



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, September 14, 2005 **David Gebhard Public Meeting Room** **630 Garden Street** **1:38 P.M.**

COMMISSION MEMBERS:

ANTHONY SPANN, Chair, Present, left at 3:04 p.m., returned at 4:30 p.m.
 VADIM HSU, Vice-Chair, Present
 STEVE HAUSZ, Present at 3:04 p.m., left at 5:41 p.m.
 WILLIAM LA VOIE, Absent
 ALEX PUJO, Present, left at 5:41 p.m.
 CAREN RAGER, Present
 PHILIP SUDING, Present, left at 3:04 p.m., returned at 4:30 p.m., left at 5:10 p.m., returned at 5:48 p.m.
 FERMINA MURRAY, Absent
 SUSETTE NAYLOR, Present, left at 4:30 p.m., returned at 4:49 p.m.

ADVISORY MEMBER:

DR. MICHAEL GLASSOW, Absent

CITY COUNCIL LIAISON:

ROGER HORTON, Absent

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)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded</u> plans are required at the <u>time of submittal & each time plans are revised</u> . <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

** 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 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 September 9, 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 August 31, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of August 31, 2005, with corrections.

Action: Suding/Hsu, 5/0/1. Spann abstained.

C. Consent Calendar.

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

Action: Rager/Naylor, 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 today's meeting.

b) Commissioner Hausz will be late to today's meeting.

c) The project for the 400 & 500 blocks of State Street was continued two weeks to today's meeting. The applicant has requested a postponement to the September 28th meeting.

d) The project at 21 E. Anapamu Street was continued four weeks to today's meeting. The applicant has requested a postponement to the September 28th meeting.

Motion: Postpone 400 & 500 blocks of State Street and 21 E. Anapamu two-weeks.

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

e) There will be an Airline Terminal Design Subcommittee meeting on Wednesday, September 21st at 9:00 a.m. in the Airport Administration office at 601 Firestone Road. Commissioners Spann and Murray are the representatives of this Subcommittee.

2. Commissioner Suding announced he will step down from Item No. 6, 901 E. Cabrillo, and Item No. 9, 1829 State Street.

E. Subcommittee Reports.

1. Commissioner Suding reported that he, Commissioner La Voie, and Commissioner Rager attended the 400 & 500 blocks of State Street bench discussion with the Downtown Organization wherein a decision was agreed upon to place three benches per block face for a total of 12 benches. Future benches can then be added in time, should the need arise.

2. Commissioner Suding reported his attendance at the Highway 101 Design Review Team meeting and stated the project is moving forward and will tentatively be heard before the Commission in late September.

F. Possible Ordinance Violations.

No violations reported.

MISCELLANEOUS ACTION ITEM**(1:35)****Consideration of Intent to Hold a Public Hearing.**

The Commission is requested to adopt a resolution of intention to hold a Public Hearing on September 28, 2005 to consider the Santa Barbara High School building at 700 E. Anapamu Street and the Figueroa Street ticket booth be designated as a City Landmark.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated a hearing is scheduled for two weeks from today's meeting and requested a motion to adopt the resolution.

Motion: Adopt the resolution.
Action: Hsu/Rager, 6/0/0.

MISCELLANEOUS ACTION ITEM**(1:40)****Consideration of Intent to Hold a Public Hearing.**

The Commission is requested to adopt a resolution of intention to hold a Public Hearing on September 28, 2005 to consider the house at 215 West Valerio Street be designated as a City Landmark.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated there have been renovations and the house has been determined to be Landmark worthy.

Motion: Adopt the resolution.
Action: Suding/Hsu, 6/0/0.

DISCUSSION ITEM**(1:45)**

Chapala Street Design Guidelines – Concrete pavers, Jaime Límon, Sr. Planner, and Louis Lazarine, Redevelopment Specialist.

Mr. Límon and Mr. Lazarine presented samples of concrete pavers to the Commission for a final decision to be implemented into the Chapala Street Guidelines. Mr. Límon stated the concern regarding the "whitening" of concrete, which is the result of the specific type of curing compound, and explained that Public Works does not require contractors to use white or clear curing compound. Mr. Límon suggested the Commission not allow the white curing compound on Chapala Street sidewalk improvements.

