



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, October 31, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS: WILLIAM LA VOIE, *Chair* until 4:18P.M. and then resumed at 4:30 P.M.
 ALEX PUJO, *Vice-Chair* at 4:20 until 4:29 P.M.
 ROBERT ADAMS- Present
 LOUISE BOUCHER- Present
 KEN CURTIS- Present
 STEVE HAUSZ- Present
 FERMINA MURRAY- Present
 SUSETTE NAYLOR- Present
 DONALD SHARPE- Present

ADVISORY MEMBER: DR. MICHAEL GLASSOW- Absent

CITY COUNCIL LIAISON: ROGER HORTON - Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Present from 2:21 P.M. until 4:45 P.M.

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

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 <u>time of submittal & each time plans are revised.</u></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 26, 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:

No 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.)

Public comment opened at 1:33 P.M.

Kathianne Brown, a local resident, commented on tree preservation ordinance concerns.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of October 17, 2007.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of October 17, 2007, with corrections.

Action: Hausz/Sharpe, 8/0/1. (Curtis abstained). Motion carried.

- C. Consent Calendar.

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

Action: Boucher/Hausz, 8/0/1. (Curtis abstained). Motion carried.

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

- 1. Ms. Gantz made the following announcements:

a) Item #7 on today's agenda for 517 Chapala Street has been postponed two weeks at the applicant's request. The last item on the agenda, Item #11 at 914 Chapala Street will move into that time slot and will be heard at that time instead.

b) The project at 1829 State Street is on the November 8th Planning Commission agenda. Robert Adams will represent the Commission at that hearing.

c) Gabriella Feliciano, HLC Secretary, gave birth to a baby girl this morning and we offer her and her husband our congratulations.

E. Subcommittee Reports.

Chair LaVoie attended the Planning Commission's hearing regarding 1025 Santa Barbara Street.

F. Possible Ordinance Violations.

No violations reported.

MISCELLANEOUS ACTION ITEM:

(1:45 PM)

Review and comment on draft findings for HLC project approvals and recommendation to forward findings to City Council for adoption.

Staff: Jaime Limon, Senior Planner

Public comment opened at 2:14 P.M.

Kellam De Forrest, a local resident, suggested that canopy trees and pedestrian access should be included on the plans.

Tony Fischer, a local attorney, made the following comments: **1)** The second sentence, "subject to approval by the Planning Commission and Staff Hearing Officer" puts limitations on only those projects, and it does not clearly indicate whether or not the project is subject to future approval. **2)** Findings need to be made at each step of the process, (concept, preliminary, and final) as a way to stay consistent with the Guidelines and if it is not mentioned at each stage, it could be interpreted as not being required, and that the findings could be made at other times. **3)** He expressed concern as to why there was no mention of Chapter 22.22, Historic Structures, or the Charter Section which has language in it that may or may not be verbatim copied in the design guidelines. **4)** He expressed his support of the change made in finding number three, which was to not have these findings only limited to landmarks and historic buildings.

The Historic Landmarks Commission suggested changes to the findings:

1) Mr. Hausz suggested that "Applicable Design Guidelines and Ordinances," should be added to the end of finding number five.

2) Mr. Pujo stated that the critical stage for mass, bulk, and scale are included in concept review so it is made early in the process. He claimed that, after that, the project does not usually grow, and that it would be redundant if it was again included in the other stages.

3) Mr. La Voie stated that at times, projects tend to change.

Mr. Limon stated that findings would be made at preliminary approval and at concept review it should be made clear as to why or why not the findings could be made.

Ms. Gantz suggested changing the wording of finding #3 to state that “the height of the development will be compatible with adjacent City Landmarks and historic *resources*,” vs. “compatible with adjacent City Landmarks and historic *buildings*.”

Public comment closed at 2:19 P.M.

Motion: To forward the item to the Ordinance Committee with the recommendation that the findings be adopted by City Council.

