



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, July 12, 2006

David Gebhard Public Meeting Room: 630 Garden Street

1:29 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, Chair, Present
 WILLIAM LA VOIE, Vice-Chair, Present
 LOUISE BOUCHER, Present
 STEVE HAUSZ, Absent
 VADIM HSU, Absent
 ALEX PUJO, Present
 CAREN RAGER, Present
 FERMINA MURRAY, Present
 SUSETTE NAYLOR, Present
 DR. MICHAEL GLASSOW, Absent

ADVISORY MEMBER:

ROGER HORTON, Absent

CITY COUNCIL LIAISON:

WILLIAM MAHAN, Absent

PLANNING COMMISSION LIAISON:

STAFF:

JAIME LIMÓN, Design Review Supervisor, Present, left at 2:39 p.m. and returned at 4:15 p.m.
 PAUL CASEY, Community Development Director, Present from 3:57 p.m. until 4:24 p.m.
 JAKE JACOBUS, Urban Historian, Present
 SUSAN GANTZ, Planning Technician II, Absent
 KATHLEEN GOO, Alternate Commission 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 plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- ** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items 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.
- ** **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.**
- ** **AMERICANS WITH DISABILITIES ACT:** 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.
- ** **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. 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 Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- A. That on July 7, 2006 at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
- 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 June 28, 2006.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 28, 2006, with corrections.

Action: Boucher/Rager, 5/0/2, Hausz and Hsu absent, Pujo and La Voie abstained, and Rager abstained from Items #8-15.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Bill La Voie.

Action: Boucher/Rager, 7/0/0.

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

1. Mr. Jacobus announced the following changes to the agenda:

- a) Commissioners Hausz and Hsu will be absent from today's meeting.
- b) Chair Suding will be stepping down from Item #11, 35 State Street, and Vice-Chair La Voie will chair in his place.
- c) The continued In-Progress Review of Group E for 1900 Lasuen Road that was continued to today's meeting has been continued indefinitely at the applicant's request.
- d) Item #10, 2300 Garden Street has been postponed two weeks at the applicant's request.

2. Commissioner Murray announced she will be stepping down from Item #12, 2121 Garden Street.

E. Subcommittee Reports.

No Subcommittee reports.

F. Possible Ordinance Violations.

Commissioner Pujo reported a sign ordinance violation at 217 State Street, where the Ronald Reagan Ranch Visitor's Center has a large poster of the former President Reagan at the entrance to the site.

ARCHAEOLOGY REPORT

1. 2100 LAGUNA ST

E-1 Zone

(1:35) Assessor's Parcel Number: 025-263-016
Application Number: MST2005-00539
Owner: Jody & Mark Shields

(This residence has been determined to be Structure of Merit-worthy. Proposal to construct a new 117 square foot bedroom on the first-floor and a new 342 square foot, second-floor bedroom addition. In addition to other interior remodeling of this existing 1,579 square foot single-story residence, the project also includes several garden site walls, an outdoor BBQ, and new on-grade patio. A Modification is requested to encroach into the required open yard area of this parcel located in El Pueblo Viejo Landmark District Part II.)

(Review of Phase I Archaeological Resources Report prepared by Chantal Cagle.)

Staff comment: Mr. Jake Jacobus, Associate Planner/Urban Historian, stated Dr. Glassow has reviewed the report and agrees that the presence of archaeological resources on the property are highly unlikely and that no further archaeological investigation is necessary.

Motion: The Commission accepts the report.
Action: La Voie/Naylor, 6/0/1, Murray abstained.

ARCHAEOLOGY REPORT

2. 130 GARDEN ST

OM-1/SD-3 Zone

(1:36) Assessor's Parcel Number: 017-630-016
Application Number: MST2006-00316
Owner: Old Cabrillo Warehouse, LP
Applicant: AET, Inc
Contractor: Cypress Builders, Inc.

(Proposed excavation and removal of 1,000 cubic yards of contaminated soil and erection of temporary fencing for remediation purposes. Air and particulate monitoring shall be conducted in accordance with the Remedial Action Plan prepared by GeoSyntec Consultants. No existing buildings on the site will be altered. This project will require Planning Commission Approval of a Coastal Development Permit in the Appealable Jurisdiction of the Coastal Zone.)