The Commission unanimously favored the "pewter" color for the pavers and would like to see the Chapala Street Guidelines reflect the Commission's preference for clear concrete curing compound (white prohibited), specifically on driveways, handicap curb cuts, and the color of the curbs.

ARCHAEOLOGY REPORT**1. 824 BATH ST**

R-3/R-4 Zone

Assessor's Parcel Number: 037-041-021
Application Number: MST2005-00385
Owner: Donna Mrotek
Contractor: Looker Construction Co.

(Proposal to construct an approximately 20' x 37' swimming pool on a lot that contains an existing, 3,300 square foot triplex.)

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

(1:56)

Staff comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommends monitoring be required during pavement removal to examine all soil that becomes exposed in order to ascertain the potential of archaeological resources, and that further work beyond monitoring may become necessary.

Motion: The Commission accepts the report with Dr. Glassow's comments.

Action: Naylor/Hsu, 6/0/0.

ARCHAEOLOGY REPORT**2. 619 WENTWORTH AVE**

R-3 Zone

Assessor's Parcel Number: 037-102-009
Application Number: MST2004-00736
Owner: Ramon and Martha Munoz
Architect: Jose Esparza

(Proposal to construct a two-story 1,226 square foot additional residential unit with an attached 445 square foot two-car garage and demolish an existing 446 square foot detached accessory structure on a 6,250 square foot lot. The lot is currently developed with an existing 870 square foot, single-story, residential unit and a 291 square foot detached garage on the property which are proposed to remain.)

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

(1:57)

Staff comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendation that the potential for buried archaeological deposits to be encountered during the proposed construction program is considered to be very low to negligible.

Motion: The Commission accepts the report with Dr. Glassow's comments.

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

HISTORIC STRUCTURES REPORT**3. 1721 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 027-111-005
 Application Number: MST2005-00469
 Owner: James and Sandra Echternacht
 Architect: Peter Becker

(This is on the Potential Historic Resources List (Edwards-Abraham House). The proposal includes remodeling the rear service section of the house including the removal of 73 square feet of non-original structure from each of the first and second floors and remodeling 525 square feet at the first floor and 525 square feet at the second floor, for a total remodel of 1050 square feet. A two-story addition (plus basement) is proposed for the rear of the structure including 623 square feet at the first floor, 489 square feet at the second floor, and 815 square feet at the basement level, for a total addition of 1,927 square feet. The addition also includes an 813 square foot covered porch on the first floor, and a 122 square foot covered porch and 65 square foot uncovered porch on the second floor. The proposed project will not alter the front, formal portion of the house except for a restoration of the original decorative finials, chimneys, and historic paint colors. The total habitable space of the residence after the proposed work will be 5,167 square feet, with 893 square feet of covered porches and 108 square feet of uncovered porches on the first floor, and 202 square feet of covered porches and 65 square feet of uncovered porches on the second floor, all on a 12,792 square foot lot in the Upper East neighborhood.)

(Review of Historic Structures/Sites Report prepared by Christine Palmer, Palmer Historical Consulting.)

(1:58)

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated he has reviewed the report and agrees with its conclusions and recommendations.

Motion: The Commission accepts the report as submitted.
 Action: Naylor/Rager, 6/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1721 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 027-111-005
 Application Number: MST2005-00469
 Owner: James and Sandra Echternacht
 Architect: Peter Becker

(This is on the Potential Historic Resources List (Edwards-Abraham House). The proposal includes remodeling the rear service section of the house including the removal of 73 square feet of non-original structure from each of the first and second floors and remodeling 525 square feet at the first floor and 525 square feet at the second floor, for a total remodel of 1050 square feet. A two-story addition (plus basement) is proposed for the rear of the structure including 623 square feet at the first floor, 489 square feet at the second floor, and 815 square feet at the basement level, for a total addition of 1,927 square feet. The addition also includes an 813 square foot covered porch on the first floor, and a 122 square foot covered porch and 65 square foot uncovered porch on the second floor. The proposed project will not alter the front, formal portion of the house except for a restoration of the original decorative finials, chimneys, and historic paint colors. The total habitable space of the residence after the proposed work will be 5,167 square feet, with 893 square feet of covered porches and 108 square feet of uncovered porches on the first floor, and 202 square feet of covered porches and 65 square feet of uncovered porches on the second floor, all on a 12,792 square foot lot in the Upper East neighborhood.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

(1:58)

Peter Becker, Architect, present.

