



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, September 6, 2006**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:34 P.M.**

**COMMISSION MEMBERS:**

**PHILIP SUDING, Chair, Present**

WILLIAM LA VOIE, Vice-Chair, Present

LOUISE BOUCHER, Present

STEVE HAUSZ, Absent

VADIM HSU, Present after 1:43 p.m until 3:18 p.m., and back @ 4:25 p.m.

ALEX PUJO, Present

CAREN RAGER, Present

FERMINA MURRAY, Present

SUSETTE NAYLOR, Present

DR. MICHAEL GLASSOW, Absent

ROGER HORTON, Absent

WILLIAM MAHAN, Absent

**ADVISORY MEMBER:**

**CITY COUNCIL LIAISON:**

**PLANNING COMMISSION LIAISON:**

**STAFF:**

JAIME LIMÓN, Design Review Supervisor, Present until 2:54 p.m.

JAKE JACOBUS, Urban Historian, Absent

SUSAN GANTZ, Planning Technician II, Present at 2:55 p.m.

KATHLEEN GOO, Alternate Commission Secretary, Present

| <b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b>  |           |   |
|---|-----------|---|
| <i>(See El Pueblo Viejo District Guidelines &amp; Design Review Submittal Requirements for Details)</i> |           |   |
| <b>CONCEPT REVIEW</b>   | Required  | <u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)<br><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.<br><u>Plans</u> - three sets of <u>folded</u> plans are required at the time of submittal & each time plans are revised.<br><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)<br><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.<br><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.<br><u>Plans</u> - floor, roof, etc.<br><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:<br><u>Plans</u> - floor, roof, etc.<br><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.<br><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.<br><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.<br>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:<br><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.<br><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.<br><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.<br><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.<br><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](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 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 September 1, 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](http://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 August 23, 2006.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of August 23, 2006, with corrections.

Action: Boucher/Rager, 7/0/2, (Hausz and Hsu absent, Suding and Murray abstained; Naylor abstained from Items 2 and 19, Rager abstained from Items 7, 15, and 19; and Hsu abstained from Items 11, and Items 15 through 19.)

## C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Commissioner La Voie, and Item G, 115 W. Canon Perdido reviewed by Commissioner Suding.

Action: Pujol/Rager, 7/0/0 (Hausz and Hsu absent).

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

## 1. Mr. Limón announced the following changes to the agenda:

a) For the sake of accuracy of the voting counts, it was respectfully requested that the members of the Commission let the Commission Secretary know if they will be leaving the meeting early or stepping out of the room for an extended amount of time of more than one or two items on the agenda.

b) Item 5, 2300 Garden Street, has been postponed two weeks to September 20<sup>th</sup> at the applicant's request.

Motion: To continue two weeks Item 5, 2300 Garden Street, to the September 20, 2006 meeting, at the applicant's request.

Action: Boucher/Naylor, 7/0/0. (Hausz and Hsu absent)

c) The continued concept reviews not on today's agenda for Item 1900 Lasuen alternate swimming pool design/fitness center and valet parking/tennis court, which were both continued two weeks to today's meeting, have been postponed to September 20<sup>th</sup> at the applicant's request.

d) Commissioner LaVoie will step down on Item 6, 801 State Street, and Commissioner Rager will step down on Items 2 and 12, 227 E. Pueblo Street and 1214 State Street, respectively.

e) Although the applicant and appellant are trying to reach an agreement, an appeal of the Planning Commission's approval of the mixed-use project at 517 Chapala Street (Peikert proposed project) may be heard by the City Council at their September 26<sup>th</sup> meeting. Staff requests that a Commissioner plan to attend that hearing and represent the Commission if an appeal is, in fact, filed.

f) The Chairs and Vice-Chairs of the HLC and the ABR are requested to attend a special joint meeting of the City Council and Planning Commission on September 19<sup>th</sup> to discuss rental housing and housing issues and policies. An email will be sent to each of the Commissioners with a Special Joint Meeting agenda by Thursday, September 14<sup>th</sup>.

2. Commissioner La Voie announced he will be leaving today's meeting around 5:15 p.m.
3. Chair Suding gave accolades to the State of the Art Gallery for a terrific installation and a wonderful addition to the State Street corridor.
4. Commissioner Murray announced she will be stepping down from Items 1 and 3, 526 W. Anapamu Street, and 2100 Laguna Street, respectively.