(Review of Phase I Archaeological Resources Report prepared by Heather Macfarlane, Macfarlane Archaeological Consultants.)

Staff comment: Mr. Jake Jacobus, Associate Planner/Urban Historian, stated Dr. Glassow has reviewed the report and agrees with the recommendation that the drilling of the wells should be monitored by an archaeologist; assuming that the wells shall extend into native soils below the historic field to the depth of one meter.

Motion: The Commission accepts the report.
Action: Boucher/Rager, 7/0/0.

HISTORIC STRUCTURES REPORT

3. 319 W ALAMAR AVE

R-3 Zone

(1:37) Assessor's Parcel Number: 025-012-002
 Application Number: MST2006-00385
 Owner: Lance Wilhoite
 Applicant: Lance Wilhoite
 Agent: Shelley Bookspan
 Architect: Keith Rivera

(Proposal to merge four parcels (319 W. Alamar, and Units A, B, and C of 2524 Castillo Street, (APNs 025-012-002, -003, -021, and -022, respectively), demolish one, two-story single-family residence and three existing one-story cottages and construct seven two-story condominium units. Eleven covered parking spaces and two uncovered parking spaces are proposed.)

(Review of Historic Structures/Sites Report prepared by Shelley Bookspan.)

Present: Shelley Bookspan, Agent/Historian
 Lance Wilhoite, Applicant
 Keith Rivera, Architect

Ms. Bookspan stated, that the even though the application is for 319 W. Alamar Avenue, the actual Historic Structures/Sites Study was for the several structures at 2524 Castillo Street.

Staff comment: Mr. Jake Jacobus, Associate Planner/Urban Historian, stated that he was not aware of the address change, but that the report was all encompassing on the property and does mention the address of 2524 Castillo Street on the report. Staff has reviewed the report, agrees with the conclusions, and appreciates the neighborhood context of additional photos and aerial photo documentation included in the report.

Motion: The Commission accepts the report with following conditions: 1) The report's summary of findings on Page 8 shall include, a statement that, even though Cottages B and C possess good integrity of design, do not meet the historical significance criteria, and are therefore not Structure of Meritworthy. 2) All pertinent addresses to the proposed project shall be included in the revised report. 3) The wording of the report on Page 10, Mitigation Measure A, shall be reworded to delete the phrasing "...the study of...". 4) The Commission does not accept the Mitigation Measure B.

Action: La Voie/Boucher.

Amended

Motion: The Commission accepts the report with the following conditions: 1) The number of structures shall be corrected, the word "draft" shall be deleted from the footer, and all pertinent addresses to the proposed project shall be included in the revised report. 2) The report's summary of findings on Page 8 shall include a statement that, even though Cottages B and C possess good integrity of design, they do not meet the historical significance criteria and are therefore not Structure of Merit-worthy. 3) The wording of the report on Page 10, regarding the required Mitigation Measure A shall be amended to delete the phrasing "...the study of...". 4) The report shall include the required Mitigation Measure B with review by the Historic Landmarks Commission to determine conformance to the mitigation measures.

Action: La Voie/Boucher, 7/0/0.

**** The Commission recessed from 1:56 p.m. until 2:05 p.m. ****

HISTORIC STRUCTURES REPORT

4. 710 ANACAPA ST

C-2 Zone

(2:05) Assessor's Parcel Number: 031-081-013
Application Number: MST2006-00312
Owner: Carlos Adame
Agent: Lisa Plowman

(Review of Historic Structures/Sites Report.)

(Review of Historic Structures/Sites Report prepared by Shelley Bookspan.)

Present: Lisa Plowman, Agent
Detlev Peikert from the Peikert Group Architects
Shelley Bookspan, Agent/Historian
Carlos Adame, Owner

Public comment opened at 2:09 p.m.

Mr. Kellem DeForest, interested party, requested that approval of the report be postponed for two weeks until it can be reviewed and commented upon by Mary Louise Days, former City Historian.

Mr. Robert Maxim, interested party, expressed concern regarding the demolition of historic buildings such as the proposed Victorian and requested consideration by the Commission to either save the building or move it to a location within the downtown area.