Motion: Preliminary approval and an indefinite continuance with the comment to restudy the under story exterior materials.
 Action: Hsu/Naylor, 6/0/0. La Voie, Hausz, and Murray absent.

FINAL REVIEW**5. 428 CHAPALA ST** C-M Zone

Assessor's Parcel Number: 037-211-026
 Application Number: MST2005-00079
 Owner: Casa De Sevilla Partners, LP
 Architect: DesignArc
 Business Name: Casa De Sevilla

(Proposed 1,000 square foot dining patio including an additional restroom, masonry wall, fountain, bar, and fabric awnings for an existing restaurant.)

(Final approval is requested.)

(2:18)

Thomas Hashbarger, Architect; and Mark Shields, Designer, present.

Motion: Final approval and a two-week continuance to the Consent Calendar with the condition that the entry door shall return for approval.

Action: Hsu/Pujo 6/0/0.

THE COMMISSION RECESSED FROM 2:30 P.M. TO 3:04 P.M.

PRELIMINARY REVIEW**6. 901 E CABRILLO BLVD** HRC-1/SD-3 Zone

Assessor's Parcel Number: 017-313-018
 Application Number: MST2004-00052
 Owner: Richard Gunner
 Architect: Harrison Design Associates
 Business Name: Santa Barbara Inn

(Proposal to enlarge the main entry of the hotel and remove and relocate two units and the third floor sun deck. The project also includes major facade changes to the building and pedestrian access enhancements comprised of landscape, hardscape, decorative paving materials, and the removal of curb cuts. The net increase of new floor area is 876 square feet; however, there is a net decrease of 361 square feet of Measure E square footage. Modifications were granted on August 24, 2005. This project has been revised from the original submittal.)

(3:04)

Bill Harrison, Architect; Bernard Austin, Architect; Richard and Michael Gunner, Owners, present.

Public comment opened at 3:35 p.m.

Kellem De Forest, resident, questioned the Mission Revival architectural style and inquired about height and proportions of the project.

Public comment closed at 3:38 p.m.

Staff comment: Susan Gantz, Planning Technician, read from the Ordinance in regard to acceptable building height.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, explained the tower cannot have accessible space and must be defined as a character defining feature.

Straw votes:

How many Commissioners:

1. Can support a preliminary approval based upon the presentation, comments given, and with the understanding that the proposal is still in progress? 2/5.
2. Prefer the principal tower design at the Milpas/Cabrillo corner option A? 0/5.
3. Prefer option B? 5/0.
4. Would support a reduction in height of option B maintaining the proportions as presented? 4/1.
5. Can support the use of buttresses as a massing feature at the Milpas Street elevation? 1/4.
6. Feel that the two competing elements need to be restudied and the puncture of the arches above the entry elements should be lessened? 5/0.
7. Prefer the south Cabrillo elevation as presented in option B? 5/0.
8. Prefer the same reduction of punctuation on the northwest elevation gable? 5/0.
9. Prefer the Monterey expression of the balconies for option A on the northwest elevation? 4/1.
10. Prefer the octagonal hips as opposed to some expression of the tiled domes at the corner turning elements? 4/1.

Motion: Continued two weeks with the following comments: 1) The Commission is pleased with the general direction and presentation. 2) The Commission is in general agreement with the arrangement of the roof elements. 3) Continue to simplify the design. 4) Reduce the tower height. 5) The Commission generally prefers the straight and square wood columns as opposed to the tapered columns that were presented. 6) Restudy and minimize the elevator override tower. 7) Restudy the detailing of the cantilevered projections. 8) Restudy the ground floor grille window size. 9) Restudy the second floor railings at the arcades.

Action: Naylor/Hausz, 5/0/2. Spann and Suding stepped down.