E. Subcommittee Reports.

Commissioner La Voie met with the Airport Subcommittee for the Airport Terminal Project and reported the project will be going in an entirely different direction than previously proposed by keeping and using the existing building on the site, which will shift things around on the site. It has been strongly suggested that the building architectural design be restudied. They will be making a presentation to the Subcommittee in approximately two weeks.

F. Possible Ordinance Violations.

No violations reported.

**HISTORIC STRUCTURES REPORT**

1. 526 W ANAPAMU ST R-3 Zone

**(1:46)** Assessor's Parcel Number: 039-152-008  
 Application Number: MST2005-00311  
 Owner: Mark Jacobsen  
 Architect: Mark Wienke

(Proposal to construct five attached two-story condominium units. The proposed units include two 832 square foot two-bedroom units and three 518 square foot one-bedroom units, each with an attached two-car garage. A Modification is required to allow all five garages to encroach into the interior yard setback. Planning Commission approval is required for a Tentative Map for a one-lot subdivision. The project includes demolition of two single-family residences, a detached garage, a shed, and proposes 20 cubic yards of grading outside the main building footprint on the 10,199 square foot lot.)

**(Review of Historic Structures/Sites Report prepared by Fermina B. Murray, Consultant Historian.)**

Present: Fermina Murray, Consultant

Staff comment: Mr. Limon stated that staff have reviewed the report and agree with the report's conclusions and recommendations.

Motion: The Commission accepts the report.

Action: Boucher/Rager, 8/0/0 (Hausz absent, Murray stepped down).

**THIS ITEM WAS RE-OPENED AT A LATER TIME DURING THE MEETING IN ORDER TO READ A LETTER FROM MS. CELESTE BARBER INTO THE RECORD:**

**Action:** Boucher/Rager, 8/0/0. After additional discussion, concurred with the no changes to the original motion, (Hausz absent, Murray stepped down).

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

2. 227 E PUEBLO ST E-1 Zone

**(1:50)** Assessor's Parcel Number: 025-132-009  
 Application Number: MST2006-00429  
 Owner: Lori Smyth  
 Architect: Tom Meaney

(This structure is on the City's List of Potential Historic Resources. Proposal to remove 4,445 square feet of hardscape walkways, patios, and pool deck and install 2,750 square feet of new landscaping in the rear yard. Also proposed is to remodel the existing swimming pool, construct a 170 square foot open air cabana with fireplace, and a 540 square foot three-car carport with realigned driveway. This 25,000 square foot parcel is currently developed with a 5,000 square foot two-story single-family residence, an 800 square foot swimming pool, and an 890 square foot detached accessory structure. A Modification is requested to legalize an existing accessory structure which exceeds 500 square feet.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A MODIFICATION TO ALLOW ACCESSORY SPACE IN EXCESS OF 500 SQUARE FEET.)**

Present: Lori Smyth, Owner  
Tom Meaney, Architect

Public comment opened at 1:53 p.m.

Mr. Kellam De Forest questioned whether an Historic Structures Report was in progress. Commissioner Murray commented that there was indeed a previous approved Historic Structures Report done on the proposed project. She also concurred and replied in the affirmative to Commissioner Hsu's query if the report included the entire site and the single-family residence.

Public comment ended at 1:54 p.m.

Motion: Continued indefinitely until a Historic Structures/Sites Report can be obtained by the applicant from an historian.

Action: Hsu/Naylor, 8/0/0. 7/0/0 (Hausz absent, Rager stepped down).

Mr. Limon requested clarification whether the Commission would like to hear a proposed project item before or after Historic Structures/Sites Report is completed. Most of the Commission concurred that it would be more helpful to review the report before the item is agendized, even if the report is pending.

**PRELIMINARY REVIEW**

3. 2100 LAGUNA ST E-1 Zone

**(2:10)** 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.)

**(PROJECT MUST COMPLY WITH STAFF HEARING OFFICER RESOLUTION NO. 041-06.)**

Present: Mark Shields, Owner

Motion: Preliminary Approval of the project.

