



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, September 5, 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 until 6:30 p.m.  
    KEN CURTIS – Present  
    STEVE HAUSZ – Present from 1:35 p.m. to 5:35 p.m.  
    FERMINA MURRAY – Present  
    SUSETTE NAYLOR – Present  
    DONALD SHARPE – Present until 6:30 p.m.  
**ADVISORY MEMBER:**      DR. MICHAEL GLASSOW – Absent  
**CITY COUNCIL LIAISON:**      ROGER HORTON – Present from 2:35 p.m. until 3:24 p.m.  
**PLANNING COMMISSION LIAISON:**      STELLA LARSON – Present from 2:18 p.m. until 3:23 p.m.  
**STAFF:**      JAIME LIMÓN, Design Review Supervisor – Present from 1:30 p.m. to an undetermined time  
                                  JAKE JACOBUS, Urban Historian – Present  
                                  SUSAN GANTZ, Planning Technician II – Present  
                                  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/hlc](http://www.SantaBarbaraCa.gov/hlc). 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 4:00 p.m., Monday through Thursday, and every other 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 August 31, 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/hlc](http://www.SantaBarbaraCa.gov/hlc).
- 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 (1:30):**

Commission Secretary comment: The following meeting minutes contain approximate times.

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 22, 2007.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of August 22, 2007, with corrections.**

Action: Adams/Boucher, 7/0/1. (Murray abstained. Hausz absent.) Motion carried.

C. Consent Calendar (**7:43**).

Ratifying of the Consent Calendar was postponed to later in the meeting.

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

Action: Naylor/Pujo, 5/0/1. (Curtis abstained. Boucher/Hausz/Sharpe absent.) Motion carried.

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

1. Ms. Gantz made the following announcements:

- a) The project at 125 Rametto Road, which was postponed two weeks to today's meeting, has been postponed to September 19<sup>th</sup> at the applicant's request.
- b) The approved, but appealed, Light Blue Line project has been withdrawn by the applicant.
- c) In this month's newsletter "Preservation Watch" from the Pearl Chase Society, there is an article on page 3 about the Plan Santa Barbara update. Although originally scheduled to be heard at today's HLC meeting, a Plan Santa Barbara Workshop Summary Report will be presented to the HLC on September 19<sup>th</sup>.

- d) Best-selling author Sarah Susanka will give a lecture titled "A Not So Big Approach to Design: how to reduce your ecological footprint in your own home and daily life." The lecture will be given tomorrow, September 6<sup>th</sup> at 7:00 p.m. in the Marjorie Luke Theatre at Santa Barbara Junior High School, 721 E. Cota Street.
2. Jaime Limón, Senior Planner/Design Review Supervisor, requested that a Commissioner attend the Planning Commission hearing of September 20<sup>th</sup> with respect to the project at 819 Garden Street. A zoning modification on the 10% open space requirement was requested. The applicant's position was that the building has a roof garden on the highest floor that would substitute for the required open space. The approval of the modification by the Staff Hearing Officer was suspended by the Planning Commission. Vice-Chair Pujo agreed to attend the September 20<sup>th</sup> hearing.
3. Mr. Limón, announced that a Special Joint Session with the Planning Commission and City Council is scheduled for 2:30 p.m. on September 10<sup>th</sup> at the Louise Lowry Davis Recreation Center. The discussion will be focused on the General Plan update. The HLC Chair and Vice-Chair were invited to attend.
4. Chair La Voie announced he will not be attending the next HLC meeting. Vice-Chair Pujo will be reviewing the projects on the Consent Calendar and chairing the Full Board meeting.
5. Mr. Adams announced an art show opening on Friday, September 7<sup>th</sup> from 5:00 p.m. to 7:00 p.m. at the Architectural Foundation at the corner of Garden and Victoria Streets. The artwork of four prominent Santa Barbara architects will be featured: Ed Lenvik, Peter Ehlen, Bill Mahan, and Fred Sweeney.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No violations reported.

**ARCHAEOLOGY REPORT**

1. 500 FOWLER A-F/SD-3 Zone  
**(1:40)** Assessor's Parcel Number: 073-450-003  
 Application Number: MST2003-00344  
 Owner: City of Santa Barbara  
 Applicant: Owen Thomas

(The project involves construction of two 1,000-foot long Runway Safety Areas (RSAs) and extension of Taxiway A and construction of new Taxiway M and other taxiway improvements at the City Airport. To construct RSAs, Runway 7-25 must be relocated 800 feet to the west and Carneros and Tecolotito Creeks must be rerouted.)