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

CONCEPT REVIEW - CONTINUED

1. 325 E CANON PERDIDO ST C-2 Zone
(2:22)

Assessor's Parcel Number: 029-301-018

Application Number: MST2007-00329

Owner: Ken Olsen

Architect: Carl Schneider

(This is a revised project description: Proposed demolition of an existing 929 square foot. single-family residence and construction of a new 2,030 square foot., three-story residence and 519 square foot basement-level two-car garage. Zoning modifications are being requested for encroachment into three setbacks on this 3,515 square foot parcel. A total of 350 cubic yards. of grading excavation will be required.)

(Third Concept Review.)

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

Present: Carl Schneider, Architect
Martha Degasis, Landscape Architect
Ken Olsen, Owner

Motion: Indefinite continuance to the Staff Hearing Officer with the following comments:
1) Plant a larger vertical canopy tree on the south elevation and planter area to soften the structure. 2) The stone pattern as proposed in the picture is acceptable. 3) The size bulk and scale is acceptable. 4) The Commission supports the modifications requested because they are consistent with the pattern of development in the neighborhood and because of the constraints of the lot. 5) The architecture requires more refinement in terms of composition and fenestration.

Action: Adams/Boucher.

Adams withdrew the motion.

Motion: Indefinite continuance to the Staff Hearing Officer with the following comments:
1) The Commission supports the modifications requested because they are consistent

with the pattern of development in the neighborhood and because of the constraints of the lot. **2)** The size bulk and scale is acceptable. **3)** The architecture requires more refinement in terms of composition and fenestration. **4)** Plant a larger vertical canopy tree on the south elevation and planter area to soften the structure. **5)** The stone pattern as proposed in the picture is acceptable.

Action: Hausz/Boucher, 8/ 1/0. (LaVoie opposed.) Motion carried.

CONCEPT REVIEW – NEW- PUBLIC HEARING

2. 1216 STATE ST
(2:50)

C-2 Zone

Assessor's Parcel Number: 039-183-019
Application Number: MST2007-00502
Applicant: Clearwire Wireless
Owner: Granada Tower, LLC
Architect: PB Telecom
Business Name: Granada Tower

(This structure is on the City's List of Potential Historic Resources: "Granada Theater and offices." Proposal to install a wireless communications facility with six antennae on an existing rooftop and screened from view within a radio cabinet and by existing roofing material. Neither the equipment nor the radio cabinet, which will be located within a mechanical well below a parapet, will be seen from the street nine stories below.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND FINDINGS OF NO VISUAL IMPACT.)

Present: Robert McCormick, Applicant

Motion: Final approval as submitted.

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

(3:15)

Motion: Reopen item. Commission made Findings of No Visual Impact: The project will have minimal or no adverse visual impacts.

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

CONCEPT REVIEW – NEW-PUBLIC HEARING

3. 21 E ANAPAMU ST

(2:53)

Assessor's Parcel Number: 039-183-043

Application Number: MST2007-00510

Owner/Applicant: City of Santa Barbara Redevelopment Agency

Landscape Architect: County Landscape & Design

(Proposal for a new 3,420 square foot public urban plaza on an undeveloped lot. The proposal includes new paved areas, new landscaping utilizing a California native plant palette and sustainable landscape design methods. The design team is coordinating with Visual Art in Public Places to develop opportunities for public art display. Proposed signage will be reviewed by the Sign Committee.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Present: Jeannette Candau, Redevelopment Specialist
Stacy Isaac, Designer, County Landscape & Design
Owen Dell, Landscape Architect, County Landscape & Design

Public comment opened at: 3:09 P.M.

Frank Goss, a local business owner, stated that he was upset that the City designed the park without getting input from neighboring businesses and was opposed to the project.

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

Ginny Brush, Santa Barbara Contemporary Arts Forum Designer, opposed the project.

Matt LaBrie, representing the “Coffee Cat” building, commented that he wished that he had been more informed about the proposed project.

Peter Spirithorse Olmos, a Chumash Native, supported the project.

Public comment closed at: 3:29 P.M.

Motion: **Indefinite continuance with the following comments:** 1) The project needs to be sustainable, beautiful, wonderful, visible, and must respond to the important architectural buildings and settings adjacent to it. 2) If a Chumash design is going to be incorporated, it must be applied to the entire plaza.

