064 Alameda Padre Serra, APN 019-163-004, as a Structure of Merit – Jake Jacobus, Associate Planner/Urban Historian.

Jake Jacobus, Associate Planner/Urban Historian, stated that this nomination is being requested in conjunction with the Brooks Hall Replacement Project and that in December, 2004, the Riviera Campus was designated as Santa Barbara's first Historic District and also three of the buildings and the grand staircase as individual City Landmarks. The Cafeteria/Music Building was found to be Structure of Merit worthy and therefore, Mr. Jacobus is requesting that the Historic Landmark Commission designate the building as a Structure of Merit.

Motion: Approve the resolution  
Action: La Voie/Rager, 7/0/0.

**DISCUSSION ITEM****(1:40)**

Discussion of the proposed various levels of required photo-documentation of buildings – Jake Jacobus, Associate Planner/Urban Historian.

Jake Jacobus, Associate Planner/Urban Historian, held a discussion with the Historic Landmarks Commission (HLC) on the implementation of a three-tiered photo documentation system for recording buildings prior to demolition or significant alteration. The intent is to add flexibility with the addition of two less expensive alternatives to be use as warranted. The concept received favorable comments from the HLC. Mr. Jacobus will incorporate the HLC comments into a revised proposal to be discussed at a future meeting.

The Commission, either individually or collectively, had the following questions, comments, and observations:

1. Thought the idea was positive and liked the digital option, and felt that concerns regarding stability are valid.
2. Suggested adding a proof sheet that would reference the individual images recorded on the disk for a hard reference of the final name, and would also reference the photographer's name in case of archival loss.
3. Strongly suggested that a graphic scale be indicated on all photographs and plan drawings.
4. Thought floor plans and elevations should be electronically archivable, possibly in PDF format.
5. Thought that level one and level two drawings should have a minimum size requirement.

Jaime Limón, Senior Planner, stated the City had previously requested consultants also submit PDF electronic files of Historic Structures Reports for the purpose of posting online. The City's customized database software currently uses DPR forms and the software has the ability to attach historic photographs and PDF files.

Mr. Limon also wanted to alert the Commission that the City is currently having a problem regarding finding suitable storage locations for photo documentation files and that the City Staff is currently looking into long term alternatives for permanent storage.

Mr. Jacobus added that duplicate copies have always been required due to possible emergency circumstances and that, in updating the Master Environmental Assessment; the requirement should be added into the document.

**(2:05)**

Jaime Limón, Senior Planner, asked if the Commission needed to reconsider the color selection for the earlier Consent Calendar Item E, 605 Sheffield Drive.

The Commission responded that the color selection stands and the item was not re-opened.

**IN-PROGRESS REVIEW**1. **35 STATE ST**

HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-102-004  
 Application Number: MST97-00357  
 Business Name: Ritz-Carlton Club  
 Applicant: Santa Barbara Beach Properties, L P  
 Architect: Doug Singletary  
 Landscape Architect: Philip Suding  
 Engineer: Patrick Gibson & Bryan Mayeda  
 Agent: Ken Marshall  
 Engineer: Penfield & Smith

(Proposal for the Ritz-Carlton Club involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right of way.)

**(Review of Area "A" Californian Hotel and overall project update.)**

**(2:08)**

Doug Singletary, Architect; and Bill Levy, Owner, present.

Staff Comment: Debra Andaloro, Project Planner, stated no permits have been pulled to date on the project and requested the Commission focus on the finished design for the site. Ms. Andaloro stated Staff will be returning at a future date to discuss the structural integrity of the building and the proposed construction methodology, and that Staff will be looking at changes to square footages and uses. Additionally, there is a 1997 Phase I Historic Structures Report for the Californian Hotel, the Planning Commission's approved plans for the entire site, as well as the plans submitted for Substantial Conformance Determination, which are all available for the Historic Landmarks Commission review. Ms. Andaloro summarized Ms. Alexandra Cole's determinations in the Phase I Historic Structures Report and reminded the Commission that there is a proposal to add a significant addition to the building an addendum to the existing Phase I Historic Structures Report may be warranted.

Public Comment opened at 2:27 p.m.

Kellem De Forest, local resident, stated his concern regarding the petition changing the proportion of the building. He questioned whether the building was built on the original footprint of the Californian Hotel and added that the new addition needs to be firmly differentiated from the classic rectangle block.

