



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, April 4, 2007

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

WILLIAM LA VOIE, *Chair* – Present  
 ALEX PUJO, *Vice-Chair* – Present  
 ROBERT ADAMS – Present  
 LOUISE BOUCHER – Present  
 STEVE HAUSZ – Present  
 FERMINA MURRAY – Absent  
 SUSETTE NAYLOR – Absent  
 DONALD SHARPE – Absent

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

ROGER HORTON – Present until 2:55 p.m.

**PLANNING COMMISSION LIAISON:**

STELLA LARSON – Absent

**STAFF:**

JAIME LIMÓN, Design Review Supervisor – Absent  
 HEATHER BAKER, Project Planner – Present from 3:55 p.m. to 4:50 p.m.  
 JAKE JACOBUS, Urban Historian – Present  
 SUSAN GANTZ, Planning Technician II – Present  
 SCOTT RIEDMAN, City Waterfront Business Manager – Present from 1:55 p.m. to 2:55 p.m.  
 GABRIELA FELICIANO, Commission Secretary – Present

Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal &amp; 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.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. <u>Plans</u> to include street parkway strips.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

**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 March 30, 2007, 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 (1:38):**

## 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.)

Trevor Martinson, agent for Dr. and Mrs. John Clark (1849 Mission Ridge Road), spoke about the March 28<sup>th</sup> HLC Designations Subcommittee meeting. At that special meeting certain properties were considered to be removed from the City's Potential Historic Resources List. Mr. Martinson mentioned that the most important issue involved is the monetary impact on properties that have historic designation. That is the main reason Dr. and Mrs. Clark would like to be removed from the list. Mr. Martinson requested the City Attorney's interpretation of the California Environmental Quality Act (CEQA) Guideline Section 15169 justifying the City's Potential List process. He also requested confirmation from the HLC that the house located at 1849 Mission Ridge Road will not be allowed to be removed from the Potential List.

Chair La Voie requested that Staff provide Mr. Martinson the information that was provided to the HLC Designations Subcommittee members at the special meeting that took place on March 28<sup>th</sup>.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of March 21, 2007.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of March 21, 2007.**

Action: Pujo/Hausz, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

- C. Consent Calendar.

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

Action: Boucher/Hausz, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

**Motion: To reopen the Consent Calendar for public comment.**

Action: Adams/Hausz, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

Wally Ronchietto, business owner, stated that he is not objecting to the renovations proposed for the business located at 1311 State Street, but he asked why he was told his proposal to place windows in the patio of Café Buenos Aires could not be approved, yet the proposal for the project across the street was approved today on the Consent Calendar. Chair La Voie responded that Planning Staff can explain the differences between the two projects.

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

1. Ms. Gantz made the following announcements:

- a) Under General Business on today's agenda, Item E.1 was postponed pending further discussion between Subcommittee members and Staff.
- b) The next meeting of the EPV Guidelines Subcommittee will be on April 18th at 10:00 a.m. in the David Gebhard Public Meeting Room located at 630 Garden Street.
- c) There will be a Joint Planning Commission/Historic Landmarks Commission meeting at 1:30 p.m. on April 18th to discuss the Transit Village project at Carrillo and Chapala Streets. Since this Discussion item will begin at 1:30 p.m., the regular Full Board HLC meeting will convene at a special start time of 1:15 p.m. in order to take care of General Business items prior to the joint meeting.

2. Chair La Voie announced that Mr. Pujo will be conducting the Consent Calendar and chairing the HLC meeting on April 18<sup>th</sup>.

3. Mr. Jacobus pointed out that the documents distributed to the Commission for the Bridge Replacement project are in a "Caltrans" format and therefore are different in format than the usual Structures Reports reviewed by the HLC.

E. Subcommittee Reports.

1. *Report from Joint Architectural Board of Review/Historic Landmarks Commission Design Award Subcommittee on award nominations.*

**The report from the joint ABR/HLC Design Award Subcommittee was postponed pending further discussion.**

2. Ms. Boucher reported that the HLC Designations Subcommittee met to discuss the properties to be removed from the Potential Historic Resources List. She clarified that it is not a list of designations, but rather a list of *potential* landmarks and structures of merit. Ms. Boucher stated that one item was removed, but the rest of the items will remain on the list.