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

CONCEPT REVIEW - NEW

4. 21 E ANAPAMU

C-2 Zone

(4:01)

Assessor's Parcel Number: 039-183-037

Application Number: MST2007-00542

Owner: City of Santa Barbara

Applicant: Peikert Group Architects

(Proposal to construct a new ADA ramp to provide an accessible path of travel to 1201 Anacapa Street, 21 East Anapamu Street, and the Granada Garage. The project will entail the replacement of approximately 160 linear feet of existing sidewalk, curb, gutter, and accessible corner ramp at the corner of Anacapa and Anapamu Streets, and the construction of two planters with landscaping at the east elevation of 21 E. Anapamu Street in the placita area.)

Present: John Moyer, Peikert Group Architects
Jeannette Candau, Redevelopment Specialist

Motion: A motion for denial without prejudice for the following reasons: 1) The inadequate quantity street trees. 2) The unacceptable location of the water meters on the sidewalk which is a visual impact to a public right-of-way. 3) The ADA is ramp not integrated in an acceptable park and landscape design because it is too steep (8.33%), requiring handrails on both sides and creating a strong visual impact. 4) It is not well-integrated with the architecture of adjacent buildings.

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

MISCELLANEOUS ACTION ITEM

5. 102 E PUEBLO ST

E-1 Zone

(4:17)

Assessor's Parcel Number: 025-201-024

Application Number: MST2006-00451

Owner: Melville Sahyun

Designer: Steve Morando

(This is a revised project. Proposal for a two-story addition and remodel of an existing one-story single-family residence located in the Mission Area Special Design District. The proposal includes a 909 square foot first- and second-story addition, a second-story deck, interior and exterior remodeling, and a roof-mounted solar array. The project would result in a 3,240 square foot two-story dwelling with the existing detached garage, greenhouse, and accessory building to remain on the 15,947 square foot lot. Modifications are requested for exterior remodeling in the setbacks.)

(Request to place this structure on the City's List of Potential Historic Resources as being eligible for Structure of Merit status.)

Present: Steve Morando, Designer
Cheryl Jenson, Landscape Architect
Mr. and Mrs. Sahyun, Owners

Motion: Place this structure on the City's List of Potential Historic Resources as being eligible for Structure of Merit status.
Action: Boucher/Sharpe, 9 /0 /0. Motion carried.

PRELIMINARY REVIEW

6. 102 E PUEBLO ST E-1 Zone
(3:35)

Assessor's Parcel Number: 025-201-024
 Application Number: MST2006-00451
 Owner: Melville Sahyun
 Designer: Steve Morando

(This is a revised project. Proposal for a two-story addition and remodel of an existing one-story single-family residence located in the Mission Area Special Design District. The proposal includes a 909 square foot first- and second-story addition, a second-story deck, interior and exterior remodeling, and a roof-mounted solar array. The project would result in a 3,240 square foot two-story dwelling with the existing detached garage, greenhouse, and accessory building to remain on the 15,947 square foot lot. Modifications are requested for exterior remodeling in the setbacks.)

(Preliminary Approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 078-07.)

Present: Steve Morando, Designer
 Cheryl Jensen, Landscape Architect
 Mr. and Mrs. Sahyun, Owners

Motion: Preliminary approval and indefinite continuance to the Consent Calendar for final approval with the condition that the applicant is to document the original colors.
Action: Boucher/Adams, 6/0/2. (Naylor and Curtis abstained. LaVoie stepped down.)
 Motion carried.

PRELIMINARY REVIEW

7. 517 CHAPALA ST C-2 Zone

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

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.)

(Continued request for Preliminary Approval.)

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

Postponed two weeks at the applicant's request.