Action: Hsu/Naylor, 7/0/0 (Hausz absent, Murray stepped down)

\*\*\*\*\***THE COMMISSION RECESSED FROM 2:06 UNTIL 2:17 p.m.**\*\*\*\*\*

**CONCEPT REVIEW - CONTINUED**

4. 1129 STATE ST

C-2 Zone

**(2:18)** Assessor's Parcel Number: 039-231-037  
Application Number: MST2006-00197  
Owner: 1129 State Street  
Architect: Douglas Keep  
Landscape Architect: Martha Degasis

(This is on the City's List of Potential Historic Resources and the California Inventory of Historic Resources: San Marcos Court Building. Proposed exterior renovations as follows: on the east elevation, remove existing first floor awnings, reconfigure entry, install new precast entry surrounds to match existing moldings, add cornice dental molding to match existing, add cornice band below second-story windows, add new windows and entry doors, and repaint exterior. At the interior arcade off State Street, reconfigure windows and doors and add a tile wainscot. At the courtyard south wall, restore arched openings to match original design (currently filled in), restore existing paving material, reconfigure existing planting areas and add a low curb, and add new plantings in selected areas. At the west elevation, reconfigure stairs to combine 1123 and 1129 rear entrance, install new precast entry surrounds to match existing moldings, and remove existing tile roof appendage. This parcel is approximately 52,801 square feet and is located in El Pueblo Viejo Landmark District.)

**(Second Concept Review.)**

Present: Douglas Keep, Architect

Public comment opened at 2:24 p.m.

Mr. Kellam De Forest posed several questions regarding the paving, the stairwell, and interior plaques surrounding the courtyard, and whether the proposed courtyard could be restored to its square shape.

Public comment ended at 2:25 p.m.

Motion: Continued indefinitely until an addendum letter to the Historic Structures/Sites Report can be submitted by the applicant including determination of what was originally in place prior to installation of the transom windows, when the transom windows were installed, and a comment about the proposed restoration of the east elevation, south portion of the building.

Action: La Voie/Rager, 8/0/0. (Hausz absent).

**CONCEPT REVIEW - CONTINUED**5. 2300 GARDEN ST E-1 Zone

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.)

**(Continued Fourth Concept Review.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)**

Motion: Continued two weeks to the September 20, 2006 meeting, at the applicant's request.  
 Action: Boucher/Naylor, 7/0/0. (Hausz and Hsu absent, Rager stepped down).

**CONCEPT REVIEW - CONTINUED**6. 801 STATE ST C-2 Zone

**(2:49)** Assessor's Parcel Number: 037-400-013  
 Application Number: MST2006-00154  
 Owner: Hughes Land Holding Trust 5/9/84  
 Architect: Vadim Hsu  
 Business Name: Rocks Restaurant & Lounge

(This is a Structure of Merit: "Las Tiendas Building." Proposal to construct a 2,353 square foot third-story addition on an existing commercial building located in El Pueblo Viejo Landmark District. The addition will be comprised of a new kitchen, bar, and indoor and outdoor patron seating areas, and will result in a structure that is 37'6" tall at the roof ridge line. The project requires Development Plan Approval findings.)

**(Second Concept Review.)**

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

Present: Vadim Hsu, Architect  
 Kim Hughes, Property Owner  
 Tammy Hughes, Property Owner  
 Koji Nomura, Owner of Rocks Restaurant & Lounge

Public comment opened at 2:52 p.m.

Mr. Kellam De Forest expressed concern regarding the roof addition of the proposed project.

Public comment ended at 2:53 p.m.

**Motion:** Continued two weeks to the Full Board with the following comments: 1) At least two Commissioners felt the integrity of the building should not be altered by the addition of a third floor. 2) Restudy the closely spaced third floor planters. 3) The tile, cap, and plaster at the guardrail needs better resolution. 4) Resolve the corner fireplace and perhaps eliminate the awning. 5) A majority of the Commission felt that the mass, bulk, and scale is acceptable. 6) Future umbrellas on the proposed third floor deck are not acceptable. 7) Any type of bird control should not be visible. 8) Disparate elements, particularly the corners, need better resolution: Restudy the front third of the top floor. At least one Commissioner feels the 3<sup>rd</sup> floor should be better integrated and stronger with respect to the rest of the building.