Chair La Voie requested that Staff provide the eleven families involved and their representatives with the date when the Full Commission will review and ratify the one item that the Subcommittee recommended be removed from the Potential List.

3. Chair La Voie reported that around nine million dollars have been cut out of the Airport Terminal project's budget. Although the building itself will look very much the same, many of the features that the HLC liked about the previous design have now been removed. However, the design is much simpler, smaller, shorter, and less massive. The design will be reviewed by the Architectural Board of Review and the HLC will be reviewing an Historic Structures Report for the future elevator shaft.

F. Possible Ordinance Violations.

No violations reported.

**ARCHAEOLOGY REPORT**

1. 516 & 518 W LOS OLIVOS ST R-3 Zone  
**(1:56)** Assessor's Parcel Number: 025-160-015  
 Application Number: MST2007-00118  
 Owner: Bruce Burke

(Proposal to convert two existing one-story residences to condominium units on a 8,348 square foot lot. The proposal includes an 86 square foot addition to the existing 1,196 square foot unit at the rear of the property, a 96 square foot addition to the existing 1,260 square foot unit at the front of the property, construction of a 210 square foot carport and one uncovered parking space for each unit to total two uncovered and two covered spaces on the site. Modifications are requested for alterations in the interior yard setback for both units and to eliminate the six foot tall wood fences in the private outdoor living space.)

**(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)**

Staff comment: Susan Gantz, Planning Technician II, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions that, as the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no mitigation measures are required.

**Motion: The Commission accepts the report as submitted.**

Action: Hausz/Boucher, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

**ARCHAEOLOGY REPORT**

2. 927-933 OLIVE ST C-2 Zone  
**(1:57)** Assessor's Parcel Number: 029-302-031  
 Application Number: MST2006-00421  
 Owner: Fiesta Olive, LLC  
 Applicant: Aaron Amuchastegui  
 Architect: Keith Rivera

(Proposal for a mixed-use development consisting of three 3-story buildings. The project includes five, 3-story one- and two-bedroom residential condominium units ranging from 1,470 to 1,919 square feet in size. Three of the units will include office space totaling 690 square feet on the first floor. Each unit has an attached two-car garage and there are three uncovered parking spaces and a central auto court. A Voluntary Lot Merger is proposed to combine two parcels for the 11,761 square foot site. The project includes demolition of the two existing single-family dwellings at 927 and 933 Olive Street and 500 cubic yards of site grading. Planning Commission Approval of a Tentative Subdivision Map is requested.)

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

Staff comment: Susan Gantz, Planning Technician II, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions that no further archaeological investigation is recommended or necessary at this time.

**Motion: The Commission accepts the report as submitted.**

Action: Hausz/Pujo, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

**ARCHAEOLOGY REPORT**

## 3. 726 FELLOWSHIP RD

E-1 Zone

**(1:57)** Assessor's Parcel Number: 041-183-009  
 Application Number: MST2006-00401  
 Owner: Joseph N. Harvey  
 Architect: Glenn Rappaport

(Proposal to construct a 3,084 square foot three-story residence with attached 435 square foot two-car garage and a 205 square foot detached accessory structure. The proposal includes demolition of the existing 1,709 square foot single-story residence, 528 cubic yards of cut grading within the building footprint, and 391 cubic yards of cut grading outside the building footprint. The project is located on a 15,400 square foot lot in the Hillside Design District.)

**(Review of Phase I Cultural Resources Assessment prepared by URS Corporation.)**

Staff comment: Susan Gantz, Planning Technician II, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusion that it is unlikely that the construction of a house in this location will have any adverse effect on any archaeological resources, and no further survey, testing, or monitoring is required for this project.

**Motion: The Commission accepts the report as submitted.**

Action: Boucher/Adams, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

**HISTORIC STRUCTURES REPORT**

## 4. 113 HARBOR WAY

HC/SD-3 Zone

**(1:58)** Assessor's Parcel Number: 045-250-004  
 Application Number: MST2005-00434  
 Owner: City of Santa Barbara  
 Applicant: Steve Hyslop  
 Architect: David Van Hoy  
 Business Name: Chuck's Waterfront Grill

(This is a revised Project Description. This is a City Landmark: "Naval Reserve Armory." Proposal to construct an enclosed 270 square foot patio addition which will include three pairs of five-light, wood-framed bi-fold patio doors, two sets of five-light, wood-framed tri-fold patio doors, a six foot tall glass windscreen with bronze supports, and a 24" gas fire pit.)