**(Review of reports titled "Archaeological Testing to Evaluate the Significance of CA-SBA-3839" and "Plan for Archaeological Testing Phase 2 to Evaluate the Significance of CA-SBA-3839" prepared by Applied EarthWorks, Inc.)**

Staff comments: Susan Gantz, Planning Technician II, stated that Dr. Glassow reviewed the reports and felt that they effectively address the questions raised about the nature of the archaeological deposit designated CA-SBA-3839 and that the deposit will not be adversely affected by the Airfield Safety Projects.

Public comment opened at 1:44 p.m.

Paula Westbury, local resident, commented about not disturbing the site.

Public comment closed at 1:46 p.m.

**Motion:** To accept the report.

Action: Boucher/Naylor, 9/0/0. Motion carried.

**\*\* THE COMMISSION RECESSED FROM 1:47 P.M. TO 1:52 P.M. \*\***

## **HISTORIC STRUCTURES REPORT**

2. 1857 E LAS TUNAS RD A-1 Zone

**(1:52)** Assessor's Parcel Number: 019-083-009  
 Application Number: MST2007-00411  
 Owner: Trudy S. and J. Peter Kiers, Trustees  
 Owner: Peter Consos Javidi  
 Architect: W. David Winitzky

(Proposal to remodel existing 1,988.60 square foot single family residence with the expansion of the dining area and two bedrooms. Exterior alterations to windows and doors. Additional proposal to create one new bedroom. The project will result in a 2,688.92 square foot residential unit with a net addition of 54.58 square feet. Project is located in the Hillside Design District.)

**(Review of Historic Structures/Sites Report prepared by Ronald L. Nye, Historian.)**

Present: Ronald Nye, Historical Consultant  
 Michael Schubach, Architect

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that the current work at the site was not occurring when he made his original assessment of the property. An Historic Structures/Sites Report was requested because there was a possibility that the original house was a Reginald Johnson design, but it could not be verified by the historical consultant. The report concluded that the house is not historically significant.

Public comment opened at 1:54 p.m.

Kellam De Forest, local resident, commented that Charles Urton was a very prominent contractor. Mr. De Forest inquired as to whether John Dickenson had a familial connection to the prominent family of the Dickensons in Hope Ranch.

Paula Westbury, local resident, commented about not disturbing the site and keeping the house intact.

Public comment closed at 1:58 p.m.

**Motion:** To accept the report.

Action: Naylor/Hausz, 7/1/1. (Curtis opposed. Murray abstained.) Motion carried.

### **CONCEPT REVIEW - CONTINUED**

3. 1535 SANTA BARBARA ST

R-3 Zone

**(2:01)**

Assessor's Parcel Number: 027-241-005

Application Number: MST2007-00266

Owner: The Unitarian Society of Santa Barbara

Architect: Peikert Group Architects

Landscape Architect: Robert Fowler

(This is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal for a partial interior remodel of three existing buildings; accessibility and upgrading of architectural finishes; replacement of 11 windows in the Parish Hall; enclosing the 310 square foot loggia on the east side of the Parish Hall; adding a new terrace with new 678 square foot storage room below; and landscape and hardscape improvements in the Jefferson Hall Courtyard. Also proposed is to install new windows at classroom B, the Blake Building, and a new 15-space parking lot.)

#### **(Third Concept Review.)**

Present: Detlev Peikert and April Palencia, Peikert Group Architects  
Rob Fowler, Landscape Architect  
Ken Ralph, Facilities Manager

Public comment opened at 2:14 p.m.

Kellam De Forest, local resident, commented that the applicant should redesign and plan the landscape so that persons other than the congregation can see the church from the street because it is a wonderful example of Spanish Revival style. Mr. De Forest stated he is not in favor of the proposed gate to be installed on the upper terrace area and was hoping that the glassing-in of the loggia is no longer being proposed.

Paula Westbury, local resident, commented about not disturbing the site, keeping the church intact, leaving the open space, and not removing the fountain.

Public comment closed at 2:18 p.m.

