



**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 received a mailed notice and were subject to a public hearing.
- \*\* The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- \*\* The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would 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 were brought to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- \*\* Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- \*\* The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- \*\* **Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals 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.**
- \*\* **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in these meetings, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- \*\* **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). **Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** 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. Please check our website under City Calendar to verify closure dates.

**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. On Friday, November 7, 2008, 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 was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to [www.santabarbaraca.gov/Government/Video](http://www.santabarbaraca.gov/Government/Video) and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting is viewable on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking Online Meetings.

**GENERAL BUSINESS:**

- A. Public Comment:

Cheri Rae, local resident, commented about the historic wall at 601 E. Anapamu Street that was built in 1894. She has observed that, instead of rebuilding the wall, the original huge blocks of sandstone are being cut, chipped and veneered so that it no longer resembles the historic wall. She said there is no indication on the Master Application that anything would be done to the stone wall, and felt that the loss of historic resources as well as specimen trees is of great concern. Ms. Rae provided photographs for the Commission's review.

Jake Jacobus, Associate Planner/Urban Historian, stated that City Staff is discussing how the situation can be rectified.

Kellam de Forest, local resident, commented that this property is not in El Pueblo Viejo Landmark District, therefore the Commission did not review the proposal. He commented that recognizing the stone walls throughout the City is important and urged the pursuit of landmarking stone walls.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of October 29, 2008.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of October 29, 2008, with corrections.**

Action: Hausz/Adams, 6/0/2. (Boucher/Drury abstained. Curtis absent.) Motion carried.

- C. Consent Calendar.

**Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe, with the exception of Item E, which was reviewed by Robert Adams.**

Action: Boucher/Hausz, 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) Chair Naylor would be leaving at 7:00 p.m. and Commissioner Sharpe would be leaving at 5:00 p.m.
- b) The next El Pueblo Viejo Design Guidelines Subcommittee meeting will be held at 10 a.m. on Thursday, November 20, in the David Gebhard Public Meeting Room.

- c) The City of Santa Barbara will be hosting a public workshop on Tuesday, November 18, at 6:30 p.m. in the Burtness Auditorium (back half) located on the first floor at Santa Barbara Cottage Hospital, 320 W. Pueblo Street, to seek input from the public on ways to improve access to Cottage Hospital.

The City's Transportation Division is asking for input from local residents and Cottage Hospital employees who regularly travel within the Cottage Hospital vicinity. Potential improvements could include a new freeway overpass similar to the Micheltoarena Street Bridge, enhancements to the Las Positas and Mission Street interchanges, local street improvements, and new or expanded transit services, bicycle facilities, and pedestrian facilities.

The Commission's ideas and feedback are needed to ensure that the City is considering the best options to improve access to and from Cottage Hospital and adjacent neighborhoods. For more information, Project Planner Jessica W. Grant can be contacted at the City of Santa Barbara at 564-5338.

2. Commissioner Adams announced that the Plaza Vera Cruz improvement project is complete and there will be a ribbon cutting ceremony on Wednesday, November 19, at 1:00 p.m.
3. Commissioner Adams announced that a Tree/Landscaping Preservation, Landscape Plan Maintenance and City Enforcement Procedures Public Workshop will be held on Thursday, November 13, at 9:30 a.m. in the David Gebhard Public Meeting Room located at 630 Garden Street.
4. Commissioner Pujo announced he will be attending the November 26<sup>th</sup> HLC meeting. It was confirmed that a quorum will be present and the meeting will not be cancelled.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No violations reported.