**(Review of Letter Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates, focused on an enclosed patio addition.)**

Present: Steve Hyslop, Applicant  
 Alexandra Cole, Historian  
 David Van Hoy, Architect

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, pointed out that this is the Naval Reserve Armory Building. It is a designated City Landmark and has also been determined to qualify for the National Register. This building and six or seven other buildings associated with it would qualify as a City Historic District.

Mr. Jacobus stated that Staff finds that the spatial relationship of this City Landmark would be altered by the proposal and therefore does not meet Secretary of the Interior's Standard 9. It is Staff's opinion that, at the very least, the proposal constitutes a Class 2 potentially significant, but mitigatable, impact under CEQA; and possibly a Class 1 significant, unavoidable impact, if no mitigation measures can be identified.

Chair La Voie read into the record HLC Ordinance Chapter 22.22 Historic Structures, Section **22.22.080 Demolition, Relocation, or Alteration of a Landmark**, Subsections A and C.

Public comment opened at 2:08 p.m.

George Writer, trustee of the Santa Barbara Maritime Museum, objected to the signage and graphics on the building, and the clutter in the patio. He stated that these are serious distractions. He mentioned that he is willing to work with the applicant to have modifications made.

Julie McDonald, Executive Director of the Santa Barbara Maritime Museum, pointed out that the Museum is not unsupportive of the project, but has concerns because the Museum depends on clear signage to attract visitors. The Museum wants to come to an agreement to enhance the building so that visitors can learn about the community and the City's history.

Public comment closed at 2:11 p.m.

**Motion:** Continued indefinitely with the recommendation that either the language about the color of the building be removed from the report or a paint analysis be done. The Commission disagrees with the findings and concludes that the proposed improvements will alter the spatial relationship of the buildings and distract from the importance of the entrance to the building.

**Action:** Boucher/Adams, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

### **CONCEPT REVIEW - CONTINUED**

5. 113 HARBOR WAY HC/SD-3 Zone

**(2:31)** Assessor's Parcel Number: 045-250-004  
 Application Number: MST2005-00434  
 Owner: City of Santa Barbara  
 Applicant: Steve Hyslop  
 Architect: David Van Hoy  
 Business Name: Chuck's Waterfront Grill

(This is a revised Project Description. This is a City Landmark: "Naval Reserve Armory." Proposal to construct an enclosed 270 square foot patio addition which will include three pairs of five-light, wood-framed bi-fold patio doors, two sets of five-light, wood-framed tri-fold patio doors, a six foot tall glass windscreen with bronze supports, and a 24" gas fire pit.)

**(Second Concept Review.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, HISTORIC RESOURCE FINDINGS, AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK.)**

**Present:** David Van Hoy, Architect  
 Alexandra Cole, Historian  
 Steve Hyslop, Applicant

Public comment opened at 2:48 p.m.

Kellam De Forest, local resident, stated that the building was designated as a City Landmark to commemorate the part that Santa Barbara played in World War II. He pointed out that the symmetry and balance of the design contribute to making this building the landmark it is. It was Mr. De Forest's opinion that to change the façade in order to accommodate the conversion would probably mean that the landmark status would have to be removed.

George Writer clarified that there is no collaboration between the Santa Barbara Maritime Museum and the Waterfront Grill on this project.

Public comment closed at 2:40 p.m.

**Motion: Continued indefinitely while recommended changes are made to the Historic Structures Report.**

Action: Adams/Hausz, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

### **CONCEPT REVIEW - NEW**

6. 1100 ANACAPA ST

C-2 Zone

**(2:57)**

Assessor's Parcel Number: 029-161-001

Application Number: MST2007-00147

Owner: County of Santa Barbara

Agent: Robert Ooley

(This is a City Landmark. Courtesy review of a proposal to construct a new ADA access ramp within the Sunken Garden of the Santa Barbara County Courthouse. New materials and construction methods will match existing on-site materials and previous construction methods.)