Public Comment closed at 2:29 p.m.

Motion: Continued indefinitely with the following comments: 1) The Commission prefers the original Planning Commission-approved scheme for the State Street addition elevation as opposed to the proposed scheme. 2) Restudy the fenestration along State and Mason Streets to be consistent with one other. 3) Provide all four elevations. 4) Letter Report to be prepared by Alex Cole and submitted to Staff before the project returns to the next Full Commission meeting. 5) Termination of the arcade should emulate the existing arched opening with the possibility of glazing the opening including a pair of doors. 6) Provide an element that designates pedestrian access into the building along Mason Street.

Action: Hsu/Naylor, 6/0/1. Suding stepped down.

**HISTORIC STRUCTURES REPORT**

2. **1035 STATE ST** C-2 Zone

Assessor's Parcel Number: 039-281-032  
 Application Number: MST2005-00095  
 Owner: Howard Children S Gift Trust  
 Business Name: Business First National Bank  
 Architect: Elisa Garcia  
 Contractor: Thomas Bortolazzo Construction

(Revised Project Description: This is on the Potential Historic Resources List. Proposal to install a new ATM with an awning and light fixture on the east elevation, reinstall a night depository at the front entrance, and move an existing planter on the State Street frontage a few feet to the north.)

**(Continued review of Historic Structures/Sites Report prepared by Ronald L. Nye, Ph.D.)**

**(2:48)**

Gil Garcia, Architect; Ronald Nye, Historian; and Eloy Ortega, Applicant, present.

Staff comment: Jake Jacobus, Urban Historian, stated the report being reviewed is a revised Historic Structures Report which addresses the visibility of the medallion and the size and recess of the ATM machine.

Motion: The Commission accepts the report as submitted.

Action: La Voie/Hsu, 7/0/1. Spann stepped down.

**CONCEPT REVIEW - CONTINUED**

3. **1035 STATE ST** C-2 Zone

Assessor's Parcel Number: 039-281-032  
 Application Number: MST2005-00095  
 Owner: Howard Children Gift Trust  
 Business Name: Business First National Bank  
 Architect: Elisa Garcia  
 Contractor: Thomas Bortolazzo Construction

(Revised Project Description: This is on the Potential Historic Resources List. Proposal to install a new ATM with an awning and light fixture on the east elevation, reinstall a night depository at the front entrance, and move an existing planter on the State Street frontage a few feet to the north.)

**(Fourth Concept Review.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**(2:50)**

Gil Garcia, Architect; Ronald Nye, Historian; and Eloy Ortega, Applicant, present.

Motion: Final approval of the project and a two-week continuance to the Consent Calendar for review of the landscape plan. Historic Resource Findings were made as follows: The project will not cause a substantial adverse change in the significance of an historical resource.

Action: Hsu/La Voie, 7/0/1. Spann stepped down.

**CONCEPT REVIEW - NEW****4. 113 HARBOR WAY**

HC/SD-3 Zone

Assessor's Parcel Number: 045-250-004  
 Application Number: MST2005-00434  
 Owner: City of Santa Barbara  
 Applicant: Steve Hyslop  
 Architect: David Van Hoy  
 Business Name: Chuck's Waterfront Grill

(This is a City Landmark. Proposal to construct a 744 square foot outdoor dining patio cover including steel frame, glass panels, and fabric top.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK.)****(2:54)**

Steve Hyslop, Applicant; David Van Hoy, Architect, and Scott Riedman, Waterfront Department, present.

Staff Comment: Jake Jacobus, Associate Planner/Urban Historian, requested the Historic Landmark Commission keep in mind that the patio is not original to the building and is immediately adjacent to a City Landmark. This proposed project will require an addendum to the Historic Structures Report, prepared preferably by Alexandra Cole, who is familiar with the building, or another consultant to analyze the impacts of the proposal under the California Environmental Quality Act on a Historical Landmark.

Public comment opened at 3:08 p.m.

Kellem De Forest, local resident, questioned the permanence of the tent and if it could it be made to be removed or pulled back to provide ventilation and eliminate the fans. Also there may be occasions where the original Historic Structure would rather be seen instead of a large tent. Mr. De Forest also made suggestions regarding possible alternative types of glass and thought that the color should remain white.

Public comment closed at 3:11 p.m.