**ARCHAEOLOGY REPORT**

1. 110 W SOLA ST C-2 Zone

**(1:50)** Assessor's Parcel Number: 039-062-010  
Application Number: MST2007-00413  
Architect: Lenvik & Minor Architects

(This is a revised project description: Proposal to demolish an existing, one-story 15,730 square foot commercial office building and construct a new, three-story, 37'-6" tall mixed-use development. The project will comprise four residential condominium units ranging in size from 2,173 square feet to 3,060 square feet and three commercial condominium units totaling 2,424 square feet. Sixteen covered parking spaces will be provided on the ground level of this 15,930 square foot parcel. There will be approximately 470 cubic yards of grading excavation. This project will require Staff Hearing officer approval of a Tentative Subdivision Map, the condominium development, and a zoning modification for encroachment into the interior yard setback at the west elevation. This project will also require an HLC waiver of the six-foot fence/decorative wall requirement at the property line between the subject parcel and the adjacent, residentially-zoned parcel. Original Historic Structures/Sites Report reviewed under MST2006-00427.)

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

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that he considers the prospect of archaeological resources on this property to be very low, given the disturbance caused by construction of the existing building and earlier buildings that once stood on the property, but archaeological monitoring is recommended because a standard surface field investigation (usually included as part of a Phase I report) could not be carried out due to the extensive building coverage on site.

**Motion:** To accept the report as submitted.  
**Action:** Hausz/Adams, 8/0/0. (Curtis absent.) Motion carried.

**ARCHAEOLOGY REPORT**

2. 601 FIRESTONE RD A-F/SD-3 Zone

**(1:51)** Assessor's Parcel Number: 073-450-003  
Application Number: MST2008-00488  
Applicant: Laurie Owens, Project Planner

(Proposal for a water system upgrade involving the installation of approximately 2,990 linear feet of 12 inch waterline, fittings, and valves to an airline terminal building.)

**(Review of Phase I Archaeological Resources Report prepared by Applied Earthworks, Inc.)**

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the excavations demonstrated that no important archaeological resources are present at depths of construction proposed, no further archaeological studies are recommended, no mitigation measures are necessary, and no archaeological or Native American monitoring during trenching is warranted.

**Motion:** To accept the report as submitted.

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

### **ARCHAEOLOGY REPORT**

#### 3. 920 SUMMIT RD

A-2 Zone

**(1:53)**

Assessor's Parcel Number: 015-211-009

Application Number: MST2005-00831

Applicant: Ty Warner Hotels & Resorts

Agent: Suzanne Elledge Planning and Permitting Services

Architect: David Van Hoy

Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The clubhouse structure is eligible for Structure of Merit status. The project consists of major grading, recontouring, and renovation of an existing 18-hole golf course. Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. The project will include facade improvements to the existing clubhouse, four new tennis courts, modified parking lots, and new patios and landscaping. Significant tree removals, relocations, and new tree plantings are proposed. Planning Commission approval is being requested for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

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

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, due to the negative results of the field survey and the minimal risk of impact to cultural resources, no further archaeological work is recommended or necessary at this time, and the standard condition regarding the discovery of unanticipated archaeological resources would apply.

**Motion:** To accept the report as submitted.

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

**HISTORIC STRUCTURES REPORT**

## 4. 1900 LASUEN RD

R-2/4.0/R-H Zone

**(1:54)**

Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00140  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 Business Name: El Encanto Hotel

(Multiple buildings are designated as Structures of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for the elimination of tennis courts, the construction of valet parking above, operations facility below and Utility Distribution Facility (Group L); a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of six new cottages (Mission Village) with partial underground parking on the northeast portion of the property (Group M). Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

**(Continued review of Addendum to Historic Structures/Sites Report addressing changes to the Master Plan. Report is addressing revisions to Group E (Pool/Fitness Center); Group K (Cottages 27 & 28); Group L (Valet Parking Lot/ Operations Facility, Utility Distribution Facility); and Group M, (Mission Village Cottages 30-34). The applicant has requested that the review and processing of all elements of the revised Master Plan be as one single application approval.)**

Present: Alexandra Cole, Historical Consultant  
 Trish Allen, SEPPS  
 James Jones, Representing Ownership  
 Debra Andaloro, City Environmental Analyst

Staff comments: Jaime Limón, Senior Planner, provided the Commission background information to help explain why changes had been made to the Addendum Historic Structures/Sites Report. Mr. Limón indicated that the applicant has chosen to combine the last two phases of the project under one single Revised Master Plan application. This Addendum attempts to address the remaining phases comprehensively. In order to facilitate the processing of environmental review, an Initial Study will be prepared.