### **(COMMENTS ONLY; COURTESY REVIEW.)**

Present: Robert Ooley, County Architect

Public comment opened at 3:06 p.m. and, as no one wished to speak, it was closed.

Chair La Voie recognized the presence of Bonnie Elliott who made herself available for questions regarding ADA accessibility.

### **The Commission, either individually or collectively, had the following comments, suggestions, and/or questions:**

1. There was a consensus by the Commission that the proposed design is acceptable.
2. Expressed appreciation for the stone that will be used and that it will be installed as sensitively as possible.
3. Suggested that applicant include planting in the design to soften the lower level of the ramp.
4. Asked if the straight-ramp will have a handrail. Mr. Ooley responded that, if it is able to be designed to have an under five percent slope, as the u-shape ramp will have, the straight-ramp will not have a handrail.

**CONCEPT REVIEW - CONTINUED**

7. 101 E VICTORIA ST C-2 Zone

**(3:10)** Assessor's Parcel Number: 029-071-013  
Application Number: MST2006-00758  
Owner: 101 East Victoria  
Owner: Nick Schaar  
Architect: Cearnal/Andrulaitis, LLP

(Proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,659 square foot commercial building comprised of 50 condominium office units on a parcel of approximately 19,000 square feet. Forty-one parking spaces will be provided underground. Planning Commission approval is required for Transfer of Existing Development Rights, a Tentative Subdivision Map, the new Condominium Development, Development Plan Approval findings, and a Modification to provide less than the required amount of parking spaces.)

**(Third Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)**

Present: Brian Cearnal and Joe Andrulaitis, Architects

Chair La Voie acknowledged receipt of a letter from Paula Westbury and stated that an archaeological evaluation will be done on the site before any construction can proceed. (Copies of the letter were distributed to the Commission members.)

Chair La Voie emphasized that any issues related to parking need to be addressed at the Planning Commission meeting (that is tentatively scheduled for May 10, 2007).

Public comment opened at 3:21 p.m.

Virginia Rehling, neighbor, spoke about the aesthetics of the architecture. She commented that there is much landscaping in the neighborhood, yet she believes the proposed project has very little setback and landscaping. She asked several questions directed to the applicant, some of which will be considered at the Planning Commission.

Claudia Chyla, neighbor, spoke about the driveway on Anacapa Street, the size of the third story, softening of the balcony that is seen from the street, and noise issues. She asked about the project's type of architecture, the locker room/rest room area, skylights, and a low wall or railing to protect the edges.

*Mr. Cearnal invited the public to call his office with questions regarding the project's design.*

Kellam De Forest, local resident, stated that the Arlington Court has a generous setback. He requested that the setback continue on to Victoria Street in order to keep the City-to-residential transition intact, especially since there are still residential buildings on that block.

Robert Chyla, neighbor, asked if a study has been done as to whether the condo business market will sustain the same level of occupancy. If so, he asked how and where a copy of that study can be obtained. He asked about future sale and rental signs, owner-occupied units turned into rentals, the rules that will apply to occupants and how they will be enforced, and security to avoid the homeless from loitering and breaking into offices. He commented that the removal of the third floor with its eleven units would ease the parking situation and make the project more palatable.

Alan Rehling, neighbor across the street, requested that there be a lot of vegetation in the front to soften the building.

Public comment closed at 3:36 p.m.

**Motion:**        **Continued indefinitely to the Planning Commission with the following comments:**  
**1)** The size, bulk, and scale of the project are acceptable. **2)** The Commission continues to be concerned about the limited amount of vegetation proposed, and desires as much planting and landscape screening as possible. **3)** There is continuing concern about the development of the courtyard as a real open space. **4)** The Commission looks forward to the continual refinement of the architectural design as it develops.