Straw votes:

How many Commissioners can support further study of the shade screen option? 2/6.

How many Commissioners can support the building not being white? 0/8.

How many Commissioners can support the applicant returning with a design that includes a glass structure without an overhead canopy? 6/2.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, made clear to the applicant that the result of the straw vote does not constitute approval of the concept and that the Historic Landmarks Commission is not bound by the straw vote.

Motion: Continued indefinitely with the comment that the applicant is to further study the proposal and return with a Historic Structures Report.

Action: Hausz/Pujo, 8/0/0.

**CONCEPT REVIEW - CONTINUED****5. 618 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-132-031  
 Application Number: MST2004-00555  
 Owner: Toni and Bruce Corwin  
 Applicant: Salvador Melendez  
 Business Name: Metro Four Theaters

(Proposal for a new automatic ticket dispenser.)

**(Third Concept Review.)**

**(3:28)**

Salvador Melendez, Architect; and Ralph Breland, Vice-President of Operations, Metropolitan Theaters, present.

Staff Comment: Susan Gantz, clarified supplemental fees for subsequent reviews.

Motion: Continued indefinitely with the following comments: 1) The applicant is to restudy the location of the ticket dispenser and the alternatives that have been suggested. 2) Return with details that are further developed. 3) The existing finish on the ticket machine is not acceptable and needs to be addressed.

Action: Hausz/Hsu, 7/0/1. Suding abstained.

**CONCEPT REVIEW - CONTINUED****6. 8 W DE LA GUERRA**

C-2 Zone

Assessor's Parcel Number: 037-400-012  
 Application Number: MST2004-00553  
 Owner: ESJ Centers  
 Applicant: Salvador Melendez  
 Business Name: Paseo Nuevo Theatre

(Proposal for a new automatic ticket dispenser.)

**(Third Concept Review.)**

**(3:49)**

Salvador Melendez, Architect; and Ralph Breland, Vice President of Operations, Metropolitan theaters, present.

Motion: Continued indefinitely with the comment that the applicant is to restudy the details.

Action: Hausz/Pujo, 8/0/0.

**CONCEPT REVIEW - CONTINUED****7. 1903 STATE ST**

C-2 Zone

Assessor's Parcel Number: 025-371-012  
 Application Number: MST2005-00339  
 Owner: John Crockett  
 Designer: Ruben Carmona  
 Owner: Harrison Bull

(Proposal for interior alterations to construct a 680 square foot addition of new office space within an existing chapel building, remove existing painted glass window and construct a new bay window and balcony, and re-paint exterior of building. Also proposed is to allow the existing parking lot to revert back to the configuration approved in 1962 and add new parking spaces required for the addition.)

**(Third Concept Review.)**

**(3:55)**

Harrison Bull, Owner; Adam Zetter, Co-Owner; and Ruben Carmona, Designer, present.

Staff comment: Jaime Limón, Senior Planner, stated that, due to the proposed expansion of the building, the parking lot needs to be brought up to code. The existing parking lot is located in a residential zone, is non-conforming, and is being re-stripped to be more in compliance with current parking design standards. Staff recommends the parking lot revision be approved.

Mr. Limon also reviewed parking lot configuration and license requirements for the project. He explained that the building parking lot has been modified to reduce the quantity of spaces, introduce tandem parking, and to be more in conformance with current landscaping requirements. The City is attempting to work with the owner to bring the parking lot to current standards because it is a hardship to re-design an existing paved area to meet current design standards and concessions are being granted by City Staff. Mr. Limon also indicated he believed Transportation Staff had reviewed the plans and he would meet once more with Transportation Staff to assure that parking design standards are being met.

In response to a question presented by the Commission regarding license requirements for submittals, Mr. Limon responded that unlicensed designers can prepare plans for certain types of commercial projects if under the direct supervision of an Engineer or Architect; however, if plans are incomplete and/or the project cannot move forward because the plans do not meet minimum standards, the Commission can request a licensed professional complete the drawings.

Straw vote: How many Commissioners can support the building as white? 7/1.

Motion: Continued two weeks with the following comments: 1) Restudy the proportions of the proposed State Street elevation porch. 2) Restudy: a) attic vents, b) proportions of the windows, and c) placements of the window heads. 3) Restudy the parking lot to include a total of five, minimum 15 gallon, approved canopy shade trees which include three trees at the Pedregosa Street planter and at least two finger planter trees. 4) Restudy the possible replacement of the front double doors with a single door and side lites. .