**Action:** Pujo/Naylor, 7/1/0. (Hausz absent, Boucher opposed).

### **CONCEPT REVIEW - NEW**

7. 1101 ANACAPA ST

C-2 Zone

**(3:18)** Assessor's Parcel Number: 039-232-018  
 Application Number: MST2006-00515  
 Owner: 1101 Investors, LLC  
 Architect: Cearnal Andrulaitis

(Proposal to convert 3,000 square feet of existing garage space to commercial office space, infilling a portion of the existing colonnade with a storefront window system. The existing parking lot would be restriped to accommodate the revisions, and a total of two parking spaces would be eliminated in this 100% Zone of Benefit.)

**Present:** Craig Shallenberger, and Diana Kelly, Architects

**Motion:** Continued two weeks to Full Board with the following comments: 1) The Commission generally supports the removal of the parking at the pedestrian level. 2) The Commission is concerned about the configuration of two driveways facing the Courthouse, and suggests thickening and setting the arch back 4-6 feet. 3) The Commission suggests reinforcing the pedestrian scale on the south elevation. 4) As the other driveway's paving apron is eliminated, it is suggested that landscaping replace previous concrete areas. Opportunities for enhancing the existing landscaping are critical at this corner. 5) A more authentic lantern on the building should assist in expressing the building in a less period way. 6) Enlarge the scale of the drawings and add more details.

**Action:** Pujo/Boucher, 6/0/0. (Hausz and Hsu absent, Suding stepped down).

**CONCEPT REVIEW - CONTINUED**

8. 33 E CANON PERDIDO ST

C-2 Zone

**(3:34)**

Assessor's Parcel Number: 039-322-009  
 Application Number: MST2006-00067  
 Owner: Lobero Theatre Foundation  
 Applicant: David Asbell, Executive Director  
 Applicant: Maryanne Clark

(This is a City Landmark: Lobero theatre. Proposal for the temporary installation of a 30' x 50' tent for use in the courtyard behind the theatre. This tent will be erected during times of inclement weather for the protection of patrons attending receptions and other events. The tent is expected to be used approximately 39 days during the months October through April.)

**(Second Concept Review.)**

Present: David Asbell, Executive Director of the Lobero Theatre Foundation  
 Jeff Shelton, Architect for the Lobero Theatre Foundation

Public comment opened at 3:43 p.m.

Mr. Kellam De Forest expressed concern regarding the large door under the tent, and posed questions concerning the historical use of the tent structures and the appearance of the tent facing Anacapa Street.

Public comment ended at 3:44 p.m.

Straw vote: How many Commissioners prefer the festive colors of the tent fabric as presented? 6/1/0, (Murray opposed).

Straw vote: How many Commissioners think the tent or awning should be visible just during an event? 7/0/0.

Straw vote: How many Commissioners think the framework/poles should not be permanent and should be removed when not in use? 7/0/0.

Motion: Continued two weeks to Full Board with the following comments: 1) The Commission is concerned with the appearance of the tent from Anacapa Street. 2) The details are critical to the tent's expression; however most of the Commission felt that there was a definite improvement in the project as presented and are pleased with the theatrical concept and colors, and request further detailing of the proposed project. 3) The height of the awning should be lowered to provide a reveal at the parapet. 4) The Commission suggests a retractable tent that can be taken down, since it cannot be considered a logical extension of the building. 5) The Commission agreed unanimously that the framework/poles should be removed when the tent is not in use.

Action: Suding/Boucher, 7/0/0. (Hausz and Hsu absent).

Motion: To reopen Item 1, 526 W. Anapamu Street in order to read a letter from Celeste Barber into the record.

Action: La Voie/Naylor, 7/0/0 (Hausz and Hsu absent).

**FINAL REVIEW**

9. 523 & 531 CHAPALA ST C-2 Zone

**(4:00)** Assessor's Parcel Number: 037-163-021  
 Application Number: MST2004-00854  
 Owner: Leon Olson  
 Architect: Jeff Shelton

(Proposal for a three-story mixed-use development consisting of seven residential condominium units and two commercial units. The total net residential square footage is proposed at 17,281 square feet and the commercial units are 1,218 and 1,334 net square feet each, for a total of 2,552 square feet. Nineteen parking spaces are proposed.)

**(Final Approval of the project is requested.)**

Present: Jeff Shelton, Architect  
 Leon Olson, Owner  
 David Black, Landscape Architect  
 Kathleen Kennedy, Assistant Planner

Public comment opened at 4:17 p.m.