**Action:**        Adams/Boucher, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

### **CONCEPT REVIEW - CONTINUED**

8.        631 GARDEN ST

C-M Zone

**(3:51)**        Assessor's Parcel Number:    031-152-028  
                  Application Number:        MST2007-00089  
                  Owner:                            City of Santa Barbara  
                  Applicant:                    Renee Brooke  
                  Architect:                     Paul Poirier

(Proposal for the interior and exterior remodel of an existing 3,746 square foot building and an existing 1,443 square foot building including the following improvements: Provide ADA compliant restrooms for new community arts workshop use. Provide new overhead door with man door and transom window in three existing open bays. Install new doors and windows in other existing openings. Site improvements to include replacing existing gates and fencing with new brick walls and wrought iron gates, changes to the parking layout to accommodate future City Water Department facility improvements, partial replacement of existing landscaping and new additional landscaping, and minor grading to allow for ADA accessibility. No additional floor area will be added.)

**(Second Concept Review.)**

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**Present:**        Paul Poirier and Katie Corliss, Poirier & David Architects  
                  Renee Brooke, City Redevelopment Agency  
                  Heather Baker, City Planning Division

Staff comment: Heather Baker, Project Planner, provided guidance to the HLC regarding solar panel review for this project. State law limits jurisdictions from imposing more than a 20% reduction in the efficiency for the performance of proposed solar energy systems or more than a \$2,000 additional cost for proposed solar electric energy systems. Also, State law does not allow local jurisdictions to deny a solar energy system proposal if there is no significant public and health and safety impact that would be posed by the project. In this case, given that the structure involved is not significantly historic and there are no other feasible locations for the solar energy system on the site, Staff would not be able to support an HLC denial of the solar energy system. Instead, staff strongly recommends that the HLC focus its comments on the solar energy system's compliance with the City's Solar Energy System Design Guidelines. The solar energy system proposal, as described by the applicant, appears consistent with "Design Challenge Category 2: Carefully Designed and Mounted Solar Energy Systems" in the categories of "system size", "frame color", "glare", "least visible high-performance location" and "mounting". Staff suggests that the HLC focus any comments regarding this proposed solar energy system in the guideline categories of "panel arrangement and design" and "system infrastructure screening". Staff understands HLC's concern with the El Pueblo Viejo District and the guideline in page 32 of the Solar Energy System Guidelines which calls for solar energy systems in historic districts to not be visible from public viewing locations. However, given the current state law, exceptions to this guideline will need to be made, especially in cases where no significant historic resource exists on site. Staff is recommending that City Council plan to lobby the State to change the law as soon as possible as part of its legislative agenda this year, until then, unfortunately, the HLC must comply with the State's directives regarding solar energy systems.

Public comment opened at 4:22 p.m.

The following people spoke in favor of the project:

Ginny Brush, County Arts Commission/Arts Advisory.

Claudia Bratton, Summer Solstice Celebration.

Leon Olson, Summer Solstice/Community Arts Workshop.

Public comment closed at 4:27 p.m.

Straw vote: How many Commissioners could support solar collectors of some design on this roof?  
3/2. (Boucher/La Voie opposed.)

How many Commissioners could support the use of the roll-up doors as proposed without the stainless steel surround? 4/1. (Hausz opposed.)

**Motion:** **Preliminary approval and continued two weeks for in-progress review with the following comments and conditions:** 1) The Commission is quite pleased to see the continual use of the building and to have this organization move into the building, and hopes to not be an obstruction to that progress. 2) The brick wall at the southeast corner of the building is acceptable as proposed. 3) The Commission is concerned about the relationship of the new wall to the \*Surveyor's Building next door. 4) The Commission continues to support the proposed gates and would like a resolution that allows for them to still be visible when open. 5) The Commission understands the applicant is proposing the solar panels to be less than six inches taller than the roof at all points, the conduits to be routed under the roof so that they will not be visible, and a frame color compatible with the roof. 6) The landscaping around the perimeter is very important. Applicant shall incorporate as much landscaping as possible, particularly if the walls on the

Ortega Street side could be moved back, to provide a landscape buffer between the sidewalk and the walls. **7)** The applicant shall emphasize the use of vines on the walls where it makes sense. **8)** The pedestrian connection to the front door should be enhanced by a more direct connection from the gate to the entrance, the addition of more landscaping, and the use of building materials sympathetic to the building's brick. **9)** The new doors proportions need to be restudied. **10)** The canopy over the entrance shall be restudied to be more in keeping with the Ordinance.