CONCEPT REVIEW - NEW

8. 914 CHAPALA ST C-2 Zone

(4:29)

Assessor's Parcel Number: 039-321-047

Application Number: MST2007-00541

Owner: City of Santa Barbara Redevelopment Agency,

Applicant: Victor Garza

Architect: Paul Poirier

(Proposal to demolish five arcades at City Parking Lot #2 and replace with enhanced landscaping, planters, and a pergola at the W. Canon Perdido Street elevation. The existing raised planters on the north and east elevations are proposed to be clad in sandstone. On the north elevation, new landscaping will include four Sweetshade trees, one Queensland Umbrella tree, two Giant Birds of Paradise, one Jacaranda tree, and nine Tree Ferns. One eight foot tall King Palm tree will be removed. On the east elevation, one Cork Oak tree will be replaced with a more appropriate specimen, and six Tree Ferns and six Pygmy Date Palms will be planted. On the south elevation, two Eucalyptus Citriodora trees will be replaced.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Present: Paul Poirier, Poirier & David Architects
 Bob Cunningham, Landscape Architect
 Victor Garza, Parking / TMP Superintendent and Applicant

Motion: **Two week continuance with the following comments:** 1) The scheme is supported by a majority of the Commission. 2) The Commission needs drawings that more clearly indicate only the work being proposed. 3) Consider replacing the Cork Oak tree. 4) Reconsider the paint scheme to simplify the project. 5) Reconsider the south pergola and surface arches. 6) Replace lighting and lamping on the building. 7) A minority observation was made that the only thing making this building tolerable is proposed to be removed.

Action: Hausz/Naylor, 7/2/0. (Murray and La Voie opposed.) Motion carried.

**** THE COMMISSION RECESSED FROM (5:10) P.M. TO (5:15) P.M. ****

HISTORIC STRUCTURES REPORT

9. 710 ANACAPA ST

C-2 Zone

(5:16)

Assessor's Parcel Number: 031-081-013

Application Number: MST2006-00312

Owner: Carlos Adame

Agent: Lisa Plowman

Architect: Peikert Group Architects

(This is a revised proposal for a new 4,031 square foot, three story, 42 foot tall mixed-use development including the preservation of 577 square feet of an existing 1,562 square foot structure on The City's List of Potential Historic Resources (Myers Cottage). The project will include relocation of The existing structure (which will be used as commercial space) nine feet to the west, new construction at ground level to provide two residential condominium units (one, two-bedroom unit and one, three-bedroom unit), three covered residential parking spaces, and one uncovered commercial parking space. The existing stone site wall will be preserved.)

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

Present: Shelly Bookspan, Historian
 Lisa Plowman, Planning Manager, Peikert Group Architects
 Carlos Adame, Owner
 Bettie Weiss, Staff Hearing Officer

Public comment opened at 5:24 P.M.

Pamela Boehr, a local resident, thanked the Planning Division for requiring the developer to obtain a Structure of Merit designation.

Kellam De Forrest, a local resident, stated that he wishes that the Commission would grant a landmark designation for this building.

Bettie Weiss, Staff Hearing Officer, briefly responded to the comment about the Structure of Merit condition by stating that the Planning Staff and the Staff Report recommended that the matter of designation return to the Historic Landmarks Commission as a Condition of Approval that one holds a consideration of designation prior to preliminary approval. She said that the condition has not been imposed yet because there has not been an action to approve the project. Secondly, Ms. Weiss made comments regarding the request for the study and the context of the project site and neighborhood. She said that she read the Historic Structures/Sites Report, as well as the HLC minutes, and stated that the evaluation of the project was missing, especially regarding the modification and the distance from the building. She claimed to be more focused on the project site orientation context rather than what the motion on the table was, though she did not disagree with the Commission.

Public comment closed at 5:27 P.M.

Motion: Two week continuance for preparation of a revised addendum to the Historic Structures/Sites Report. The Commission requested an analysis of the extent of the restoration of the existing structure and the impacts of its relocation and additions, and the impacts of the proposed project on the proposed building site and historical setting.

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

REVIEW AFTER FINAL

10. 734 E ANAPAMU ST

R-3 Zone

(5:39)

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 After Final of proposed change to add stairs in the interior yard setback.)

(COMMENTS ONLY; PROJECT REQUIRES STAFF HEARING OFFICER APPROVAL OF A ZONING MODIFICATION.)

Present: Tim Steele, Architect

Motion: Final approval as submitted.