Mr. George Ogle expressed concern regarding public views and the size and scale of the proposed project. He also expressed concern about the noticing of the project when the project is presented for reviews other than HLC.

Mr. Kellam De Forest expressed concern regarding trees and whether the windows overlook the Brinkerhoff building on the west side.

Public comment ended at 4:19 p.m.

Motion: **ARCHITECTURE**: Final Approval with following conditions: 1) The applicant should restudy the acid-treated galvanized finish of the interior loggias. 2) The project shall comply with Planning Commission Resolution No. 001-06.

Action: Pujo/Boucher, 8/0/0. (Hausz absent).

Motion: **LANDSCAPING**: Continued two weeks to Full Board with the comment to enlarge the plantings on Chapala Street and to restudy opportunities for additional palm trees.

Action: Suding/La Voie, 8/0/0. (Hausz absent).

**FINAL REVIEW**

10. 1811 STATE ST C-2/R-4 Zone

**(4:40)** Assessor's Parcel Number: 027-031-012  
 Application Number: MST2006-00468  
 Owner: 1811 State Street, LLC  
 Architect: Tom Ochsner

(Proposed facade remodel of an existing two-story commercial building and minor third-floor addition of approximately 36 square feet to provide rooftop access.)

**(Final Approval is requested.)**

Present: Tom Ochsner, Architect

- Motion: Final Approval with details continued two weeks to the Consent Calendar with the following comments: 1) Move door two feet away from its location and the corner/chimney to allow for the chimney expression. 2) The chimney detail should match both sides. 3) Travertine is not an acceptable paving material for the entry. 4) Balcony railing shall be all solid stock steel. 5) Spindles on the balcony should be square as opposed to tapered. 6) On Sheet A-7.0, Detail 4, "New Roof on Balcony": a) Cover the flashing on detail on the roof at balcony, and b) Restudy the brackets holding the beams to be a more traditional design.
- Action: Pujo/Hsu, 8/0/0, (Hausz absent).

### **CONCEPT REVIEW - CONTINUED**

11. 628 STATE ST C-M Zone  
**(4:54)** Assessor's Parcel Number: 037-132-026  
 Application Number: MST2005-00584  
 Owner: Bernard Mac Elhenny  
 Architect: On Design  
 Business Name: The Habit

(This is a revised project description. Proposal to construct a new trellis with retractable canopy to shade the rear patio and add 22 tables, 40 chairs, two umbrellas, two umbrella heaters, three gas heaters, and a new cover on an as-built awning.)

#### **(Second Concept Review.)**

Present: Justin Van Mullem, Architect

Motion: Preliminary Approval and continued four weeks to the Consent Calendar with the following conditions: 1) All illegal elements of the building shall be removed including: soda dispenser with the exposed lip, exposed conduit, speakers, and non-conforming signage. 2) Detail 9, A9.1, shall indicate that the cap is plaster and plaster finish of the concrete block. 3) Detail 11, provide a detail of the escutcheon. 4) Detail 8, shall indicate an 8"x 10" beam. 5) Detail 6, square off the beam end. 6) North elevation column modify the post base detail, simplify the wall, and provide plant pockets for vine and show plant material. 7) The Commission prefers Option 2 for table and chairs or a simplified version, but nothing too modern. 8) Heaters were not commented upon, since a previously approved model has been approved for the District. 9) Awning detail colors shall be Sunbrella "Jacket" and Dirkson "Sand."

Action: Hsu/Pujo, 8/0/0. (Hausz absent)

**REVIEW AFTER FINAL**

12. 1214 STATE ST C-2 Zone

**(4:55)** Assessor's Parcel Number: 039-183-019  
 Application Number: MST2004-00005  
 Owner: Santa Barbara Center for Performing Arts  
 Architect: Phillips, Metsch, Sweeney & Moore  
 Business Name: Granada Theatre

(The proposed project involves the partial rehabilitation of, and modifications to, the Granada Theatre, including an addition of 13,360 square feet. Of the 13,360 square feet proposed, 6,634 square feet would be added to the building's footprint. The existing dressing rooms on the north side of the theater would be rebuilt with a 99 foot long, five foot wide, and 60 foot high addition to accommodate stage space, exiting, storage, and equipment, as well as a fully accessible dressing room and toilet. An 80 foot long, 10 foot wide, and 78 foot high addition to the east side of the theater would provide more stage space and meet stage rigging needs. The south side addition, which is 100 feet long, eight feet wide, and 36 feet high, would accommodate access ramps inside the building. The remaining 6,700 square feet would be for the construction of a basement level to provide dressing rooms for the performers. One of the existing ground floor storefronts adjacent to the theater's entrance would be utilized as the theater's ticketing area. Space in the Granada tower at the second floor would also be utilized for the theater's second-floor lobby area.)