**Motion:** Continued two weeks with the following comments: 1) The simplicity of the building is not reflected in the plan of the proposed elements. 2) There is no support from the majority of the Commissioners for bricking in the sidewalk. 3) The landscape plan should be more Mediterranean and less tropical in style. 4) It was suggested to have drought tolerant planting on the public side of the wall. 5) There is concern about the expression of the new wall and, particularly, the elaborate cut-through into the existing north courtyard. However, the Commission does not object to cutting through the wall as long as it is made simple. 6) The simplification that has already occurred is appreciated in both the plan and topography. Applicant should pursue a further simplification of the plan. 7) There is concern about the number of shade trees in the courtyard, particularly as they may obscure the building. It was suggested to plant pollard (*Platanus*) English plane-trees.

Action: Boucher/Sharpe, 9/0/0. Motion carried.

**CONCEPT REVIEW - NEW**

4. 713 SANTA BARBARA ST C-2 Zone

**(2:54)** Assessor's Parcel Number: 031-081-007  
Application Number: MST2007-00436  
Owner: Santa Barbara Historical Society  
Architect: Edwards-Pitman

(This parcel contains two City Landmarks: "Historic Adobe (1825) and Covarrubias Adobe (1830)."  
This is a courtesy review of a proposal for a pair of new 16'-0" tall wrought iron gates to be installed at the Santa Barbara Street driveway entry. The gates will match existing entry gates to the parking lot of the Santa Barbara Historical Society.)

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO AN HISTORIC LANDMARK. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

Present: Tom Beaudette, Edward-Pitman

Public comment opened at 2:59 p.m. and, as no one wished to speak, it was closed.

**Motion: Continued two weeks with the comment that the proposed gate as designed does not relate to the historic fabric of the site.**

Action: Adams/Hausz, 9/0/0. Motion carried.

**CONCEPT REVIEW - NEW**

5. 110 W SOLA ST C-2 Zone

**(3:05)** Assessor's Parcel Number: 039-062-010  
Application Number: MST2007-00413  
Owner: Carmac & Associates, LLC  
Architect: Lenvik & Minor Architects

(Concept Review only of a proposal to demolish an existing 15,730 square foot commercial office building and construct a new, three-story mixed-use development comprised of four residential units ranging in size from 2,930 square feet to 3,420 square feet and a commercial space of 2,209 square feet. Parking of 24 spaces will be provided on the first level of the development.)

**(Concept Review only.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF THE CONDOMINIUM DEVELOPMENT.)**

Present: Jeff Gorrell, Architect  
James McManus, Owner  
Alexandra Cole, Historical Consultant

Public comment opened at 3:23 p.m.

Kellam De Forest, local resident, commented that this commercial building has never been architecturally compatible with the neighborhood. He suggested that an architectural style other than Spanish Revival be used to be more in keeping with the surrounding neighborhood, such as a Victorian or Tudor Revival design. Mr. De Forest also suggested that the bigger parts of the proposed building be pushed towards the center of the site and have the view of the Mortimer Cook house be opened up so that it can be seen better.

Paula Westbury, local resident, expressed opposition to the project.

Public comment closed at 3:28 p.m.

Straw vote: How many Commissioners would like to see the brick wall and arches on Sola Street preserved? 6/3. (Curtis/Murray/Naylor opposed.)

**Commissioners' comments:**

1. The Commission regrets the loss of the oldest part of the building's historical fabric and its emulation in the new design is inadequate.
2. The podium design is not acceptable and is inconsistent with the Urban Design Guidelines in that it does not provide an enhanced pedestrian experience.
3. The majority of the Commissioners agree that the size, bulk, and scale are not acceptable.
4. It was requested that the setback from Sola, [Chapala] Street be increased in deference to the Mortimer Cook House.
5. Provide a modulation of the mass of the building on the back and side in deference to both the Mortimer Cook House and the Upham Hotel.
6. The architecture should be more interesting and less generic Hispanic. It was recommended that the Mission Revival style be emulated.
7. Reconsider the program mix because what is being proposed is not compatible with the neighborhood: There is too much parking with minimal commercial space.

**PRELIMINARY REVIEW**

6. 517 CHAPALA ST C-2 Zone

**(4:01)** Assessor's Parcel Number: 037-163-007  
 Application Number: MST2005-00088  
 Owner: Montecito Bank & Trust Trustee  
 Applicant: Peikert Group Architects, LLC  
 Applicant: H & R Investments

(The proposed project consists of a lot merger and the construction of a mixed-use development with six two-bedroom residential condominium units totaling 9,999 square feet (net) and two commercial condominium spaces totaling 2,872 square feet (net). One of the units would be affordable. A modification to allow the 10% open space on the second floor is requested. Seventeen parking spaces are proposed.)

