

DRAFT



City of Santa Barbara Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, October 17, 2007

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

WILLIAM LA VOIE, *Chair*
ALEX PUJO, *Vice-Chair*
ROBERT ADAMS- Present
LOUISE BOUCHER- Present
KEN CURTIS- Absent
STEVE HAUSZ- Present
FERMINA MURRAY- Present until 6:55 p.m.
SUSETTE NAYLOR- Present
DONALD SHARPE- Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW- Absent

CITY COUNCIL LIAISON:

ROGER HORTON - Absent

PLANNING COMMISSION LIAISON: STELLA LARSON - Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor
JAKE JACOBUS, Urban Historian
SUSAN GANTZ, Planning Technician II
AUDREY WILK, Commission Secretary

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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. 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 October 12, 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.
- 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. on Channel 18.

SUBCOMMITTEE MEETING:

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.)

Kellam De Forrest, a local resident, commented on the preservation of landmarks, specifically, the destruction of the tree at the El Paseo Wine Cask restaurant.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of October 03, 2007.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of October 3, 2007, with corrections.

Action: Pujo/Sharpe, 8/0/0. (Curtis Absent)

- C. Consent Calendar.

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

Action: Boucher/Adams, 8/0/0. (Curtis absent)

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

1. Ms. Gantz made the following announcements:

- a) Commissioner Naylor will be a little late today. Also, she will be stepping down from Item 9, 2559 Puesta Del Sol Road.
- b) The appeal of the Historic Landmark Commission's approval of the project at 00-800 E. Cabrillo Blvd. will be heard at the December 11, 2007 City Council meeting.

Chair LaVoie volunteered to represent the HLC at that hearing.

- c) The Hayward's project at 1025 Santa Barbara Street will be reviewed by the Planning Commission tomorrow. Chair LaVoie and Commissioner Sharpe will attend that hearing to represent the Commission.
- d) The project at 1829 State Street is on the November 8th Planning Commission agenda.

Commissioner Adams volunteered to represent the HLC at that hearing.

Mr. Limon informed the Commission that due to issues with enforcement and staffing of the Sign Committee, he officially turned it over to the Zoning Enforcement Section headed up by Danny Kato, Senior Planner.

Staff is completing reports to get the Mills Act adopted. This would result in tax abatement of certain historic properties. Staff is also working on compatibility findings that are going to be proposed as requirements for projects. A discussion item is anticipated on the ABR & HLC agendas in two weeks.

E. Subcommittee Reports.

Mr. Hausz stated that the committee is working on street lighting guidelines and they will be making a presentation to the Historic Landmarks Commission in early December.

Mr. Adams stated that the Landscape Design Standards for Water Conservation subcommittee is getting organized and will meet in early November.

Commissioner Pujo stated that the subcommittee for 433 E. Cabrillo made a site visit to decide which trees should be removed, but overall, no major decisions have been made yet.

Commissioner Sharpe stated that the subcommittee for the Fess Parker Waterfront Hotel determined that it is ready for the consent calendar review. Also, the Naval Reserve Center subcommittee came up with a good potential solution that the architect is currently working on.

F. Possible Ordinance Violations.

Signage on the Stateside of La Arcada Court was approved, but the Commission made the point that the heaters should be reconsidered.

ARCHAEOLOGY REPORT

1. 528 ANACAPA ST C-M Zone

(1:45) Assessor's Parcel Number: 031-201-029
 Application Number: MST2006-00748
 Applicant: Jim Doub
 Architect: Richard Redmond

(Proposal to demolish an existing 3,500 square foot retail/commercial building and construct a new approximately 20,000 square foot mixed-use building on a 65,065 square foot parcel. The proposed four-story building would consist of approximately 5,000 square feet of first floor retail/commercial space and seven residential condominiums on the upper floors totaling approximately 15,000 square feet. The proposal includes rooftop decks for each residential unit.)

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

Motion: Postponed indefinitely at the applicant's request. Revised reports will be submitted.

Action: Adams/Boucher 8/0/0. (Curtis absent)

ARCHAEOLOGY REPORT

2. 1405 HARBOR VIEW DR R-2/SD-3 Zone

(1:50) Assessor's Parcel Number: 015-292-005
 Application Number: MST2007-00278
 Architect: Tom Jacobs

(Proposal to demolish an existing 960 square foot single-family residence and 560 square foot detached garage and to construct two new two-story, single-family residences with attached two-car garages. The first unit is proposed to be 2,080 gross square feet including the garage, and the second unit is proposed to be 1,930 gross square feet, including the garage, all on a 7,320 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. At this time, the project would require a Coastal Development Permit at the Planning Commission, but as of July 15, 2007, the project will qualify for a Coastal Exclusion. No other approvals are required from the Planning Commission.)