**(Continued Review After Final of added structural columns on the south elevation.)**

Present: Steve Metsch, Architect  
 Peter Frisch, Executive Director  
 Monisha Adnani, Architect and Project Manager

Motion: Continued two weeks to Full Board with the comment that the Commission requires a letter addendum to the Historic Structures Report to be approved before Option 2 is accepted as presented.

Action: Suding/Boucher, 6/0/0. (La Voie and Hausz absent, Rager stepped down).

**FINAL REVIEW**

13. 1900 LASUEN RD R-2/4.0/R-H Zone

**(5:10)** 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 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.)

**(Final Approval of the architecture is requested.)**

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

Present: Henry Lenny, Architect  
James Jones, Ownership Representative  
Minh Pham, Ownership Representative  
Trish Allen, SEPPS

Motion: Continued two weeks to Full Board with the following comments: 1) Wood members of balcony are too large, unless applicant can provide samples that can serve as inspiration and are proportionally correct. 2) Finials on the wrought iron balcony are too large. 3) Column detail and proportions need to be more traditional and more like a plaster column; perhaps octagonal columns are a solution. 4) Detail 16/A0012.00, lower the flashing and cover the flashing with tile or mortar; and Detail 3, the jam needs to be smaller to deepen the bullnose detail. 5) Detail 10/A0012.05, restudy rafter and details to meet Building Code and to match existing. 6) As a general note, bring plaster below weep screed and to grade. 7) Provide detail of attic vent.

Action: Pujo/Boucher, 7/0/0. (La Voie and Hausz absent).

**DISCUSSION ITEM**

14. 1900 LASUEN RD

R-2/4.0/R-H Zone

**(5:55)** 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 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.)

**(Ownership is exploring the feasibility of building a new structure to replace existing Cottage 12 to be more in keeping with the architectural design period of the surrounding Spanish Colonial Revival cottages.)**

Present: Henry Lenny, Architect  
James Jones, Ownership Representative  
Minh Pham, Ownership Representative  
Jan Hubbell, Senior Planner

Commission

Comments: 1) The Commission is in agreement to have the existing Cottage 12 structure removed and replaced with a building more in keeping with the surrounding architectural design of the Spanish Colonial Revival period. 2) A larger footprint presents opportunities for more traditional elements such as stairs, etc., but with possibly tighter spacing between buildings.

**DISCUSSION ITEM**

15. 12 E MONTECITO ST

HRC-2/SD-3 Zone

**(5:56)**

Assessor's Parcel Number: 033-051-016

Application Number: MST95-00044

Applicant: Redevelopment Agency

Architect: Henry Lenny Design Studio

(Proposal to construct an 11,091 square foot two-story youth hostel with 10 beds and 60 parking spaces on a vacant parcel.)

**(Discussion of a revised design of a previously approved youth hostel.)**

Present: Henry Lenny, Architect  
Jan Hubbell, Senior Planner

## Commission

Comments: 1) A majority of the Commission can support the massing of a two and three story hostel, with two Commissioners opposed to a third story. 2) Applicant to provide appropriate open space including interior public spaces and landscaping. 3) Pedestrian circulation is extremely important. 4) The Commission encourages a lot line adjustment to achieve a larger parcel for the hostel for the purposes of open space, landscaping, larger rooms, and a more general open feel to the project. 5) The Commission supports the underground parking. 6) Context of the site with the adjacent lots, i.e., "the larger picture" is extremely important. Provide additional picture of the context, include aerial photographs.