Action: Adams/Boucher, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

\*Note: The Surveyor's Building is not on the Potential Historic Resources List, it is not a Structure of Merit, and it does not have a historical significance.

### **REVIEW AFTER FINAL**

9. 227 E PUEBLO ST E-1 Zone

**(4:50)** Assessor's Parcel Number: 025-132-009  
 Application Number: MST2006-00429  
 Owner: Lori Smyth  
 Architect: Tom Meaney

(This is a revised project description. This structure is eligible for City Landmark status: Gansl House. 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. Two zoning modifications are requested in order to allow over 500 square feet of accessory space and to allow 390 square feet of the accessory structure to encroach into the interior yard setbacks.)

**(Review after final of proposed changes requiring two zoning modifications for accessory space in excess of 500 square feet and for partially encroaching into the interior yard setbacks.)**

**(COMMENTS ONLY; PROJECT REQUIRES ZONING MODIFICATIONS.)**

Present: Lori Smyth, Owner  
 Danny Kato, City of Santa Barbara Zoning Supervisor

**Motion:** Continued indefinitely to the Staff Hearing Officer with the recommendation that the modification be approved as requested and the following positive comments:  
**1)** The modification is acceptable because the existing building has been at that location for a long time. **2)** This is a one-story building that continues in its use as an accessory building. **3)** The setback is ten feet and the remaining setback is enough to provide adequate landscape screening. **4)** The proposed use of the Eugenia hedge would provide adequate screening of the existing building.

Action: Boucher/Hausz, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED**

10. 31 W CARRILLO ST

C-2 Zone

**(5:02)** Assessor's Parcel Number: 039-321-001  
 Application Number: MST2007-00004  
 Owner: Due West, LLP  
 Applicant: Tynan Group, Inc.  
 Architect: Backen Gillam  
 Landscape Architect: Arcadia Studio  
 Designer: Ann Kale & Associates  
 Business Name: Hotel Andalucía

(Proposed door and window changes to the south elevation and *porte-cochère* and new light fixtures, awnings, and planters on the south and west elevations. Also proposed is to change out existing tile and add new tile in the *porte-cochère* and the addition of four decorative flags over the vehicle entry on Carrillo Street.)

**(Fourth Concept Review.)**

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

Present: Jim Gillam, Backem Gillam Architects  
 Derrik Eichelberger, Arcadia Studio  
 Steve Fort, Tynan Group  
 Krista Keller, Ann Kale & Associates

Straw vote: How many of the Commissioners could support the flags? 4/1. (Boucher opposed. La Voie concerned about the proposed flags' plain color and lack of design.)

How many of the Commissioners could support the proposed fabric color for the awnings? 1/4. (Adams/Boucher/La Voie/Pujo opposed.)

**Motion:** **Preliminary approval and continued four weeks for in-progress review with the following comments and conditions:** 1) The Commission supports the glass canopy at both the *porte-cochère* and pedestrian entrance by the driveway. 2) The Commission supports the lighting proposal and the design of the awnings, planter boxes, and flags. 3) The bottom of the valance shall not be supported on all of the awnings. 4) The following need further refinement: a) The actual design of the canopy. b) The relationships of the lanterns hung from the canopy. c) The design of the planter boxes and their color. d) The design of the flags. e) The color of the awnings. f) The border surround of the tile panels in the *porte-cochère*.

Action: Adams/Hausz, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 5:45 P.M. TO 6:00 P.M. \*\***

**CONCEPT REVIEW - CONTINUED**

11. 630 ANACAPA ST

C-M Zone

**(6:00)**

Assessor's Parcel Number: 031-151-011  
 Application Number: MST2005-00798  
 Owner: James Craviotto  
 Applicant: Tynan Group  
 Architect: Peter Ehlen