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

Staff Comment: Advisory member Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because 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: Commission accepted report as presented.

Action: Hausz /Pujo, 8/0/0. (Curtis absent.) Motion carried.

ARCHAEOLOGY REPORT

3. 1651 SYCAMORE CANYON RD A-1 Zone

(1:55) Assessor's Parcel Number: 019-290-001
 Application Number: MST2007-00121
 Architect: Assad Mora

(Proposal for an "as-built" addition to a single family residence, new pool cabana and utility building, and a reservoir for fire suppression (per Fire Department).)

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

Staff Comment: Advisory member Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because 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: Commission accepted report as presented.
Action: Hausz /Adams, 8/0/0. (Curtis absent.) Motion carried.

RECONSIDERATION HEARING

4. 517 CHAPALA ST C-2 Zone

(2:00) Assessor's Parcel Number: 037-163-007
 Application Number: MST2005-00088
 Applicant: Peikert Group Architects LLC
 Applicant: H & R Investments
 Architect: Peikert Group Architects

(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.)

(Adams/Boucher Motion to Reconsider the Preliminary Approval of October 19, 2007 was tabled for action at this meeting.)

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

Comissioner Adams made the following comments regarding why a reconsideration motion was being made:

- a) Many details still needed to be worked on.
- b) Did not see drawings of south elevation, which had been previously requested to be modified.
- c) The project was not ready for preliminary approval.

Motion Untable the motion to reconsider preliminary approval of the project.

Action: Adams/Boucher, 8/0/0. (Curtis absent). Motion carried.

PRELIMINARY REVIEW

5. 517 CHAPALA ST

C-2 Zone

(2:05) Assessor's Parcel Number: 037-163-007
 Application Number: MST2005-00088
 Applicant: Peikert Group Architects LLC
 Applicant: H & R Investments
 Architect: Peikert Group Architects

(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.)

(Review of revisions to project design.)

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

Present: Devlet Peikert, Peikert Group Architects
 Scott Hopkins, Peikert Group Architects

Public comment opened at 2:24 P.M.

Tony Fischer, attorney, spoke on behalf of the McFaddens and stated that they still oppose the project because their property is still impacted.

Tony Vasallo, a local resident, commented on the height of the ceilings of the condominium.

Karen McFadden, local resident, opposed the project.

Kellam De Forrest, local resident, felt the building is still too massive and opposed the project.

Kathryn Dole, local resident, opposed the project.

Public comment closed at 2:38 P.M.

Public comment re-opened at 2:47 P.M.

Kathryn Dole, local resident, opposed the project.

Public comment re-closed at 2:50 P.M.

Motion: Motion for a two week continuance with the following comments: On the South Elevation - 1) Provide a transition to the Victorian structure to the south. 2) Reduce the

mass of building as it transitions to the south. **3)** Provide separation and substantial landscaping.**4)** Reduce the mass on the south side of the building. **5)** In the driveway area, provide substantial landscaped areas, as there is too much paving. **6)** At the Chapala Street elevation, provide more landscaping at the front of the building (36 inches required by the Planning Commission) and provide substantial plant materials including vertical canopy trees. **7)** The west elevation needs to conform to the Planning Commission resolution for the eight foot plate height in the garage and to reduce the building height to match. It is too repetitive and massive. Try and recapture the charm of the original project. **8)** At the south elevation, reduce the mass, perhaps by reducing a floor level, and provide substantial change in planting. Additionally, the windows need to be changed as requested by the Planning Commission. **9)** The tower is not resolved yet because it is too tall. **10)** The windows on Chapala Street are not appropriate for a middle level. **11)** The proposed landscaping and paving materials on Chapala Street need to conform to the Chapala Street Design Guidelines. **11)** Reduce the plate heights on all three levels. **12)** Have a landscape architect get involved in the project.

Action Boucher/Sharpe, 4/2/1. (Hausz and Pujo opposed. Murray abstained. Curtis absent.) Motion carried.