**CONSENT CALENDAR**

**CONTINUED ITEM**

A. 301 PASEO NUEVO C-2 Zone

Assessor's Parcel Number: 037-400-015  
 Application Number: MST2006-00472  
 Owner: Redevelopment Agency/Santa Barbara  
 Agent: Glen Morris  
 Applicant: Paseo Nuevo Assoc.  
 Business Name: Forth & Towne

(Proposal to paint the facade of a commercial building (formerly April Cornell retail store) located in Paseo Nuevo shopping mall.)

**(Second Concept Review.)**

Final Approval as submitted with the conditions that building color shall not change and the grey shall be the same as 320 Paseo Nuevo.

**REVIEW AFTER FINAL**

B. 1134 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 039-231-001  
 Application Number: MST2006-00441  
 Owner: Katherine Elaine Kearny  
 Applicant: Amalia Gonzales  
 Architect: Johnston Marklee

(Proposal to replace existing awning fabric, install one new rooftop air conditioning condenser unit, and replace one exterior light fixture above entry door.)

**(Review of additional rooftop equipment and a new electrical panel.)**

Final Approval of Review After Final as submitted.

**CONTINUED ITEM**

C. 302 W MICHELTORENA ST R-4 Zone

Assessor's Parcel Number: 027-212-012  
 Application Number: MST2006-00448  
 Owner: Ruben Montes  
 Designer: William Breau

(This property is on the City's List of Potential Historic Resources. Proposal for construction of a patio cover, door alteration, and exterior utility hookups at an existing six-unit residential structure located on a 6,381 square foot lot.)

**(Third Concept Review.)**

Continued two weeks to the Consent Calendar at the applicant's request.

**NEW ITEM**

D. 605 STATE ST C-M Zone

Assessor's Parcel Number: 037-131-009  
 Application Number: MST2006-00511  
 Owner: Falconer E. Campbell/Virginia H. Trust  
 Contractor: Gustavo Davos  
 Agent: Alejandro Hurtado, DDS  
 Business Name: Dr. Hurtado Dentist

(Proposal to re-paint the exterior of an existing commercial building.)

Final Approval as submitted with the conditions that: 1) The body shall be Dunn-Edwards DE 6206, "Desert Suede." 2) The window/sash shall be Dunn-Edwards DE A161, "Wild Mustang." 3) Victorian elements shall have an antique glaze of both colors.

**REVIEW AFTER FINAL**

E. 2121 GARDEN ST E-1 Zone

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.)

**(Review After Final of change in direction of wood fence material from vertical to horizontal.)**

Final Approval of Review After Final with the following conditions to be verified by staff that the applicant shall: 1) Eliminate the dental mould. 2) Use ball finials. 3) Curve the gate detail. 4) Paint fence to match house.

**NEW ITEM**

F. 25 W ANAPAMU ST C-2 Zone

Assessor's Parcel Number: 039-231-003  
 Application Number: MST2006-00512  
 Owner: John Mosby  
 Contractor: H & H Roofing

(This structure is on the City's List of Potential Historic Resources. Proposal to remove the existing white roofing down to the sheathing and install Cool Roof system white cap sheet and Class A dimensional shingles.)

Final Approval as submitted.

**FINAL REVIEW**

## G. 115 W CANON PERDIDO

C-2 Zone

Assessor's Parcel Number: 037-042-022  
Application Number: MST2005-00554  
Owner: General Telephone Company/Calif.  
Applicant: Michael Morgan  
Architect: JTC Architects  
Applicant: Jim Tousignant  
Business Name: Verizon California, Inc

(The project consists of a proposal for a voluntary lot merger of ten legal lots consisting of approximately 2.2 acres, into two lots and a subsequent lot line adjustment of the two resulting lots. The existing Verizon Building (101 W. Canon Perdido Street) would be located on proposed Parcel 1 and the existing annex building (115 W. Canon Perdido Street) would be located on proposed Parcel 2. Proposed improvements for both parcels include the reconfiguration of parking spaces, additional landscaping and new chain link fencing. The existing exterior metal stairs located at the rear of the Verizon building would be reconfigured and the exit stairs at the rear of the annex building are proposed to be enclosed.)

**(Final Approval is requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 051-06.)**

Continued two weeks to the Consent Calendar with the comments on landscaping that an alternate tree is requested, subject to review by the Landscape Architect.

**\*\* MEETING ADJOURNED AT 6:32 P.M. \*\***