Jake Jacobus, Associate Planner/Urban Historian, stated that the Addendum focuses on the four areas of the Master Plan as highlighted on Sheet 00.02 (Groups E, K, L, and M). The Addendum makes the determination that the proposed changes could be mitigated to less than significant. Staff has read the report and agrees with its conclusions and recommendations.

Public comment opened at 2:13 p.m.

1. Trevor Martinson, local architect – central plant (power room) inappropriate placement, should be away from the residential area and the park, should be moved near the proposed pool and fitness center as approved previously by the HLC; R-2 and R-H zone designation issues and the future development under the R-3/R-H zoning.

2. Mary Louise Days, local resident – northwest corner reconfiguration does not meet the historical intent of the property, it was formerly a much less intense construction; appreciation for recognition of historic Eucalyptus trees, hopes removable of remaining trees are treated much more conservatively; large scale reconstruction in a modern manner should not be encouraged.
3. Marc Chytilo, attorney representing three neighbors – central plant review process should be renewed; project should be reviewed in totality; operations facilities and valet parking structure are an integrated facility with the central plant; northwest corner should not be deprived because the three cottages were moved; a cultural landscape study should be performed.
4. Jan Von Yurt, neighbor – historical findings on the basis that, if a building is not there anymore, the site is no longer historically significant is inappropriate; the approach of the building of the cottages was low key and there was never an encroachment into the front or side yard setbacks; request to redesign the northwest corner and return the moved cottage to its original historic feeling.
5. Joanna Von Yurt, neighbor – unique location of cottages were a familiar site, only minimal changes should have been made; in the original 2004 Historic Structures/Sites Report, Buildings 1 through 21 and the rolling lawns were considered significant historical resources; school is a historic landmark, its view is specifically relative to the space at the northwest corner; a parking lot was never part of that view.
6. Ron Hays, neighbor and former hotel employee – neighbors are against the bastardization of the original plan of the project that had already been approved [by City boards/commission] and the neighbors were pleased with; facilities that were originally in the main building should not be moved to an extremely sensitive, residential corner.
7. Kellam de Forest, local resident – Eucalyptus trees addressed in the report are part of the historic fabric of the hotel; suggested disease trees be evaluated by an independent arborist in hopes of saving some of them; cultural landscape report would be valuable; the report has not fully identified the importance of the entire campus as a cultural landscape.
8. Lynn Cederquist, speaking on behalf of Olga and Ray Cockel –Riviera enhanced by the vegetation originally planted; hotel property is a focal point for anyone driving or walking through the neighborhood; expressed sadness for the current loss of vegetation; concerned that the original cottages were allowed to be removed prior to a final decision about the future of the northwest corner or completion of future development.)
9. Sally Nazerian, neighbor – sensitive site because it is the entrance to the Riviera; stucco proposed should be sandstone as was the original intention; there is an over-built feeling; the new development should reflect the neighborhood’s more rural and residential feeling.
10. Farrokh Nazerian, neighbor – proposed central plant should be included in the plans being reviewed by the HLC and later by the Planning Commission.
11. Elizabeth Leslie, neighbor – the proposed project will encroach into the front yard of her home; power plant and parking should be as originally proposed.
12. Christine Peron, local architect – neighbors had been very excited about the previous proposals for the site; northwest corner is important because of its historical quality, its character in Santa Barbara, and it is an entry way into the Riviera; the parking proposed is a significant alteration to the corner; expressed appreciation for beam being replicated; urged to see “big picture.”

Public comment closed at 2:45 p.m.



Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that Staff has read the report and agrees with its recommendations and conclusions.

**Motion:** To accept the report with the condition that the project description shall be amended to state that additional landscaping shall be incorporated.

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

Commission comments: It was recommended that a minimum of five aloe species be planted on the railroad side of the bridge. Approximately 14 aloe plants should be added on the other side to cast a shadow over the top of the surface.