**** THE COMMISSION RECESSED FROM (3:31) P.M. TO (3:37) P.M. ****

CONCEPT REVIEW - NEW

6. DE LA GUERRA PLAZA C-2/P-R Zone

(3:37) Assessor’s Parcel Number: 037-092-037
 Application Number: MST2007-00496
 Applicant: Marck Aguilar, Redevelopment Specialist
 Architect: Campbell & Campbell

(This site is a City Landmark: "City Hall and California Pepper Tree." Proposal for infrastructure improvements for Plaza de la Guerra and Storke Placita including changes to the sidewalk and roadway surfaces and grade, electrical service upgrade, siting of a trash/recycling enclosure, and lighting and landscaping improvements. The project scope includes a proposal to change the current parking in the plaza roadway, City Hall parking lot, and for one-way traffic flow along East de la Guerra Street.)

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

Present: Brian Bosse, Redevelopment Supervisor
 Douglas Campbell, Campbell & Campbell
 Beverly Campbell, Campbell & Campbell
 Derek Rapp, Penfield & Smith Engineers

Public comment opened at 4:07 P.M.

Jarrel Jackman, Executive Director, Santa Barbara Trust for Historic Preservation, supported the project.

Kellam De Forrest, a local resident, supported the project.

Sandra Hotchkiss, a local resident, stated that additional parking is needed in this area in order for it to be a true success.

Derek Westen, a local resident, stated that all the cars need to be eliminated from the plaza and to have alternate parking, but overall supported the project.

Matt Fischer, representing the Santa Barbara Newpress, opposed the project.

Dennis Rickard, a local resident, opposed the project.

Frank Hotchkiss, a local resident, opposed the project.

Public comment closed at 4:23 P.M.

Motion: Indefinite continuance with positive comments and a request for a focused letter report on the impacts of this project on neighboring historic resources and a request for copies of the document prepared by the Trust for Historic Preservation on the history of the Plaza.

Action: Hausz/Naylor, 7/0/1. (Sharp abstained. Curtis absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

7. 1829 STATE ST C-2/R-4 Zone
(5:02) Assessor's Parcel Number: 027-031-007
 Application Number: MST2004-00132
 Architect: Tom Ochsner

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

(Seventh Concept Review.)

(COMMENTS ONLY, PROJECT REQUIRES PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, A CONDITIONAL USE PERMIT, AND ZONING MODIFICATIONS.)

Present: Tom Ochsner, Architect
 Troy White, Planner, Dudek Association

Public comment opened at 5:16 P.M.

Kellam De Forrest, a local resident, felt that the trees presented did not provide a proper screen.

Kathiann Brown, a local resident, opposed the project.

Public comment closed at 5:18 P.M.

Motion: **Indefinite continuance to Planning Commission with the following comments:**
The Commission had favorable comments as to size, bulk, and scale with the request that additional landscaping be provided. They also had positive comments as follows: 1) They liked the subterranean parking, the pedestrian connection to the site from both streets; 2) the generous setback (particularly on State Street as it transitions to the residential area on W. Pedregosa Street); and , 3) the breaking up of the massing on both elevations to minimize visual impacts. Other minor architectural design issues to be solved in the process, as follows: a) the undercarriage of the curved stair; b) the window articulation in the curved element facing State Street; and, c) the interconnectiveness of the spiral stair and bay window.

Action: Hausz/Pujo, 7/0/0. (Sharpe stepped down. Curtis absent.) Motion carried.

DISCUSSION ITEM

8. 813 ANACAPA ST C-2 Zone

(5:42)

Assessor's Parcel Number: 037-052-033

Application Number: MST2007-00490

Business Name: Wine Cask Restaurant

Applicant: Chris Vigilante, Regional Dir Operations

Applicant: Bernard Rosenson, President, Wine Cask Inc

(This structure is a City Landmark and is on the National Register of Historic Places: "El Paseo." Unpermitted exterior changes to El Paseo's Wine Cask restaurant including the removal of an existing 80-foot tall eucalyptus tree, removal of the courtyard fountain, replacement of stone pavers, removal of landscaping, repainting building in courtyard, replacement of courtyard lighting, and outdoor portable heaters. This is to abate enforcement case ENF2007-00873 initiated on 8-27-07.)

(Update on proposed timeline for preparation and review of a focused Historic Structures/Sites Letter Report.)

Present: John Greer, Council for Wine Cask

Public comment opened at 5:45 P.M

Kathiann Brown, a local resident, expressed her concern about the removal of the tree at El Paseo's Wine Cask restaurant and the appropriate enforcement level for tree removals throughout the City.