(Proposal to demolish an existing 2,155 square foot house, 506 square foot garage, and 5,507 square feet of commercial buildings and construct a four-level mixed-use project (three stories above-ground and one story underground) with 11,507 square feet of commercial space and 10 residential condominium units (three studios and seven two-bedroom units). A total of 34 parking spaces will be provided with 18 spaces for the larger condominiums in separate two-car garages and 16 spaces for the studios and commercial use in an underground parking structure. The two parcels involved (031-151-011 at 630 Anacapa Street and 031-151-001 at 634 Anacapa Street) total approximately 21,000 square feet. The project will require a voluntary lot merger and Planning Commission approval of the Development Plan and for a Tentative Subdivision Map for the condominium development.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A VOLUNTARY LOT MERGER, AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, DEVELOPMENT PLAN APPROVAL FINDINGS, AND APPROVAL OF THE CONDOMINIUM DEVELOPMENT.)**

Present: Steve Fort, Tynan Group  
 Peter Ehlen, Architect

Public comment opened at 6:14 p.m.

Kellam De Forest, local resident, mentioned a groundswell movement to limit the height of new buildings in El Pueblo Viejo Landmark District to 40 feet or three stories due to the impact that multi-story buildings may have. He commented that the proposed three-story building covering a large part of Anacapa and Ortega Streets would contribute to the "canyonization" of downtown, especially since Anacapa Street is not as wide as Chapala Street. Mr. De Forest would like to know the impact that the proposed project will have on the surrounding buildings.

Public comment closed at 6:15 p.m.

**Motion:** Continued indefinitely to the Planning Commission with the following comments:  
**1)** The size, bulk, and scale is not yet acceptable. **2)** The Commission gave the following recommendations: **a)** Reduction in the square footage. **b)** Lowering of the building platform. **c)** Depressing the parking further in the ground. **d)** Modulating the building on the third floor with perhaps a 75% reduction of the third floor. **3)** The tree on the corner needs to be carefully considered to be in scale with the building. **4)** The landscaping of the parkway needs to be carefully considered to be appropriate to El Pueblo Viejo Landmark District. **5)** The architectural details need to be brought more in line with El Pueblo Viejo District Guidelines, including the fenestration, windows, and balconies.

**Action:** Boucher/Hausz, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

**PRELIMINARY REVIEW**

12. 433 E CABRILLO

HRC-2/SP-1/SD-3 Zone

**(6:33)** Assessor's Parcel Number: 017-680-009  
 Application Number: MST95-00175  
 Applicant: Parker Family Trust  
 Agent: Richard Fogg, Attorney  
 Architect: Daun St. Amand  
 Architect: Henry Lenny  
 Architect: Gregory Burnett  
 Business Name: Waterfront Hotel

(This is a revised proposal for a 150-room, three-story luxury hotel located on a three-acre development envelope that received a substantial conformance determination on June 1, 2001. The proposal is a 196,715 square foot hotel that includes 128 subterranean level parking spaces, pool cabana, spas, health club, meeting rooms, and restaurant. The project previously received preliminary approval from the Historic Landmarks Commission on August 15, 2001.)

**(Revised preliminary approval is requested of design changes to exterior elevations including doors, windows and balconies. Massing and footprint of the building remains unmodified.)**

**(PROJECT REQUIRES COMPLIANCE WITH CITY ORDINANCE NO. 4920.)**

Present: Henry Lenny, Architect

**Motion:** **Continued two weeks with the following comments:** 1) The north elevation architecture needs further study. 2) The north elevation of the courtyard, the second story, and the stair need further study. 3) Both north elevations should be more consistent with the architectural expression of the Cabrillo Boulevard elevation and the west elevation. 4) Carry forward the March 21, 2007, meeting comment that there should be more variety in the fenestration on the Cabrillo Boulevard elevation, particularly of the north elevation facing the railroad tracks.

Action: Adams/Pujo, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

**CONCEPT REVIEW - NEW**

13. 1900 LASUEN RD

R-2/4.0/R-H Zone

**(6:50)** Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00140  
 Owner: Orient Express Hotels  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 Business Name: El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)**

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

Ms. Gantz acknowledged receipt of a letter from a group of Mission Ridge neighbors whose properties directly face El Encanto Hotel at Mission Ridge Road. (Copies of the letter were distributed to the Commission members.)