**(Preliminary Approval is requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 030-06.)**

Present: Detlev Peikert and Scott Hopkins, Peikert Group Architects  
Kathleen Kennedy, City Assistant Planner

Staff comments: Ms. Kennedy stated that the Planning Commission approved the project in July of 2006 with the proposed mass, bulk, and scale and determined that underground parking was not needed. Staff's recommendation is that it would not be appropriate to request an additional reduction in building height or substantial setback increases.

Public comment opened at 4:36 p.m.

Paula Westbury, local resident, expressed opposition to the project's height.

Kellam De Forest, local resident, commented about the need to restrict building heights in El Pueblo Viejo Landmark District and asked that the proposed project height be reduced.

Tony Vassallo, local resident, commented about lowering the garage plate height as much as feasible. He also commented that the third story balconies on the south, [west] elevation are unnecessarily large and could affect neighbor privacy. Mr. Vassallo questioned whether the proposed tile roofing could be seen from the pedestrian level.

Public comment closed at 4:42 p.m.

Straw votes: How many commissioners could support the tower as designed? 2/7. (Naylor/Hausz agreed.)

How many Commissioners could support a square tower with a more tower-like proportioning and articulation? 6/3. (La Voie/Naylor/Sharpe opposed.)

How many Commissioners could support the round tower with the proper proportions? 8/1. (Sharpe opposed.)

How many Commissioners are comfortable with the gable as proposed on the Chapala Street elevation? 0/9. (All opposed.)

How many Commissioners would like to see the proposed gable be removed from the proposal? 9/0. (All agreed.)

**Motion:** **Continued two weeks with the following comments:** **1)** The Commission would like to see the height of the building reduced on the back at the west elevation. **2)** Resolve the composition of the Chapala Street elevation with or without a gable. **3)** Use whatever means possible to reduce the south elevation of the building and its impact on the adjacent Victorian structure. **4)** Include a more Mediterranean plant palette and an increase in planting wherever possible. **5)** The Chapala Street planting strip should be increased to 36 inches instead of 18 inches.

Action: Hausz/Boucher, 9/0/0. Motion carried.

**CONCEPT REVIEW - NEW**

7. 533 STATE ST C-M Zone

**(5:16)** Assessor's Parcel Number: 037-172-001  
Application Number: MST2007-00426  
Owner: Rove Enterprises Inc.  
Agent: Tamara Erickson  
Architect: Cearnal Andrulaitis, LLP  
Business Name: Hotel Santa Barbara

(This is on the California Inventory of Historic Resources and is on the List of Potential Historic Resources: "Neal Callahan Building." Proposal to repaint a commercial building.)

**(ENVIRONMENTAL ASSESSMENT IS COMPLETE.)**

Present: Brian Cearnal, Diana Kelley, Cearnal Andrulaitis Architects, and Tamara Ericson, Agent

**Motion: Final approval as submitted.**

Action: Boucher/Hausz, 8/0/0. (Naylor stepped down.) Motion carried.

**CONCEPT REVIEW - NEW**

8. 500 NINOS DR P-R/SD-3 Zone

**(5:25)** Assessor's Parcel Number: 017-382-002  
Application Number: MST2007-00433  
Owner: City of Santa Barbara  
Applicant: Tynan Group  
Architect: Blackbird Architects

(This site is on the City's List of Potential Historic Resources: "Site of Child's Estate and Chumash village archaeological site." Proposal to construct a new 30' tall synthetic thatched shade umbrella within an existing elephant exhibit at the Santa Barbara Zoo. The steel umbrella pole will be 18" in diameter and will require approximately 3 cubic yards of grading excavation.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL REVIEW.)**

Present: Alan Varsik, Zoo Director of Environmental Programs and Conservation  
Matt Eastwood, Blackbird Architects  
Cameron Carey, Tynan Group

**Motion: Final approval as submitted.**

Action: Boucher/Sharpe, 5/3/1. (Adams/Hausz/Pujo opposed because they would like to see a revised version of the umbrella plan.) (Naylor abstained.) Motion carried.