THE COMMISSION RECESSED FROM 4:32 P.M. TO 4:34 P.M.**IN-PROGRESS REVIEW****7. 800 STATE ST**

C-2 Zone

Assessor's Parcel Number: 037-052-010
 Application Number: MST2005-00529
 Owner: Westen Family Group
 Architect: Robert Klammer
 Contractor: Signal Construction Company
 Owner: Sima El Paseo, LLC
 Owner: Trust for Historic Preservation

(Proposal to improve the existing alley behind 800 State Street immediately adjacent to the De La Guerra Adobe and connecting to the El Paseo Shopping Center. The proposal includes a new enclosure for the existing electrical service box and sump pump, replastering exterior walls, new doors, windows, light fixture, gate, and trash enclosure. The proposal also includes repaving with stamped concrete.)

(In-progress review of details.)**(4:34)**

Bob Klammer, Project Manager for B3 Architects; and Jaime Palencia, Designer, present.

Motion: Final approval and an indefinite continuance to the Consent Calendar with the following conditions: 1) Archaeological site monitoring is required. 2) Details and fixtures shall return to the Consent Calendar. 3) Remove the bollards. 4) Simplify the light fixtures. 5) Study detail at Edison vault to recess the lid so flagstone can continue over vault.

Action: Hausz/Rager, 5/0/1. Naylor stepped down.

CONCEPT REVIEW - NEW**8. 628 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-132-026
 Application Number: MST2005-00584
 Owner: Bernard MacElhenny
 Architect: On Design
 Business Name: The Habit

(Proposal to install three outdoor heaters and construct a new retractable canopy structure to cover the rear patio on a property located in El Pueblo Viejo Landmark District.)

(4:49)

David Sullivan, Applicant, present.

Straw vote: How many Commissioners can support the hanging lanterns? 6/1.

Motion: Continued two weeks with the following comments: 1) Return with a solution that is in compliance with El Pueblo Viejo Design Guidelines for the existing front heaters, existing umbrellas, and existing furniture. 2) Redesign the proposed trellis to be flat and not sloped. 3) The Commission recommends the spacing of the 6 x 8's be changed to accommodate fitting the heaters between them. 4) Increase the 4 x 4 to 8 or more, thereby possibly eliminating the canvas awning. 5) Integrate the trellis columns into the existing stucco wall at the base. 6) Push the gas heaters up into the trellis as much as possible and still maintain the required clearances. 7) Heaters should have a black finish. 8) The Commission prefers the lighting on the back wall to be in the planter, as opposed to being attached to the trellis. 9) Sunpak heaters shall incorporate a decorative metal shroud.

Action: Suding/Hausz, 7/0/0.

CONCEPT REVIEW - CONTINUED**9. 1829 STATE ST**

C-2/R-4 Zone

Assessor's Parcel Number: 027-031-007
 Application Number: MST2004-00132
 Owner: Emmet Hawkes Family Trust
 Applicant: Tom Ochsner
 Architect: Tom Ochsner

(This is a revised project description. Proposal for a mixed-use development on two separate parcels (027-031-007 for 1829 State Street and 027-031-006 for 11 W. Pedregosa Street). The commercial portion of the project would be located on the first and second floors of the three-story building facing State Street consisting of 3,000 square feet of retail space and 1,600 square feet of office space, with one residential unit on the second and third floors. The remaining residential units would be contained in a three-story building facing Pedregosa Street. The proposed residential unit mix includes four, three-bedroom units and three, two-bedroom units. The project includes 21 parking spaces, 14 of which are open spaces to allow for shared use. In addition, an existing single-family residence on the Pedregosa Street parcel is proposed to be demolished. The project requires Planning Commission approval for a Tentative Subdivision Map, modifications for parking and open space, and a Development Plan.)

(Fourth Concept Review.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP, AND MODIFICATIONS.)

(5:10)

Philip Suding, Landscape Architect; Tom Ochsner, Architect; and Emmet Hawkes, Owner, present.

Straw vote: How many Commissioners can support the State Street chimney with a volute bottom design in some form? 6/0.