**Motion:** **Continued two weeks with the following comments:** **1)** The Commission supports the project and looks forward to seeing its development, particularly the elevation of the drive entrance into the parking garage. **2)** The Commission is concerned about the underground parking as a concept in that it provide sufficient soil for real plant material. **3)** There is concern about the drive opening into the parking garage. **4)** There is concern about views across the site. **5)** There is concern about the disposition of the buildings and how they affect the neighborhood and view. **6)** The Commission would prefer the full 30 foot setback from both property lines. **7)** The applicant should look for a solution that would minimize the retaining wall. **8)** The applicant should look for an architectural design that is compatible with the other Hispanic buildings on the site.

**Action:** Hausz/Boucher, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

**CONSENT CALENDAR**

**FINAL REVIEW**

A. 3030 DE LA VINA ST C-2/SD-2 Zone  
Assessor's Parcel Number: 051-121-014  
Application Number: MST2007-00030  
Owner: Housing Authority of the City of Santa Barbara  
Applicant: Thomas Moore

(This is on the City's List of Potential Historic Resources. Proposal to raise the rear patio by approximately two feet and construct a deck, replace wood fencing, replace windows in kind, remove as-built lights and install new light fixtures, remove an exterior water heater closet, paint building exterior, and install a memorial plaque on the front elevation of the building.)

**(Final approval of tile plaque and exterior color selection is requested.)**

**Final approval as submitted.**

**FINAL REVIEW**

B. 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  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 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 Detail 12 on sheet A01.12.12 is requested for the Main Building of Group B.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)**

**Final approval as noted on Sheet A01.12.12.**

**REVIEW AFTER FINAL**

C. 1214 STATE ST C-2 Zone

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 revisions to the north elevation ground level poster cases and Appleton-Jack covers.)**

**Final approval as submitted.**

**FINAL REVIEW**

## D. 924 GARDEN ST

C-2 Zone

Assessor's Parcel Number: 029-301-027  
Application Number: MST2007-00098  
Owner: Annette G. Collinge, Trustee  
Owner: Barbara Beisel  
Applicant: Kirk Gradin

(The structure is a City Landmark: "El Caserío." Proposal for a 56 net square foot first floor addition, replacement of 13 metal slider-type windows with wooden casement windows, replacement of four existing doors with new wooden doors to match original drawings, and decorative wooden grillework on one door and one window which will also match the original drawings. Also proposed is to raise the height of an adobe wall on the east elevation of this single-family residence on a 3,093 square foot parcel.)

**(Final approval of architectural details and color selection is requested.)**

**Final approval as noted on drawings.**

**FINAL REVIEW**

## E. 904 CAMINO VIEJO RD

A-2 Zone

Assessor's Parcel Number: 015-060-048  
Application Number: MST2007-00077  
Owner: Christine Garvey and George Gelles  
Architect: Peter Becker

(This structure was deemed eligible for Structure of Merit status. Proposal to demolish an existing 529 square foot detached two-car garage and to construct a new 598 square foot two-car garage. Approximately 300 square feet of the existing driveway and landscaped area will be reconfigured for the new garage approach, 300 square feet of the existing garage area will be converted to motorcourt, and 229 square feet of the existing garage area will be landscaped. Also proposed is to demolish 500 square feet of an existing lath house, abate enforcement case ENF2006-00832, and receive final inspection and signoff for expired building permit BLD2003-02234.)

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

**Final approval as submitted.**

**FINAL REVIEW**

F. 1311 STATE ST C-2 Zone

Assessor's Parcel Number: 039-131-009  
Application Number: MST2006-00479  
Owner: Mark Huston  
Architect: Doug Reeves

(Proposal for a 792 square foot, two-story addition and facade alterations at the front and rear to an existing two-story 2,697 square foot restaurant. A zoning modification to reduce the required number of parking spaces is proposed.)

**(Final approval of tile, color, and mechanical screening details is requested.)**

**Final approval as noted on the drawings.**

**NEW ITEM**

G. 1235 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 039-172-006  
Application Number: MST2007-00149  
Owner: City of Santa Barbara  
Applicant: Anna Lehr

(This is on the City's List of Potential Historic Resources. Proposal to replace existing exterior light fixtures with new energy efficient light fixtures.)

**Final approval as submitted.**

**\*\* MEETING ADJOURNED AT 7:13 P.M. \*\***