Public comment closed at 2:12 p.m.

Staff comment: Mr. Jake Jacobus, Associate Planner/Urban Historian, has reviewed the report and requested a change on Page 12 for the mitigation requirement of Item #3 of the report to be reworded from "...study the feasibility of preserving the *front masonry* in any new plans for the site.." to "...study the feasibility of preserving the *sandstone retaining wall along the front property line* in any new plans for the site...".

Motion: Continued indefinitely and to return to the Commission with the following conditions for acceptance: 1) On Page 12, Mitigation requirements #2 and #4 shall be stricken from the report. 2) Mitigation requirement #3 shall be amended from "...where feasible..." to "...to preserve to the greatest extent possible the existing sandstone retaining walls." 3) Second Mitigation requirement #4 shall be amended to strike the words "demolition" and "removal" from the first sentence to read as "...any alteration and/or restoration...".

Action: Boucher/La Voie, 7/0/0.

Mr. Jacobus commented for the record that the Commission and City may want to consider that other communities around the State have adopted a Demolition By Neglect Ordinance for situations of neglect by property owners who do not or cannot maintain historic buildings.

CONCEPT REVIEW - NEW

5. 130 GARDEN ST

OM-1/SD-3 Zone

(2:27) Assessor's Parcel Number: 017-630-016
Application Number: MST2006-00316
Owner: Old Cabrillo Warehouse, LP
Applicant: AET, Inc.
Contractor: Cypress Builders, Inc.

(Proposed excavation and removal of 1,000 cubic yards of contaminated soil and erection of temporary fencing for remediation purposes. Air and particulate monitoring shall be conducted in accordance with the Remedial Action Plan prepared by GeoSyntec Consultants. No existing buildings on the site will be altered. This project will require Planning Commission Approval of a Coastal Development Permit in the Appealable Jurisdiction of the Coastal Zone.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

Present: Carol Shestag, Geologist for Applied Environmental, Inc.
Kai Pavel, Staff Geologist for Applied Environmental, Inc.

Public comment opened at 2:36 p.m.

Mr. Kellem DeForest, interested party, asked whether there are any trees planned for the proposed project.

Public comment ended at 2:37 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comment that the Commission requests the applicant include a landscape plan for the proposed project.

Action: Rager/Murray, 7/0/0.

CONCEPT REVIEW - CONTINUED

6. 00 W CABRILLO BLVD

P-R/SD-3 Zone

(2:39) Assessor's Parcel Number: 033-120-ORW
Application Number: MST2004-00878
Owner: City of Santa Barbara
Agent: Hal Hill, Project Manager II
Landscape Architect: David Black

(Proposed replacement of the Cabrillo Boulevard vehicular and pedestrian bridge over Mission Creek. The new bridge will be 131 feet long by 110 feet wide and will carry the same five lanes of traffic and pedestrian traffic that the existing bridge carries. The sidewalk on the north side will be six feet wide and the sidewalk on the south side will vary from 11 feet to 14.5 feet wide. The new multi-use trail bridge will be 20 feet wide. Banks of lower Mission Creek are to be reconstructed to allow for passage of 20-year storms, and this project will construct the portion of the Lower Mission Creek Project from Cabrillo Blvd. to State Street in accordance with the Lower Mission Creek EIR/EIS. Grading will include 490 cubic yards of cut.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

Present: Hal Hill, Project Manager II
David Black, Landscape Architect
MD Wahiduzzaman, Architect from Bengal Engineering

Public comment opened at 2:55 p.m.

Ms. Virginia Castagnola-Hunter, neighbor, expressed support for the proposed project and questioned the purpose of a small part of a sidewalk and various traffic safety issues of the proposed project.

Public comment ended at 2:56 p.m.

Mr. La Voie commented that he agreed with the previous recommendations by the Commission which have not yet been given due consideration. He stated that the design of the transition between the two bridges at the corner need to be more than just a straight fence and should celebrate the overview of the creek since it will be in the public view. He would also like to see the transition between the two bridges accomplished as part of the design. He disagreed with the determination that the bridge pattern should be continued in front of the building, since the part of the bridge that is in front of the building is very much a part of the building and should remain as such. The bridge should read as part of the building and have a different design. Both wrought iron railings as proposed are not acceptable in the District. The wrought iron railing on top of the barrier rail is not acceptable as the design is too basic. The barrier rail elevation should match the Los Patos Bridge rail in its entirety, including the finials.