Action: Pujo/Hausz, 8/0/0.

### **CONCEPT REVIEW - CONTINUED**

#### **8. 17 W CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 037-400-001  
 Application Number: MST2005-00045  
 Owner: Redevelopment Agency/Santa Barbara  
 Applicant: Ken Quayle  
 Business Name: Nordstrom

(This is an enforcement case. Proposal to permit as-built bird netting around the perimeter of the third floor restaurant terrace.)

**(Third Concept Review. Abatement of enforcement case.)**

**(4:32)**

Ken Quayle, Applicant, present.

Motion: Denial of the project with the following comments: 1) The Commission appreciates the applicant's efforts to mitigate the as-built violation; however, the project as proposed does not meet El Pueblo Viejo District Guidelines. 2) The netting is a visual intrusion. 3) The wrapping of the netting around architectural features is not an acceptable solution. 4) The use of plastic "nix-a-lite" is unacceptable in the District. 5) The Commission is advising the City Council that other options may be available, such as the use of an ultrasonic device, or perhaps the use of fabric.

Action: Hsu/Hausz, 8/0/0.

**PRELIMINARY REVIEW****9. 333 JUNIPERO PLAZA**

E-1 Zone

Assessor's Parcel Number: 025-261-003  
 Application Number: MST2003-00911  
 Owner: Roland & Mary Hanson  
 Architect: Kent Mixon

(This is a City Landmark (Francisca de la Guerra Dibblee Residence). Proposal to convert an existing 520 square foot garage to storage use and construct a detached 440 square foot, two-car garage with an attached 150 square foot storage area on the east side of the house. The project also includes removing two sets of trellis and fruit trees on the west side of the house, the construction of a new 280 square foot master bath, a new door entry, and the reconfiguration of six courtyard openings on the south elevation. Additionally proposed is a 12 by 40 foot swimming pool, arbor, fountain, Zen garden, and new access to the upper garden. As part of the building construction, the existing plaster and brick substrate will be removed and replaced with dimensional framing and replastered to exactly match the existing condition.)

**(Requesting revised Preliminary Approval of architecture, exterior color selection, and landscaping.)**

**(4:40)**

Roland and Mary Hansen, Owners; and Kent Mixon, Architect, present.

Staff comment: Jaime Limón, Senior Planner, stated the Historic Landmarks Commission (HLC) had accepted an Historic Structures Report with specific mitigations so that a City Landmark could be reconstructed. One of the mitigations was to have the Historian Consultant monitor and verify, prior to demolition, that dimensions and reproduction of the critical design elements of the structure would be recorded. There was a question whether the project could qualify for a categorical exemption without proper plan documentation. Staff determined that the local exemption criteria guidelines allows for a project to be categorically exempt if plans record all the necessary details for exact reconstruction and there are specific findings made by the HLC. Furthermore, Staff requested that an additional condition of approval be made to assure that the drawings replicate the required details and dimensions necessary to assure reconstruction of the Historic Resource. Mr. Limon asked that the Commission review the plans to assure they demonstrate sufficient details to ensure an exact replication of the structure.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, suggested Fermina Murray be present at the site for monitoring and to document dimensions to be recorded in a Letter Report. Mr. Jacobus reiterated the previous recommendation that the drawings exactly replicate the site.

Public comment opened at 4:52 p.m.

Kellem De Forest, local resident, stated he felt the garden area design should be simpler and believes the usage of flagstone does not result in a classic, simplistic feel.

Public comment closed at 4:54 p.m.

**Motion:** Final Approval of the project and a two week continuance to the Consent Calendar for final review of the landscaping with the following conditions: 1) Simplify the Plaza Junipero terrace garden planting. 2) Reduce the amount of lighting from Plaza Junipero to the front façade of the building as well as the amount of landscape lighting over the entire site by fifty percent minimum. 3) The Historian is to monitor the project to: a) verify that the drawings accurately represent the details and profiles, b) analyze the paint color, c) be present during the dismantling of the cornice detail, and d) monitor the actual reconstruction to assure the details are the existing measured details. 4) The approval does not include the Cabana and the Commission prefers that it be removed from the drawings. 5) Eliminate the Los Olivos curb cut. 6) Restudy the weep screed details 7 and 8 on sheet A8.2. 7) The building colors are not approved. Applicant is requested to return after field sampling with a Historian to reveal the historical colors. Historical Resource Findings: The project will not cause a substantial adverse change in the significance of an historical resource. Additionally, the reconstruction is being made primarily for the purpose of restoring the landmark to its original appearance in order to substantially aid in the preservation of the landmark and the proposed additions do not detract from the status or character of the building.