Public comment closed at 5:53 P.M.

Commissioner Murray requested a discussion item regarding the Tree Preservation Ordinance. She asked that they work with the City Arborist.

CONCEPT REVIEW - NEW

9. 2559 PUESTA DEL SOL E-1 Zone

(6:00) Assessor's Parcel Number: 023-271-003
 Application Number: MST2007-00511
 Applicant: Gary Robinson
 Architect: Isabelle Greene & Associates

(This site contains a City Structure of Merit: "Museum of Natural History." Proposal to ameliorate storm water runoff impacts to Mission Creek through replacement of existing asphalt parking lot with pervious alternatives. Also proposed is the construction and improvement of adjacent bioswales to increase retention and filtration capacity, restoration of native habitat through removal of non-native tree species and invasive understory and planting of native species. Parking lot capacity of 161 parking spaces will be maintained. All ground disturbance of native soils will be monitored by a City-qualified archaeologist.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

Present: Carl Hutterer Executive Director of the Santa Barbara Museum of Natural History
 Isabelle Greene, Isabelle Greene & Associates
 Peter Lason, Landscape Architect

Motion: **Final approval and indefinite continuance to Consent for final selection of the paving. Historic Resource findings made as follows: "the project will not cause a substantial adverse change in the significance of a historical resource."**

Action: Boucher/Hausz 7/0/1. (Curtis absent. Naylor stepped down) Motion carried.

FINAL REVIEW

10. 819 GARDEN ST C-2 Zone

(6:21) Assessor's Parcel Number: 031-012-011
 Application Number: MST2005-00439
 Architect: Jeff Shelton

(This is a revised project. Proposal to demolish an existing 780 square foot office building and construct a new four-story, 4,515 square foot mixed-use building on a 1,881 square foot lot located in El Pueblo Viejo Landmark District. This development will be comprised of one 2,003 square foot one-bedroom unit, and 1,390 net square feet of office space. Four parking spaces will be provided: two on-site in a 1,122 square foot parking garage, and two on a separate parcel within 500 feet. Also proposed is a 602 square foot roof deck. Staff Hearing officer approval is requested for a zoning modification to provide less than the required 10% open space area.)

(Final Approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 061-07 AND PLANNING COMMISSION RESOLUTION NO. 038-07.)

Present: Jeff Shelton, Architect
Steve Shulem, Owner

Motion: Final approval with the voiced preference for tile in blue grunion pattern.
Action: Hausz /Sharpe , 8/0/0. (Curtis absent.) Motion carried.

FINAL REVIEW

11. 33 E CANON PERDIDO ST C-2 Zone

(6:33) Assessor’s Parcel Number: 039-322-009
Application Number: MST2006-00067
Applicant: David Asbell, Executive Director
Applicant: Maryanne Clark
Architect: Jeff Shelton

(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 of October through April.)

(Final approval of the project is requested.)

(HISTORIC RESOURCE FINDINGS MADE MARCH 7, 2007.)

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

Motion: Final approval of the project as submitted.
Action: Boucher /Sharpe, 5/2/0. (Curtis absent. Naylor and Pujo opposed. Hausz stepped down.)
Motion carried.

CONCEPT REVIEW - CONTINUED

12. 1501 STATE ST C-2 Zone

(6:42) Assessor’s Parcel Number: 027-231-006
Application Number: MST2007-00476
Owner: Robert S & Dorthy I Herdman Trustees
Architect: Larry E. Thompson Architects, Inc.
Business Name: Community West Bank
Owner: Victor and Susan Schaff

(Proposal to replace all exterior windows and doors, install new skylights, and construct a new cupola on an existing commercial building.)

(Second Concept Review.)

Present: Lawrence Thompson, Larry E. Thompson Architects, Inc.

Straw vote: How many commissioners support the cupola on top of the roof ? Majority

Motion: **Final approval and continued two weeks to consent calendar with the following conditions:** 1) Resolve the detailing of the cupola on the State Street elevation. 2) The roof on the northeast corner of State Street shall be resolved. 3) Change the entrance sidelights to match the bay window.

Action: Naylor/ Sharpe, 6/1/0. (Curtis absent. Hausz opposed. Pujo stepped down.) Motion carried.