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

PRELIMINARY REVIEW

11. 911 LAGUNA ST

C-2 Zone

(5:43)

Assessor's Parcel Number: 029-301-012

Application Number: MST2007-00210

Owner: Mr. and Mrs. Nick Tomkins

Architect: Ray Ketzal

(Proposal to demolish two single-family residences totaling 1,676 square feet and construct a new, three story, single-family residence of 3,374 net square feet including a 287 square foot basement mechanical room, a 273 square foot attached garage and a 228 square foot carport. The project will require overall site grading of 260 cubic yards. Zoning modifications are requested for the proposed garage to encroach into the front and interior yard setbacks, the proposed carport to encroach into the front yard setback, for portions of the second floor roof to encroach into the interior yard setback, and for the third floor to encroach into the interior yard setback. The proposal has a floor-to-lot area ratio of .67 on this commercially-zoned, 5,031 square foot parcel.)

(Preliminary Approval of the project is requested.)**(PROJECT MUST COMPLY WITH STAFF HEARING OFFICER RESOLUTION NO. 083-07.)**

Present: Jerry Goodman, Architect
Douglas Beard, project team member
Michelle Hochrein, project team member

Motion: **Preliminary approval with indefinite continuance to Consent for final approval with the following comments:** **1)** Center the living room doors on the center arch of the covered terrace. **2)** Do not put anything near the trunk of the oak, particularly the bench. **3)** At the top of the street wall there needs to be something that is more tall, informal, and shade tolerant (not myrtle). **4)** Reconsider the use of the Japanese red grass. **5)** Replace the strawberry tree proposed for the south elevation with a peppermint tree.

Action: Hausz/Boucher, 8 /1 /0. (Curtis abstained.) Motion carried.

CONSENT CALENDAR – SEE SEPARATE AGENDA

CONTINUED ITEM**A. 721 LAGUNA ST R-3 Zone**

Assessor's Parcel Number: 031-091-008

Application Number: MST2007-00422

Owner: City of Santa Barbara Housing Authority

Applicant: Christine Pierron

(Proposal for alterations to the building housing the Community Room of the Presidio Springs residential development. The proposed project includes a new roof with four new skylights, replacement of existing windows and doors, and a new entry at the gable end of the building. Also proposed is the demolition of an exterior six foot tall wall, upgraded hardscaping, and an interior remodel.)

Indefinite postponement at the applicant's request.**NEW ITEM****B. 700 E ANAPAMU ST R-3 Zone**

Assessor's Parcel Number: 029-180-009

Application Number: MST2007-00536

Owner: Santa Barbara High School District

(This is a City Landmark: "Santa Barbara High School Building." Courtesy review of a proposal for exterior painting.)

Final approval as submitted with the determination that the logo and graphics are part of the building design and are not considered signage.**FINAL REVIEW****C. 28 W CABRILLO BLVD & 1 STATE ST HRC-1/R-4/SD-3 Zone**

Assessor's Parcel Number: 033-102-002

Application Number: MST2007-00276

Owner: Beach Motel Partners

Architect: Cearnal Andrulaitis

Business Name: Harbor View Inn and Spa

(This structure is on the City's List of Potential Historic Resources: "La Casa Del Mar Motel." Proposal to convert an existing 1,812 square foot hotel conference room to a guest spa and 668 square feet of exterior improvements including a new Jacuzzi spa and privacy wall at an existing patio at the Harbor View Inn. Staff Hearing officer approval for three zoning modifications will be required for the Jacuzzi to be located within 15 feet of the front lot line; existing over-height hedges and new wall to be located within ten feet of a front lot line; and, to add a new door within the required 30 foot front yard setback on this 67,122 square foot parcel in the non-appealable jurisdiction of the Coastal Zone.)

(Final Approval of the project is requested.)**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 091-07.)**

Final approval as noted on drawing A301.**CONTINUED ITEM**

D. 914 SANTA BARBARA ST C-2 Zone

Assessor's Parcel Number: 029-292-031
 Application Number: MST2007-00497
 Owner: State of California
 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.)

(Second Concept Review.)

Continued two weeks.