### **HISTORIC STRUCTURES REPORT**

6. 2134 MISSION RIDGE RD A-1 Zone

**(3:44)** Assessor's Parcel Number: 019-071-015  
 Application Number: MST2008-00271  
 Architect: Paul Poirier

(Proposal for a new 600 square foot swimming pool and a 499 square foot detached cabana. Also proposed is to permit an as-built fence on the south side of the property. No alterations are proposed to the existing house or garage. This application will abate enforcement case ENF2008-00915.)

**(Continued review of Historic Structures/Sites Report prepared by Post-Hazeltine Associates.)**

Present: Dr. Pamela Post and Tim Hazeltine, Historical Consultants  
 Paul Poirier, Architect

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that Staff has read the report and agreed with its conclusions and recommendations.

Public comment opened at 3:45 p.m.

Kellam de Forest, local resident, confirmed that a reference of the design of the Ralph Stevens garden is included in the addendum to the report.

Public comment closed at 3:46 p.m.

**Motion:** To accept the report as submitted.

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

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**

7. 2134 MISSION RIDGE RD A-1 Zone

**(3:50)** Assessor's Parcel Number: 019-071-015  
Application Number: MST2008-00271  
Architect: Paul Poirier

(Proposal for a new 600 square foot swimming pool and a 499 square foot detached cabana. Also proposed is to permit an as-built fence on the south side of the property. No alterations are proposed to the existing house or garage. This application will abate enforcement case ENF2008-00915.)

**(Public hearing to consider a request to place this structure and stone wall on the City's List of Potential Historic Resources.)**

Present: Paula Poirier, Architect

Public comment opened at 3:52 p.m. and, as no one wished to speak, it was closed.

**Motion: To place this structure, the stone wall and the two specimen trees mentioned in the Historic Structures/Sites Report on the City's List of Potential Historic Resources.**

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

**PRELIMINARY REVIEW**

8. 0-300 W CABRILLO BLVD. HC/P-R/SD-3 Zone

**(3:54)** Assessor's Parcel Number: 033-120-018  
Application Number: MST2006-00122  
Applicant: Jeannette Candau  
Architect: Conceptual Motion  
Landscape Architect: Earthform Design

(Proposed enhancements to pedestrian linkage between Stearns Wharf and the Harbor including pedestrian crossings across Cabrillo Boulevard to the beachfront, new benches, lighting, trash/recycle cans, news racks, repairs to existing sidewalks, modifications to seawalls, landscaping, improvements at Sea Landing, and viewing stations on West Beach.)

**(Preliminary approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 016-08.)**

Present: Edward de Vicente and Lissa Goetz, Architects  
Sam Maphis, Landscape Architect  
Jeannette Candau, City Redevelopment Agency

Public comment opened at 4:06 p.m. and again at 4:11 p.m.

Steve Hyslop, Chuck's Waterfront Grill, that connectivity is a major portion of the original purpose of the project, to help provide a pathway along Cabrillo Blvd. and towards the harbor. The flags around the breakwater are representative of non-profit organizations and the flags provide a transition to indicate that one is approaching the area.

Kellam de Forest, local resident, commented that sandstone is not appropriate for this neighborhood. He suggested that the ambience and view might be changed by the addition of sandstone.

Public comment closed at 4:08 p.m. and again at 4:12 p.m.

**Motion: Preliminary Approval with the condition that the seawall be modified per the photographs submitted.**

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

Commission comments: The proposed sandstone columns for the sea walls need to be restudied. The continuation of an existing termination of the wall is important. There should be some distinction between the old and the new concrete. Photographs were submitted by Commissioner Hausz as examples of original terminations to walls. The terminations should blend and feel organically related to the seawall.