- Motion: Continued indefinitely to the Planning Commission with the following positive comments: 1) The Commission appreciates the applicant's progress. 2) The parking is resolved in a positive manner in that it is hidden from public view. 3) The Pedestrian access on both State Street and W. Pedregosa Street is well defined and well designed. 4) The interface between the commercial and residential portions of the project is well balanced. 5) The Commission can support the conceptual landscape plan. 6) In general, the project needs more architectural refinement. 7) The corner stair needs to be restudied. The Commission does not support the option of the rail on top of the stair. 8) Restudy the windows at tower element on the State Street elevation. 9) Eliminate the cornice and restudy the window proportions at the second floor.
- Action: Hsu/Rager, 6/0/0. Suding stepped down.

THE COMMISSION RECESSED FROM 5:42 P.M. TO 5:48 P.M.

CONCEPT REVIEW - CONTINUED

10. **1900 LASUEN RD** R-2/4.0/R-H Zone
- Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: Tynan Group, Inc.
 Business Name: El Encanto Hotel

(This 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 II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Second Concept Review of Phase II including the relocation of three existing cottages and five new cottages.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

(5:48)

Henry Lenny, Architect; Alexandria Cole, Historian; and James Jones, Representative for Owner, present.

- Motion: Continued two weeks with the following comments: 1) Consider locating units 25, 26, 27, and 28 less orthogonally. 2) Restudy the proportions of buildings 28 and 29. 3) The relocated cottages 17, 18, and 19 are acceptable as presented. 4) The Urban Historian shall review and comment on the landscape proposal of unit 11 "wishing well."
- Action: Rager/Suding, 5/0/0.

PRELIMINARY REVIEW

11. **1903 STATE ST** C-2 Zone
- Assessor's Parcel Number: 025-371-012
 Application Number: MST2005-00339
 Designer: Ruben Carmona
 Owner: Harrison Bull
 Owner: John Crockett

(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.)

(Final Approval of details is requested.)

(6:04)

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

- Motion: Final approval with the following conditions: 1) The front door hardware shall be a lever in an oil rubbed bronze finish. 2) The exterior wood siding, columns, windows, and all doors shall be Frazee white # 001. 3) The shutters shall be Frazee #AC091N "Earthbound Green."
 Action: Hsu/Rager, 4/1/0. Naylor opposed.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

12. **1111 E CABRILLO BLVD** HRC-1/SD-3 Zone
 Assessor's Parcel Number: 017-352-008
 Application Number: MST2005-00593
 Owner: HDG Associates
 Applicant: Cingular Wireless
 Agent: Sarah Bow

(This is on the Potential Historic Resources List. Proposal for the installation of a wireless communications facility consisting of nine directional panel antennas inside an existing building tower and two 8" GPS antennas to be located on the exterior of the tower of the Hotel Mar Monte.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND NO VISUAL IMPACT FINDINGS.)

(6:16)

Sarah Bow, Representative for Cingular Wireless, present.

- Motion: Final approval with the condition that the plaster shall match exactly the texture and color of the existing plaster and the GPS antennas shall be relocated to the north elevation of the tower not facing the street. Findings: the project has minimal or no adverse visual impacts on a potential Historical Resource.
 Action: Hsu/Naylor, 4/1/0. Suding opposed.

CONSENT CALENDAR

FINAL REVIEW

- A. **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.)

(Final approval of the landscape plan is requested.)

Final approval as submitted.

NEW ITEM**B. 1033 ANACAPA ST**

C-2 Zone

Assessor's Parcel Number: 039-282-035
Application Number: MST2005-00578
Owner: Levon Investments
Applicant: Elisa Garcia
Architect: Elisa Garcia
Business Name: American Riviera Bank

(Proposal to remove an existing window and install a new ATM machine and install a new night depository through an existing wall in the covered entry area of the Figueroa Street elevation of a one-story commercial building. Also proposed is to replace the front entry door and the entry tile.)

Continued two weeks with the following comments: 1) Return with a revised night depository. 2) The ATM is approved with the condition that the top shroud is to be removed.

NEW ITEM**C. 1414 PARK PL**

P-R/SD-3 Zone

Assessor's Parcel Number: 017-381-001
Application Number: MST2005-00603
Owner: City of Santa Barbara
Architect: Doug Reeves
Business Name: Municipal Tennis Court Building

(This is on the Potential Historic Resources List. Proposal to repair damaged facade of building including new doors, windows and waterproofing.)

Final approval as submitted.

**** MEETING ADJOURNED AT 6:25 P.M. ****