**CONCEPT REVIEW - NEW**

9. 325 E CANON PERDIDO ST C-2 Zone

**(5:35)** Assessor's Parcel Number: 029-301-018  
Application Number: MST2007-00329  
Owner: Ken Olsen  
Architect: Carl Schneider

(Proposed demolition of an existing 929 square foot. single-family residence and construction of a new 2,044 square foot three-story residence, and 507 square foot basement-level two-car garage. Zoning modifications are being requested for encroachment into all four setbacks and for not providing the required 10% open yard area on this 3,515 square foot. parcel. A total of 350 cubic yards. of grading excavation will be required.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF ZONING MODIFICATIONS.)**

Present: Carl Schneider, Architect  
Ken Olsen, Owner

Public comment opened at 5:53 p.m.

Wendy Foster, neighbor, expressed opposition to the project's proposed mass.

Sally Terrell, neighbor, read and provided a copy of a letter signed by El Caserío residents expressing opposition to the proposed project and encroachment into the setbacks.

Wayne Ashcraft, neighbor, commented that the project is incompatible with the neighborhood.

Robert Rheem, local resident, submitted written comments agreeing with Mr. Ashcraft's comments.

Kellam De Forest, local resident, commented that the height and bulk of the proposed project impact both El Caserío and the streetscape on Cañón Perdido Street. He added that the project should conform to the setbacks required by the Zoning Ordinance.

Jay Thomas, neighbor, expressed opposition to the project because there is a sense of openness and green in the neighborhood that is not reflected in the proposed project.

Paula Westbury, local resident, expressed opposition to the demolition of the existing house.

Public comment closed at 6:08 p.m.

Straw votes: How many Commissioners could support the modifications for the front and side yard encroachments at the garage at the basement level? 3/3. (Adams/Murray/Naylor opposed.)

How many Commissioners could support the one story modification as proposed for the front yard at the garage? 5/1. (Naylor opposed.)

How many Commissioners could support the modification as proposed for the side yard at the garage below grade? 6/0. (All agreed.)

How many Commissioners could support a zero lot line and a six foot encroachment into the setback as presented for the first floor for the back building and the second and third floor in the front building? 0/6. (All opposed.)

How many Commissioners could consider a partial modification on the length of the lot for only one floor? 5/0. (Murray abstained and all others agreed.)

How many Commissioners could support the encroachment of the stairway into the rear yard as proposed? 3/3. (Adams/Murray/Naylor opposed.)

**Motion:** **Continued two weeks with the following comments:** 1) There is no support for a modification to encroach into the open yard area. 2) The style is not appropriate to the neighborhood because it is too contemporary, has a mixture of different styles, and the proportions are unacceptable. 3) Soften the style with overhangs and sandstone. 4) There is concern about the height of the garage level, the building in general, the master suite, and having the gable and the taller elements so close to the street. 5) The mass is too tall and too close to the street.

**Action:** Adams/Naylor, 6/0/0. (Boucher/Hausz/Sharpe absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 6:42 P.M. TO 6:50 P.M. \*\***

**CONCEPT REVIEW - NEW**

10. 1118 E CABRILLO BLVD P-R/SD-3 Zone

**(6:50)** Assessor's Parcel Number: 017-353-001  
 Application Number: MST2007-00435  
 Owner: City of Santa Barbara  
 Applicant: City Facilities Maintenance

(This is a Structure of Merit: "Cabrillo Pavilion and Stoa." Proposed repair and maintenance of the facade of the Cabrillo Bathhouse recreation building. Design and finishes to match existing building finishes.)

**(PROJECT REQUIRES COASTAL REVIEW AND HISTORIC RESOURCE FINDINGS.)**

**Present:** Anna Lehr, City Project Engineer II

Public comment opened at 6:57 p.m.

Paula Westbury, local resident, expressed opposition to the project.

Public comment closed at 6:59 p.m.

**Motion:** **Final approval as submitted with the condition that the applicant is to provide large format photography of the areas to be worked on prior to the start of the project. The following Historic Resource findings were made: The project will not cause a substantial adverse change in the significance of an historical resource.**

**Action:** Naylor/Adams, 6/0/0. (Boucher/Hausz/Sharpe absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED**

11. 636 STATE ST

C-M Zone

**(7:02)**

Assessor's Parcel Number: 037-132-001  
 Application Number: MST2007-00257  
 Owner: Gallina Family Trust  
 Architect: Kenneth Gruskin  
 Applicant: Derrick Prudigalidad  
 Business Name: Verizon Wireless (Johnny's Greek Deli)

(Proposal for exterior alterations of the streetscape facade including changes to finishes, doors, and windows. Proposed new signage to be reviewed by the Sign Committee under a separate permit.)