## **HISTORIC STRUCTURES REPORT**

### 9. 920 SUMMIT RD

A-2 Zone

**(4:28)**

Assessor's Parcel Number: 015-211-009  
 Application Number: MST2005-00831  
 Applicant: Ty Warner Hotels & Resorts  
 Agent: Suzanne Elledge Planning and Permitting Services  
 Architect: David Van Hoy  
 Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The clubhouse structure is eligible for Structure of Merit status. The project consists of major grading, recontouring, and renovation of an existing 18-hole golf course. Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. The project will include facade improvements to the existing clubhouse, four new tennis courts, modified parking lots, and new patios and landscaping. Significant tree removals, relocations, and new tree plantings are proposed. Planning Commission approval is being requested for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

**(Review of Historic Structures/Sites Report prepared by Post-Hazeltine Associates.)**

Present: Dr. Pamela Post and Tim Hazeltine, Historical Consultants

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that Staff has read the report and directed the Commission's questions to the preparers of the report.

Public comment opened at 4:35 p.m. and, as no one wished to speak, it was closed.

**Motion:** Continued two weeks to allow the Commission time to more thoroughly review the Historic Structures/Sites Report and conduct a site visit.

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

Commission comment: The Commission will conduct a site visit on Wednesday, November 19, at 10:00 a.m.

### **CONCEPT REVIEW – NEW: PUBLIC HEARING**

10. 920 SUMMIT RD

A-2 Zone

**(4:42)**

Assessor's Parcel Number: 015-211-009

Application Number: MST2005-00831

Applicant: Ty Warner Hotels & Resorts

Agent: Suzanne Elledge Planning and Permitting Services

Architect: David Van Hoy

Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The clubhouse structure is eligible for Structure of Merit status. The project consists of major grading, recontouring, and renovation of an existing 18-hole golf course. Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. The project will include facade improvements to the existing clubhouse, four new tennis courts, modified parking lots, and new patios and landscaping. Significant tree removals, relocations, and new tree plantings are proposed. Planning Commission approval is being requested for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

**(Project requires Environmental Assessment and Planning Commission approval. Historic Landmarks Commission review will be limited to the existing Clubhouse. All other development is subject to review by the Architectural Board of Review.)**

Present: Randy Mudge, Landscape Architect  
David Van Hoy, Architect  
Steve Weldon, SEPPS  
Bill Medel and Craig Rice, Representing Ownership

Public comment opened at 5:11 p.m. and, as no one wished to speak, it was closed.

**Motion:** Continued two weeks to allow the Commission to conduct a site visit.

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

**REVIEW AFTER FINAL**

11. 500 NIÑOS DR

P-R/SD-3 Zone

**(5:11)**

Assessor's Parcel Number: 017-382-002

Application Number: MST2002-00676

Agent: Tynan Group

Business Name: Santa Barbara Zoological Gardens

(Proposal for a new 1,450 square foot structure called "the Wave", to be located at the hilltop catering and concessions area at the Santa Barbara Zoological Gardens. The new structure will consist of a concessions area, catering room, restroom facilities, and a bridal changing room for wedding events. A trellis roof will provide shading for the outdoor areas. The existing building will be removed. This parcel is on the City's Potential Historic Resource List.)

**(Review After Final of change to approved wall fountain plan. Project requires compliance with Planning Commission Resolution No. 054-06.)**

Present: Rich Block, CEO, Santa Barbara Zoo  
Peter Kavonian, Kavonian and Associates  
Michael Kelly, California Pottery and Tile Works

**Motion: Final Approval as submitted.**

Action: Pujo/Boucher, 7/0/0. (Curtis/Sharpe absent.) Motion carried.

**CONCEPT REVIEW - NEW**

12. 1309 STATE ST

C-2 Zone

**(5:27)**

Assessor's Parcel Number: 039-131-010

Application Number: MST2008-00501

Landscape Architect: Archart, Inc.

Business Name: Evolutions Spa

(This structure is on the City's List of Potential Historic Resources: "Drake Building," and the parcel was the recent site of a designated City Landmark tree "Arlington Silk Oak." Proposal to install one 36" box Olea Europaia "Swan Hill" fruitless olive tree in the former location of the Arlington Silk Oak and miscellaneous other plantings in streetscape planters. This will abate enforcement case ENF2008-00999. Also proposed is to repaint the exterior of the building in a new color palette.)