FINAL REVIEW

E. 1501 STATE ST C-2 Zone

Assessor's Parcel Number: 027-231-006
 Application Number: MST2007-00476
 Owner: Victor Susan Schaff
 Owner: Robert S. & Dorthy I. Herdman Trustees
 Architect: Larry E. Thompson Architects, Inc.
 Business Name: Community West Bank
 Owner: Cochran Property Management

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

(Final Approval of exterior details is requested.)

Final approval as submitted.

FINAL REVIEW

F. 125 RAMETTO RD A-2 Zone

Assessor's Parcel Number: 015-211-011
 Application Number: MST2007-00333
 Owner: Burrows Family Trust 5/18/93
 Designer: Peter Kavoiian

(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.)

(Final Approval of details is requested.)

Final approval as noted on sheet A4.

NEW ITEM**G. 1221 CHAPALA ST C-2 Zone**

Assessor's Parcel Number: 039-172-002
Application Number: MST2007-00529
Owner: Montgomery Revocable Family Trust
Applicant: Bob Wesley
Architect: Ernest Knapp
Contractor: Steve Lastra
Business Name: The Winehound

(Proposal for a new exterior awning. Signage on the awning will be reviewed by the Sign Committee under SGN2007-00131.)

Continued indefinitely with the recommendation that an awning should not be used and that signage be placed over the arched door in a curved pattern following the curve of the arch. Applicant advised to submit to Sign Committee. Applicant withdrew this application.

FINAL REVIEW**H. 2419 STATE ST E-3 Zone**

Assessor's Parcel Number: 025-071-009
Application Number: MST2007-00041
Owner: Hyder Family Trust
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.)

(Final Approval of the project is requested.)

Final approval as noted on both sheets.

REVIEW AFTER FINAL**I. 523 CHAPALA ST C-2 Zone**

Assessor's Parcel Number: 037-163-021
Application Number: MST2004-00854
Owner: Leon Olson
Architect: Jeff Shelton

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

(Review After Final to review sidewalk improvements for compliance with Chapala Street Design Guidelines.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO.001-06.)

Final approval as submitted.

REFERRED BY FULL COMMISSION**J. 320 E VICTORIA ST R-3 Zone**

Assessor's Parcel Number: 029-131-005
Application Number: MST2004-00511
Owner: Victoria Garden Mews
Architect: Dennis Thompson

(This is a second revision of the project description. Proposal to retain the front two-story portion of an existing single-family residence, add a new porch at the street facade, remove the one-story portion at the rear of the house, and add a new two-story addition. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct three new residential units with four attached two-car garages accessed from the public alley. The new units are proposed to vary between 1,000 and 1,800 square feet each and total approximately 6,931 net square feet, including the new garages. Solar panels are proposed to be installed on both residential buildings.)

(Review of Historic Structures/Sites Letter Addendum No. 2 prepared by Alexandra C. Cole, Preservation Planning Associates. This Letter Addendum addresses the fulfillment of the mitigation measures required by Letter Addendum No. 1 dated July 27, 2007.)

Report accepted as submitted.

FINAL REVIEW

K. 320 E VICTORIA ST R-3 Zone

Assessor's Parcel Number: 029-131-005
Application Number: MST2004-00511
Owner: Victoria Garden Mews
Architect: Dennis Thompson

(This is a second revision of the project description. Proposal to retain the front two-story portion of an existing single-family residence, add a new porch at the street facade, remove the one-story portion at the rear of the house, and add a new two-story addition. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct three new residential units with four attached two-car garages accessed from the public alley. The new units are proposed to vary between 1,000 and 1,800 square feet each and total approximately 6,931 net square feet, including the new garages. Solar panels are proposed to be installed on both residential buildings.)

(Final Approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO.009-07.)

Final approval of architecture as noted on detail one of sheet A-7.1. Exterior hardscape samples continued two weeks to consent.

NEW ITEM

L. 630 GARDEN ST C-M Zone

Assessor's Parcel Number: 031-160-015
Application Number: MST2007-00544
Owner: City of Santa Barbara

(Proposal to install (4) new 12 ft X 60 ft. temporary office trailers in Community Development Department employee parking lot behind fences and walls.)

Final approval as submitted.

**** MEETING ADJOURNED AT 6:05 P.M. ****