**(Second Concept Review.)**

Present: Mike Robinson, Representing Derrick Prudigalidad

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that research about the original storefront resulted in the following: The oldest picture he could find as taken around 1972 and another from about 1981. Unfortunately, documentation of the appearance of the original storefront could not be found, and neither could a determination be made as to whether the glazed brick has any historic significance. Since the building was heavily damaged during the 1925 earthquake, Mr. Jacobus concluded that the glazed brick was probably installed during the late 1950s or early 1960s. The applicant has two proposals: The brick wall will remain if the Commission believes it to be a significant character defining feature of the building; or, remove the brick wall and design that side of the building in an Hispanic style.

Straw votes: How many Commissioners would agree that the existing glazed brick wall is significant and should be retained? (Majority agreed.)

How many Commissioners would prefer burgundy window trim at the storefront? (Majority agreed.)

How many Commissioners would prefer burgundy awnings? 2/4.

How many Commissioners would prefer black awnings? (The Commission would like to specify the awning color at a later time.)

Motion: Continued two weeks to Consent with the following comments: 1) Design one sign to address both streets at the corner using the old bracket. 2) All the existing glazed brick on the building should be retained. 3) The storefront design is acceptable. 4) The drop ceiling panel at the front elevation should be moved back an additional two feet. 5) The burgundy color is acceptable for the storefront windows and wood elements in high gloss (as shown on Sheet EP1). 6) The awnings should be a single awning in the "Parchment" or "Toasty Beige" color with a single panel, a six to eight inch drop, and traditional iron brackets. 7) Retain the existing openings and/or replicate them in the new openings. 8) Keep the curved opening and close the other opening at the rear of the building. 9) Replicate the existing glazed brick on the trim of the new openings. 10) The brick is to be finished with real plaster on the front and side elevations. 11) The brick is to remain at the rear elevation.

Action: Adams/Naylor, 6/0. (Boucher/Hausz/Sharpe absent.) Motion withdrawn.

**Substitute**

**Motion:** **Preliminary approval and continued two weeks for final to the Consent Calendar with the following conditions and comments:** 1) One sign shall be designed to address both streets at the corner using the old bracket. 2) All the existing glazed brick on the building shall be retained. 3) The storefront design is acceptable. 4) The drop ceiling panel at the front elevation shall be moved back an additional two feet. 5) The burgundy color is acceptable for the storefront window trim and wood elements in high gloss (as shown on Sheet EP1). 6) The awnings shall be a single awning in the “Parchment” or “Toasty Beige” color with a single panel, a six to eight inch drop, and traditional iron brackets. 7) Retain the existing openings and/or replicate them in the new openings. 8) Retain both windows on the brick wall at the rear alley elevation but applicant is allowed to secure or block off from the interior. 9) Replicate the existing glazed brick on the trim of the new openings. 10) The brick shall be finished with real plaster on the State Street and Ortega Street elevations, but the brick shall remain on the rear, alley elevation.

**Action:** Pujó/Adams, 6/0. (Boucher/Hausz/Sharpe absent.)

**FINAL REVIEW – Referred from Consent**

12 E MONTECITO ST

HRC-2/SD-3 Zone

**(7:36)**

Assessor's Parcel Number: 033-051-016  
 Application Number: MST95-00044  
 Architect: Gregory Burnett and Michael Collins  
 Applicant: Rodney James Schull Memorial Foundation  
 Architect: Henry Lenny Design Studio

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

**(Final Approval of details is requested.)**

This item was referred from the Consent Calendar.