Straw vote: Which Commissioners would like to see the bridge railing mimic or duplicate the railing at the Los Patos Bridge? 7/0/0.

Motion: Continued indefinitely with the following comments: 1) The design of the intersection regarding both the corner and creek, and the intersection and interface of the two different bridges shall be incorporated into the design that celebrates, as opposed to just solves, the transition, in an imaginative way. 2) The wrought iron fence shall be more than just a functional picket fence and reflect the design standards of the District. 3) The design of the short railing with vertical pickets on top of the barrier rail has typically not been accepted as a design standard for the District; therefore, some other design should be developed. 4) The 54-inch barrier rail should match in detail, scale, and material the existing bridge rail at Los Patos Bridge. 5) The portion of bridge in front of the existing building shall not match the bridge design as it is not an obvious part of the bridge.

Action: La Voie/Boucher, 7/0/0.

IN-PROGRESS REVIEW

7. 1900 LASUEN RD

R-2/4.0/R-H Zone

(3:09) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: Project Solutions, LLC
 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.)

(Continued In-Progress review of Cottages 28 and 29 of Group K.)

(COMMENTS ONLY ON COTTAGE 28 WHICH REQUIRES PLANNING COMMISSION APPROVAL; COTTAGE 29 REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

Present: Henry Lenny, Architect
 Alexandra Cole, Architectural Historian
 Minh Pham, Representing Ownership

Public comment opened at 3:18 p.m.

Mr. Kellem DeForest, resident, requested that two columns be built in on either side of the proposed project.

Commissioner La Voie stated that a single middle column is common in the Spanish town of Trujillo.

Public comment ended at 3:19 p.m.

Motion: **COTTAGES 29 OF GROUP K.**

Continued two weeks with the following comments: 1) Entry identification needs better definition and emphasis. 2) Continue working on the west elevation resolving the balcony and the hipped roof. 3) Requested that the applicant stagger the windows on the north elevation.

COTTAGES 28 OF GROUP K.

Continued two weeks with the comment that the Commission will defer to the architect on the issue of stacked versus staggered windows on the east elevation.

Action: La Voie/Rager, 7/0/0.

CONCEPT REVIEW - CONTINUED

8. 1900 LASUEN RD R-2/4.0/R-H Zone

(3:19) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: Project Solutions LLC
 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.)

(Continued review of Main Building.)

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

Present: Henry Lenny, Architect
 Alexandra Cole, Architectural Historian
 Minh Pham, Representing Ownership

Straw vote: How many Commissioners would like to see emphasis of the sensitive entry? 7/0/0.

Motion: Continued two weeks with the following comments: 1) Show the trim around the windows. 2) Better integrate the staircase on the west elevation into the building. 3) Study reducing the height and/or the elimination of the 12 foot retaining wall on the proposed south elevation. 4) Study emphasis of the sensitive entry.

Action: La Voie/Rager, 7/0/0.

CONCEPT REVIEW - NEW

9. 1900 LASUEN RD R-2/4.0/R-H Zone

(3:44) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: Project Solutions, LLC
 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.)

(Review of proposed valet parking structure.)

(COMMENTS ONLY; THIS PORTION OF THE PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Henry Lenny, Architect
 Alexandra Cole, Architectural Historian
 Minh Pham, Representing Ownership

Public comment opened at 3:55 p.m. and, as no one wished to speak, closed at 3:56 p.m.

Motion: Continued two weeks with the following comments: 1) The majority of the Commission conceptually accepts the proposed subterranean parking structure and the tennis court. 2) It is essential that the entry to the subterranean parking lot be invisible. 3) The applicant shall pay particular attention to landscape screening on the corner.

Action: Rager/Boucher, 5/2/0, Pujo and Naylor opposed.