**Action:** La Voie/Hsu, 7/0/0.

**CONCEPT REVIEW - NEW****10. 1722 STATE ST** C-2/R-1 Zone

Assessor's Parcel Number: 027-102-021  
 Application Number: MST2005-00455  
 Owner: Ernest Brooks  
 Architect: Jan Hochhauser

(Proposal for a three story commercial mixed-use development consisting of twelve residential condominium units with approximately 10,000 square feet of commercial development. The residential units would consist of four 3-bedroom units, six 2-bedroom units, and two 1-bedroom units. In accordance with the Inclusionary Housing Ordinance, one 2-bedroom and one 1-bedroom residential unit would be affordable. Parking to accommodate 50-60 cars will be located in a subterranean parking garage. The existing 7,500 square foot commercial structure on this 28,875 square foot lot will be demolished as part of this proposal.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS.)**

Continued indefinitely at Staff's request.

**CONSENT CALENDAR****NEW ITEM****A. 1236 CHAPALA ST** C-2 Zone

Assessor's Parcel Number: 039-181-001  
 Application Number: MST2005-00436  
 Owner: Unity Shoppe, Inc  
 Applicant: Roger Hand

(This is a Structure of Merit. Proposal to change the exterior paint color of the building from pink with white trim to off-white with a light grey trim and dark grey window trim.)

Final approval of the project as submitted.

**NEW ITEM****B. 1324 STATE ST** C-2 Zone

Assessor's Parcel Number: 039-132-015  
 Application Number: MST2005-00437  
 Owner: Arlington Plaza, LLC  
 Architect: Kent Mixon

(Proposal to add two new windows (to match an existing window in size and detail) on the exterior elevation fronting Arlington Avenue.)

Final approval of the project as submitted.

**FINAL REVIEW****C. 1311 STATE ST** C-2 Zone

Assessor's Parcel Number: 039-131-009  
 Application Number: MST2005-00402  
 Owner: Donna Winter  
 Designer: Nicolas Vergara  
 Business Name: Giselle

(Proposal to remove existing second story balcony railing and install new code compliant wrought iron railing at the Giselle restaurant.)

Final approval of the project as submitted with the condition that the bottom rail shall be dropped two inches.

**CONTINUED ITEM****D. 401 W MONTECITO ST**

C-2/SD-3 Zone

Assessor's Parcel Number: 033-022-020  
 Application Number: MST2001-00153  
 Owner: Harbor Car Wash, Inc.  
 Architect: Philip Chung  
 Landscape Architect: Bob Cunningham

(Proposal to demolish the existing car-wash tunnel and construct a new 850 square foot car-wash tunnel at the rear of the existing building, and convert the existing lube bays to a 1,702 square foot food mart at an existing service station.)

**(Continued review of fence detail for condenser unit screening.)**

Final approval of the project with the following conditions: 1) Planter shall be widened toward the east approximately 3'-0". 2) The wood fence shall be located in the planter behind the curb approximately 2'-0". 3) Landscaping shall be provided in front of the wood fence. 4) Applicant is to submit revised drawings to Staff.

**REVIEW AFTER FINAL****E. 605 MISSION RIDGE RD**

A-1 Zone

Assessor's Parcel Number: 021-120-011  
 Application Number: MST99-00093  
 Applicant: City of Santa Barbara  
 Agent: Bob Sedivy - Public Works Dept.  
 Agent: Laura Bridley

(Proposal to transport and temporarily stockpile approximately 5,400 cubic yards of earth excavated from the Skofield Reservoir at the Sheffield Reservoir site. The stockpile will be 1.75 feet tall and cover an area of approximately 82,000 square feet and is proposed to be hydro-seeded and irrigated. The site is located in the Hillside Design District.)

**(Review After Final of roof color of the Sheffield Filtration Building.)**

Final approval of the Review After Final with the condition that the color shall be Sarna Brand # 5330 "Patina Green G410."