**(Action may be taken if sufficient information is provided.)**

Present: Cheryl Jensen, Landscape Architect

Public comment opened at 5:31 p.m. and, as no one wished to speak, it was closed.

**Motion: Final Approval with the following conditions:** 1) The tree in the planter shall be a 48-inch box size Cork Oak (*Quercus suber*). 2) The building color shall be white to match the existing color. 3) The gutter shall be painted to match the rafter tails. 4) The dark green trim color is acceptable. 5) The planter wall shall match the building color.

Action: Boucher/Pujo, 7/0/0. (Curtis/Sharpe absent.) Motion carried.

**\*\* THE COMMISSION TOOK A BREAK FROM 5:43 P.M. TO 5:55 P.M. \*\***

### **CONCEPT REVIEW - CONTINUED**

13. 732 STATE ST C-2 Zone

**(5:55)** Assessor's Parcel Number: 037-092-027  
Application Number: MST2008-00491  
Applicant: DGB America  
Business Name: The Area

(Proposal for "as-built" exterior paint color change on building and on tile apron at the front facade of a commercial building. Also proposed are two new window awnings.)

**(Second Concept Review. Action may be taken if sufficient information is provided.)**

Present: HoeJun Kim and Allison Lee, Designers

**Motion:** Continued two weeks with the following comments: 1) The window trim is acceptable as presented. 2) The awning color is acceptable as presented. 3) The door color should be off-black. 4) The color of the plaster under the seal should match the building color. 5) The detail of the brackets should be more traditional. 6) Reduce the height of the valance to eight inches.

Action: Puj0/Adams, 6/1/0. (Murray opposed. Curtis/Sharpe absent.) Motion carried.

### **PRELIMINARY REVIEW**

14. 710 ANACAPA ST C-2 Zone

**(6:13)** Assessor's Parcel Number: 031-081-013  
Application Number: MST2008-00362  
Architect: Peikert Group Architects  
Agent: Shelley Bookspan

(Previous project on this site has been withdrawn and this is a revised project. This structure is on the City's List of Potential Historic Resources: "Myers Cottage." Proposal to demolish 985 square feet of the non-historic portion of an existing mixed-use building (currently 162.5 square feet of commercial space and 1,399 square feet of residential duplex space) resulting in a 418 square foot commercial space and 337 square foot commercial basement storage area. Also proposed is to construct a new, three-story, 3,035 square foot mixed-use building with 448 square feet of commercial space and a 1,941 square foot, three-bedroom residential unit. This will result in an increase of 1,040 square feet for commercial use, which will require Development Plan Approval findings. Two residential parking spaces and one commercial parking space will be provided in a ground level garage, as well as one uncovered handicapped accessible parking space. The project will include permeable paving, landscaping, irrigation, and drainage improvements of the site. There will be 514 cubic yards of grading, of which 86 cubic yards will be exported off site.)

**(Preliminary Approval of the project is requested. Project requires Development Plan Approval findings.)**

Present: Carlos Adame, Owner  
Detlev Peikert and Lisa Plowman, Peikert Group Architects

Public comment opened at 6:18 p.m. and, as no one wished to speak, it was closed.