CONCEPT REVIEW - CONTINUED

10. 2300 GARDEN ST

E-1 Zone

(1:27)

Assessor's Parcel Number: 025-140-018
 Application Number: MST2006-00311
 Owner: SRS Garden Street, LLC
 Owner: SRS Garden Street, LLC C/O Price Postel Parma
 Applicant: Mary Rose & Associates
 Architect: Machin & Mead
 Contractor: Plant Construction

(This structure is on the City's List of Potential Historic Resources. Proposed upgrade of site utilities including electrical, gas, and plumbing comprised of trenchwork on existing roadways and in front of the main building, new transformer on concrete pad, new switchgear, and four new fire hydrants. Accessibility improvements will be in conformance with current California Building Code to be implemented in phases related to building upgrades under separate permits. Some parking spaces are proposed to be either slightly shifted or relocated to accommodate accessibility route.)

(Third Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

Motion: Postponed two weeks at the applicant's request.

Action: La Voie, Naylor, 7/0/0.

TIME EXTENSION HEARING

11. 35 STATE ST

HRC-2/SD-3 Zone

(3:57)

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

(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.)

(Request for second time extension for Area B. First time extension expires August 4, 2006.)

Present: Ken Marshall, Agent
 Doug Singletary, Architect
 Paul Casey, Community Development Director

A Time Extension Letter request was read and addressed by Vice-Chair La Voie for consideration.

Mr. Casey addressed the concerns of the Commission regarding the affect of not granting a time extension on the project's progress, permit issuance for any portion of the proposed project, and the possibility of granting a lesser six month extension instead of the requested full one year term.

Public comment opened at 4:08 p.m.

Mr. Kellem DeForest expressed concern that granting the requested time extension will delay construction of the project.

Mr. Casey confirmed that not granting a time extension would effectively stop the project.

Public comment ended at 4:09 p.m.

Motion: The Commission grants a second time extension for Area B for a period of six months with the condition that the applicant shall return to the Commission with a progress report and with development drawings for the Californian within a period of three months. (Additional comments by staff: The six-month time extension and the request for the applicant to return in three months both run from the existing August 4, 2006 expiration date. Effectively, the new expiration date for HLC Final Approval of Area B plans is February 6, 2007, and the applicant shall return to HLC with Area A plans by November 6, 2006.)

Action: Rager/Naylor, 5/1/0, Suding stepped down, Boucher opposed.

REVIEW AFTER FINAL

12. 2121 GARDEN ST

E-1 Zone

(4:14) Assessor's Parcel Number: 025-252-003
Application Number: MST2003-00748
Owner: Steve & Tamar Handleman

(This structure is on the City's List of Potential Resources for Designation. Proposal for a new 660 square foot detached three-car garage, driveway, hedge, and garden improvements on a 25,464 square foot lot located in the Mission Area Special Design District. The proposal includes converting the existing two-car garage into an accessory space, some landscape plan changes, revised paving, and the removal of the existing driveway. Abatement of existing violations and re-roofing are being processed under a separate application.)

(Continued Review After Final of as-built improvements including landscape, hardscape, stone wall, entry gates, pillars and fountain. Modifications approved on April 12, 2006.)

Present: Chris Jacobs, Attorney representing the Property Owners
Steve Handleman, Owner

Public comment opened at 4:20 p.m.

Mr. Kellem DeForest pointed out to the Commission that there exists a stone wall across the street with a stone cap, and that the similar treatment could be done to the proposed wall.

Public comment ended at 4:21 p.m.

Motion: Final Approval of the Review After Final of the stone wall with the following conditions:
1) The Commission approves the process to remove some of the grout between the stones, which the applicant has already begun. 2) Delineate the spaces between the stones. 3) Eliminate the darkening agent of the stones.

Action: Boucher/Rager, 5/1/0, Murray stepped down, Naylor opposed.

REVIEW AFTER FINAL

13. 803 STATE ST

C-2 Zone

(4:24) Assessor's Parcel Number: 037-400-012
Application Number: MST2005-00830
Owner: ESJ Centers
Applicant: Christine Pierron
Architect: Christine Pierron
Business Name: Juicy Couture

(Proposed storefront alterations including window and door changes, signage, and the removal of existing awnings and light fixtures.)

(Review After Final of as-built wood framework for storefront, side door, and two display windows.)