**Final approval as submitted.**

**PRELIMINARY REVIEW**12. 433 E CABRILLO HRC-2/SP-1/SD-3 Zone

**(7:45)** Assessor's Parcel Number: 017-680-009  
 Application Number: MST95-00175  
 Agent: Richard Fogg, Attorney  
 Architect: Daun St. Amand  
 Business Name: Waterfront Hotel  
 Architect: Henry Lenny  
 Architect: Gregory Burnett  
 Applicant: Parker Family Trust

(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 and Final Approval of the structure is requested for design changes to exterior elevations including doors, windows and balconies. Massing and footprint of the building remains unmodified. These changes were found to be in Substantial Conformance with Preliminary Approval granted 8/15/01.)**

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

Present: Henry Lenny, Architect  
 Phil Suding, Landscape Architect  
 Jan Hubbell, City Senior Planner

**Motion: Final approval with site planning, landscape issues, and architectural detailing to be referred to Subcommittee. Subcommittee to include Chair LaVoie, Commissioner Pujo, and Commissioner Sharpe.**

Action: Adams/Pujo, 5/0/1. (Murray abstained. Boucher/Hausz/Sharpe absent.) Motion carried.

**CONSENT CALENDAR****REVIEW AFTER FINAL**A. 734 E ANAPAMU ST R-3 Zone

Assessor's Parcel Number: 029-191-001  
 Application Number: MST2006-00556  
 Owner: Evans Stout  
 Applicant: Tim Steele

(This is a City Landmark: Little Granada Residence. Proposal to add a 362 square foot, one-story workshop with a 150 square foot basement to an existing 2,596 square foot single-family residence on a 6,966 square foot parcel. Also proposed is the construction of a 13' x 30' in-ground swimming pool.)

**(Review of relocated basement door.)**

**Final approval of Review After Final as submitted.**

**CONTINUED ITEM**

B. 101 W ANAPAMU ST C-2 Zone

Assessor's Parcel Number: 039-222-022  
Application Number: MST2007-00410  
Owner: 101 West Anapamu Street Associates  
Architect: Cearnal Andrulaitis, LLP

(Proposal to replace existing second story awning with a Spanish tile roof and to replace the existing third floor tower windows with new French doors and wrought iron balconies.)

**(Second Concept Review.)**

**Final approval with details to return to Staff.**

**CONTINUED ITEM**

C. 536 BRINKERHOFF AVE C-2 Zone

Assessor's Parcel Number: 037-163-001  
Application Number: MST2007-00404  
Owner: Lee P. Varner

(This is a Structure of Merit: ("Huffman House") and is located in the Brinkerhoff Landmark District. Proposal to replace existing wood skirting boards damaged during an approved foundation repair with milled-to-match skirting boards on front elevation and stucco on side and rear elevations.)

**(Second Concept Review.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)**

**Final approval as submitted and Historic Resource Findings made as follows: The project will not cause a substantial adverse change in the significance of an historical resource.**

**FINAL REVIEW**

D. 12 E MONTECITO ST HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-051-016  
Application Number: MST95-00044  
Architect: Gregory Burnett and Michael Collins  
Applicant: Rodney James Schull Memorial Foundation  
Architect: Henry Lenny Design Studio

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

**(Final Approval of details is requested.)**

**Final approval of details as submitted.**

**CONTINUED ITEM**

E. 228 E DE LA GUERRA ST C-2 Zone

Assessor's Parcel Number: 031-082-005  
Application Number: MST2006-00526  
Owner: Norma Cuellar-Birkland  
Contractor: Nelson Ramirez  
Contractor: Jose Hernandez

(This structure is on the City's List of Potential Historic Resources: "Belen Castro Residence." Proposal to replace deteriorating eaves, rain gutters, and failing stone retaining wall.)

**(Second Concept Review.)**

**Final approval as submitted.**

**NEW ITEM**

F. 127 W CANON PERDIDO ST C-2 Zone

Assessor's Parcel Number: 037-042-002  
Application Number: MST2007-00441  
Owner: Nshe Lakeport, LLC  
Architect: Lenvik & Minor

(Proposal to remodel the entire rear facade of a commercial building, gain access to a second floor tower room, stripe the rear parking lot, and add a trash enclosure.)

**Postponed to September 19, 2007, at Staff's request.**

**CONTINUED ITEM**

G. 1017 STATE ST C-2 Zone

Assessor's Parcel Number: 039-281-019  
Application Number: MST2007-00390  
Owner: Victor William and Susan Mari Schaff

(Proposal to permit an as-built wooden planter cover on an existing storefront.)

**(Second Concept Review.)**

**Continued two weeks to September 19, 2007, at Staff's request.**

**\*\* MEETING ADJOURNED AT 8:04 P.M. \*\***