CONCEPT REVIEW - CONTINUED

13. 125 RAMELTO RD A-2 Zone

(7:09) Assessor's Parcel Number: 015-211-011
 Application Number: MST2007-00333
 Designer: Peter Kavonian

(Proposal for a 640 square foot master bedroom addition with a 311 square foot basement beneath to an existing 2,974 square foot residence and attached garage. The project will result in a 3,925 square foot structure on a 46,316 square foot lot in the Hillside Design District.)

(Second Concept Review.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Present: Peter Kavonian, Designer

Motion: **Preliminary approval and continued two weeks for Consent for final approval with the condition that the window connecting the proposed master bedroom and living room be full width. Historic Resource findings made as follows: The project will not cause a substantial adverse change in the significance of a historical resource. Neighborhood Preservation Ordinance findings made as follows: Neighborhood Preservation criteria have been met in accordance with Section 22.69.050 of the Zoning Ordinance.**

Action: Adams/ Pujo, 7/0/0. (Curtis and Murray absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

14. 2419 STATE ST E-3 Zone

(7:11) Assessor's Parcel Number: 025-071-009
 Application Number: MST2007-00041
 Designer: Richele Mailand

(This structure is on the City's List of Potential Historic Resources: "Houners house." Proposal to remodel interior space and replace four windows, one entry door, and outdoor lighting fixtures. Also proposed is to demolish an unpermitted exterior stucco balcony wall and install a combination wrought iron/wood railing. Project will require a Zoning Compliance Declaration due to the configuration of the legal first floor rear bedroom with no internal access.)

(Third Concept Review.)

Present: Richele Mailand, Designer

Motion: Continued two weeks to the Consent calendar with the following comments: **1)** The curved wall and curved shape on the deck shall be constructed per previously approved plans. **2)** Windows proposed to be replaced should be on the elevations. **3)** Window manufacturer as Marvin, and the window model presented, are acceptable. **4)** Light fixture as presented is acceptable. **5)** Exterior door on sheet A-2.2 is acceptable.

Action: Adams/Naylor, 7/0/0. (Curtis and Pujo absent.) Motion carried.

CONSENT CALENDAR

FINAL REVIEW

A. 713 SANTA BARBARA ST C-2 Zone

Assessor's Parcel Number: 031-081-007

Application Number: MST2007-00436

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.)

(Final Approval of the project is requested.)

Final approval as submitted.

NEW ITEM

B. 914 SANTA BARBARA ST C-2 Zone

Assessor's Parcel Number: 029-292-031

Application Number: MST2007-00497

Applicant: Santa Barbara Trust For Historic Preservation

Architect: JMPE Electrical Engineering

Business Name: Alhecama Theater

(This site is on the City's List of Potential Historic Resources: "Part of reconstruction of original El Presidio de Santa Barbara State Historical Park." Proposal for electrical service upgrades.)

Continued two weeks.

REVIEW AFTER FINAL

C. 1201 ANACAPA ST C-2 Zone

Assessor's Parcel Number: 039-183-035

Application Number: MST2006-00030

Business Name: Coffee Cat

Architect: Peikert Group Architects

Applicant: City of Santa Barbara Housing & Redevelopment

(Proposal to relocate three HVAC condensing units from 1201 Anacapa Street to a public plaza. The units are proposed to be screened with a new concrete masonry screening wall.)

(Continued Review After Final.)

Final approval as submitted of condensing units only.

NEW ITEM

D. 121 W CARRILLO ST C-2 Zone

Assessor's Parcel Number: 039-313-022

Application Number: MST2007-00493

Applicant: KBZ Architects

Architect: KBZ Architects

Business Name: City Fire Station No. 1

(Proposal for a seismic upgrade, remodel of first floor offices and second floor dormitory, ADA compliance work, new elevator, and a 515 square foot addition.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Final approval as submitted with a cutsheet of a simple, Spanish style lantern to return to HLC Staff for approval.

REVIEW AFTER FINAL

E. 801 GARDEN ST C-2 Zone

Assessor's Parcel Number: 031-012-029

Application Number: MST2007-00308

Contractor: Gencon Development, Inc

Business Name: Antioch University

(This is a revised project description. Proposal to remove an as-built second floor wrought iron railing and install a new wooden railing to match the existing Monterey style wooden railing at another location on the building. To abate ENF2007-00528.)

(Review After Final of change to railing.)

Final approval as submitted.

**** MEETING ADJOURNED AT 7:37 P.M.**