**CONTINUED ITEM****F. 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  
 Applicant: Tynan Group, Inc.  
 Business Name: El Encanto Hotel

(The main building 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"). Review of additional phases will follow.)

**(Final Review of details for Phase I.)**

Final approval of Phase I of the project with the condition that a Letter Addendum to the Historic Structures/Sites Report be accepted by the Historic Landmarks Commission at the August 3, 2005 Full Board meeting.

**FINAL REVIEW****G. 340 W CARRILLO ST** C-2 Zone

Assessor's Parcel Number: 039-262-027  
 Application Number: MST2001-00831  
 Owner: George & Lena Dumas Trust  
 Architect: Timothy Boe  
 Business Name: USA Gasoline  
 Architect: Jeff Gorrell

(The proposed project involves the demolition of an existing 1,330 square foot gas station with three service bays, and) construction of a 1,701 square foot gas station/mini-market (2,038 square feet gross) with a 1,728 square foot pump island canopy and six parking spaces at the corner of Carrillo and Castillo Streets.)

**(Final Approval of lighting plan.)**

Final approval of the lighting plan as submitted.

**NEW ITEM****H. 313 PASEO NUEVO** C-2 Zone

Assessor's Parcel Number: 037-400-015  
 Application Number: MST2005-00454  
 Owner: Redevelopment Agency/Santa Barbara  
 Business Name: Lady Foot Locker  
 Agent: Glen Morris

(Proposed storefront upgrades to include the fabric replacement of two awnings, replacement of tile, and repainting exterior facade of an existing Lady Foot Locker retail store.)

Final approval of the project with the condition that the awning shall be "Lady Footlocker Blue."

**NEW ITEM****I. 619 PASEO NUEVO** C-2 Zone

Assessor's Parcel Number: 037-400-002  
 Application Number: MST2005-00462  
 Owner: Redevelopment Agency/Santa Barbara  
 Agent: Glen Morris  
 Business Name: Bath & Body Works

(Proposal to remodel a storefront in the Paseo Nuevo to include a new metal canopy.)

Final approval of the project with the statement that no signs are part of this approval.

**NEW ITEM****J. 209 PASEO NUEVO** C-2 Zone

Assessor's Parcel Number: 037-400-002  
 Application Number: MST2005-00463  
 Owner: Redevelopment Agency/Santa Barbara  
 Business Name: Victoria's Secret  
 Agent: Glen Morris

(Proposal for a storefront remodel that includes an awning change in Paseo Nuevo.)

Continued two weeks at the applicant's request.

**FINAL REVIEW****K. 1914 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 025-382-023  
Application Number: MST2005-00248  
Owner: Robert Else and Ann Dundon  
Architect: DesignArc

(This is on the Potential Historic Resource List: "Kennedy House." Proposal to add a 95 square foot entry, a new 450 square foot patio with 200 square foot wood trellis, and a new 95 square foot second floor balcony to an existing 2,600 square foot single-family residence. Also proposed is to replace 600 square feet of concrete paving with the same amount of permeable paving and add 26 linear feet of new fence, all on a 15,015 square foot lot.)

Final approval of the project as submitted.

**REVIEW AFTER FINAL****L. 416 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-212-023  
Application Number: MST2004-00462  
Owner: Kim and Cynthia Hughes  
Architect: Sherry & Associates  
Business Name: Sharkeez

(This is a revised project description: Proposal to relocate an as-built free-standing refrigeration unit to the rear of the existing building and review an as-built storage/office space converted from an existing carport. Project will also abate other zoning violations including un-permitted outdoor speakers, lighting, televisions, heaters, wall hangings/pictures, outdoor furniture, and broiler. Unapproved signage to be submitted and reviewed under a separate permit.)

**(Review After Final of relocation of cooler and other items under enforcement cases ENF2001-00245 and ENF2004-00613.)**

Continued two weeks with the following comments: 1) The as-built building is to be repainted. Applicant is to provide proposed color. 2) The applicant is to provide The following: a) furniture selection, b) sections through refrigeration unit area and trash enclosure, c) color selections, and d) hardware details for the trash enclosure gates. 3) The sign lighting is to be approved by the Sign Committee.

**\*\* MEETING ADJOURNED AT 5:12 P.M. \*\***