Present: Christine Pierron, Applicant/Architect
Brent Saul, Representative the Property Owner

Mr. Limón stated that the applicant has offered full cooperation with City staff regarding compliance with the City Zoning Ordinance.

Chair Suding read an email submitted by Mr. Steve Hausz, Sign Committee Member, regarding pending signage issues which shall be addressed at an upcoming Sign Committee Hearing.

Motion: Final Approval as submitted of the Review After Final changes with the following conditions: 1) The change in interior detailing to a warmer, distressed hardwood floor from the approved terrazzo tile is acceptable. 2) Signage issues shall be resolved. 3) Applicant shall make sure the brick matches in brand and blend similar to that used on State Street so as not to detract from the nice wood entry. 4) There shall be no more than a 10% reduction of foliage flanking the arch entry, or with prior approval by the Commission, possible replacement to a more acceptable planting like Laurel trees.

Action: Boucher/Pujo, 6/0/0.

CONSENT CALENDAR

NEW ITEM

A. 1237 E COTA ST R-1/R-2 Zone

Assessor's Parcel Number: 031-190-016
Application Number: MST2006-00406
Owner: Mitchell Morehart
Designer: Sophie Calvin

(The house is a Structure of Merit. Proposal to permit an as-built wooden fence between lots one and two at the south and east elevations and concrete masonry unit garden walls on the front north elevation.)

Public comment:

Ms. Laura Benson, and Ms. Irene Rutledge, neighbors, expressed concern regarding the proposed project's possible negative impact on her attached property. Ms Benson also expressed concern that she was not noticed for today's Consent Calendar for the subject property, and requested to be added to the mailing list for this proposed project.

Final Approval as submitted with the conditions: 1) Details and colors are to match the existing. 2) The proposed project shall be subject to compliance with the Zoning Ordinance. 3) Fence shall not to extend over the property line.

REVIEW AFTER FINAL

B. 217 STATE ST HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-042-011
Application Number: MST2003-00014
Architect: Jan Hochhauser
Owner: Young America's Foundation
Business Name: Reagan Ranch Visitor's Center
Landscape Architect: David Black

(Proposal for exterior remodel and interior alterations to an existing 19,500 square foot, four-story structure located on an 8,410 square foot lot. The project involves a 954 square foot floor area increase (internal), reconstruction of windows, roof and penthouse. New entrance portico is also proposed. This structure, the Neal Hotel Building, is on the City Potential Historic Resource List.)

(Continued Review After Final of two exterior security cameras.)

Continued indefinitely due to applicant's absence.

REVIEW AFTER FINAL

C. 315 W CARRILLO ST C-2 Zone

Assessor's Parcel Number: 039-302-030
Application Number: MST2003-00471
Owner: Housing Authority of the City of Santa Barbara
Architect: Brian Cearnal & Christine Pierron
Designer: LNI Custom Manufacturing

(The Housing Authority of the City of Santa Barbara (HASB) is proposing to demolish the existing commercial structures and construct 61 efficiency units and one manager's unit. Each unit would be 216 square feet in size and restricted to Affordable Rental Housing targeted to households at or below sixty percent (60%) of area median income. The building would be a maximum of three stories in height, contain 2,051 square feet of common building area for resident services, and have 5,759 square feet of landscaped courtyards. Seventeen parking spaces would be located in the parking ground level garage and 10 guest spaces would be provided off-site.)

(Review After Final of security gate design.)

Final Approval of Gate A, Gate B2, and Gate D, with the remaining gates continued indefinitely with the following comments: 1) Gate C shall be wood to match others. 2) Gate B1 shall be redesigned to be more traditional with no tube steel or perforated metal materials.

REVIEW AFTER FINAL

D. 501 STATE ST

C-M Zone

Assessor's Parcel Number: 037-172-011

Application Number: MST2006-00149

Owner: 501 State Street, Inc.

Architect: Rex Ruskauff

Business Name: Santa Barbara Brewing Company

(Proposal to add a wrought iron fence and canvas awning at the north elevation to enclose an outdoor drinking area between buildings as required by Alcohol Beverage Control.)

(Review After Final of change to awnings and fence.)

Final Approval as submitted of Review After Final.

**** MEETING ADJOURNED AT 4:34 P.M. ****