**Motion:**        **Preliminary Approval and continued two weeks with the following comments and conditions:** **1) The new structure is compatible for the following reasons:** a) The new proposed building is compatible with both the historic cottage and the neighborhood. b) The landscaping of modest proportions intended to build a screen between the two buildings is appropriate. c) The mass has been significantly reduced and is appropriate to the site. d) The measures taken for the preservation of the Myers Cottage are reasonable. **2) The following Development Plan Approval findings were made: The proposed development:** a) Complies with all provisions of the Zoning Ordinance, based on a preliminary plan check review by Planning Division staff. The plans will undergo further zoning plan check review to ensure compliance when submitted to the Building & Safety Division; b) Is consistent with the principles of sound community planning, as determined by the project's consistency with the City's General Plan; c) Will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk, or scale of the development has been deemed compatible with the neighborhood; d) Will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock because the loss of one unit is minimal; e) Will not have a significant unmitigated adverse impact on the City's water resources because the proposed project is within the anticipated growth rate for the City and therefore, the City's long-term water supply and existing water treatment and distribution facilities would adequately serve the proposed project. The potential increase in demand from the proposed project would constitute a less than significant impact to the City water supply and distribution facilities; f) Transportation Planning Staff can make the Development Plan Approval findings, SBMC 28.87.300(f.), for the proposed development because the proposed development will not have a significant unmitigated adverse impact on the City's traffic; and g) Repair and replacement of public improvements will be in place at time of project occupancy. **3) The following landscape comments are carried over from previous meeting minutes and are a condition for final approval:** a) Simplify the palette, particularly the canopy trees at the street. b) Study providing more appropriate tree species as opposed to the clumping bamboo. c) Correct the lawn substitute designation on the plans. d) Provide vines on the roof deck walls. e) Low-water usage planting shall be used.

**Action:**        Pujo/Hausz, 4/2/1. (Boucher/Murray opposed because they feel that the size of the proposed new building is not compatible with the historic cottage. Drury abstained. Curtis/Sharpe absent.) Motion carried.

**CONSENT CALENDAR****FINAL REVIEW**

A. 15-17 W CARRILLO C-2 Zone

Assessor's Parcel Number: 039-321-004  
Application Number: MST2008-00426  
Architect: Cearnal Andrulaitis

(This is a Structure of Merit: "15 W. Carrillo St. Building." Proposal to construct a new exit stair, door, and landing at the rear of a two-story commercial building.)

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

**Continued two weeks with the understanding that the architecture is acceptable.**

**NEW ITEM**

B. 201 CASTILLO ST R-4/SD-3 Zone

Assessor's Parcel Number: 033-022-025  
Application Number: MST2008-00416

(This structure has been identified as being a potential Historic Resource and a contributing property to the West Beach District. Proposal to permit the removal of an existing window and installation of a new door, relocation of an as-built patio trellis, and new concrete driveway pavement with brick border. This will abate enforcement case ENF2008-00102.)

**Final Approval as submitted.**

**NEW ITEM**

C. 1007 SANTA BARBARA ST C-2 Zone

Assessor's Parcel Number: 029-211-010  
Application Number: MST2008-00503  
Architect: James Macari

(Proposal to permit as-built repairs to an existing staircase and to permit the construction of a rear deck on a mixed-use building. This will abate enforcement case ENF2008-00359.)

**Continued four weeks for additional as-built work to be shown on the plans as well as water heater enclosure wooden storage cabinets, and removal of greenhouse windows.**

**NEW ITEM**

D. 1114 STATE ST C-2 Zone

Assessor's Parcel Number: 039-232-009  
Application Number: MST2008-00504  
Owner: La Arcada Investment Corporation  
Architect: W.S. Jones Architecture  
Business Name: Stateside

(This structure is on the City's List of Potential Historic Resources: "La Arcada Court." Proposal to permit existing outdoor dining amenities including tables, chairs, wall-mounted heaters, pole heaters, umbrellas, and lounge furniture in the patio area of La Arcada Plaza. This will abate ENF2007-01084.)

**Continued two weeks to November 26, 2008.**

**FINAL REVIEW**

E. 310 & 402 E ORTEGA ST C-M Zone

Assessor's Parcel Number: 031-160-015  
Application Number: MST2008-00299  
Applicant: Bill Davis, Project Engineer

(Proposal for installation of a 384.3 kilowatt-peak (kWp) photovoltaic solar panel project on eight City corporate yard buildings. The installation will consist of 1,830 modules, flush mounted on roofs. Three electrical equipment enclosures are proposed on grade at the exterior of the buildings.)

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

**Final Approval as noted on Sheet E-100.**

**\*\* THE FULL BOARD MEETING ADJOURNED AT 6:39 P.M.  
TO A SITE VISIT AT 920 SUMMIT ROAD ON WEDNESDAY, NOVEMBER 19, AT 10:00 A.M. \*\***