



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 18, 2009

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

- SUSETTE NAYLOR, Chair – Present
- DONALD SHARPE, Vice-Chair – Present
- ROBERT ADAMS – Present
- LOUISE BOUCHER – Present
- KEN CURTIS – Present
- MICHAEL DRURY – Present
- FERMINA MURRAY – Present
- ALEX PUJO – Absent
- CRAIG SHALLANBERGER – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

ROGER HORTON – Present 2:45 p.m. to 3:45 p.m.

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor – Present
- JAKE JACOBUS, Urban Historian – Present
- HEATHER BAKER, Project Planner – Present until 2:49 p.m.
- SUSAN GANTZ, Planning Technician – Absent
- GABRIELA FELICIANO, Commission Secretary – Present

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 folded plans 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 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. **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. That on March 13, 2009, 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 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 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 and then clicking Online Meetings.

GENERAL BUSINESS (1:31):

- A. Public Comment:

No public comment at the beginning of the meeting.

Public comment reopened at 1:58 p.m.

Kellam de Forest, local resident, commented that the City Arborist was not aware that the property at 1732 Santa Barbara Street is a City Landmark. Mr. de Forest suggested that the protection of trees on City Landmarks and Structure of Merit properties be part of the revised Tree Preservation Ordinance.

Public comment closed at 1:59 p.m.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of March 4, 2009.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of March 4, 2009, with corrections.

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

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe

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

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

1. Mr. Jacobus made the following announcements:

- a) Commissioner Pujo would be absent.
- b) Chair Naylor would be stepping down from Items 6 and 10 at 601 E. Micheltorena Street and 28 W. Cabrillo Blvd., respectively.
- c) Commissioners Shallenberger and Sharpe would be stepping down from Item 6, 601 E. Micheltorena Street.
- d) Item 2, 1330 Chapala Street, was continued indefinitely for revisions to the report.
- e) Clarified that the Courtesy Notice mailed to interested parties for Item 6, 601 E. Micheltorena Street, did not explain that the HLC will only be reviewing the St. Francis memorial display. The architecture of the workforce project will not be discussed.

2. Jaime Limón, Senior Planner, commented that Southern California Edison (SCE) has changed their design standards for installation of transformers. They have filed a proposal with the California Public Utilities Commission that all transformers are to be above ground and will be placed underground when it is the only option available. A SCE representative will be invited to have a discussion with the HLC on this subject and explain the type of collaboration, which they have agreed to have with the City.

E. Subcommittee Reports.

Mr. Limón requested formation of an El Encanto Hotel *Ad hoc* Subcommittee. The project is currently under appeal.

Chair Naylor and Commissioners Drury and Shallenberger volunteered.

F. Possible Ordinance Violations.

No violations reported.

MISCELLANEOUS ACTION ITEM

1. Review of Draft El Pueblo Viejo Guidelines and forward recommendation to City Council for adoption. **(2:01)**

Present: Heather Baker, Project Planner; and Jaime Limón, Senior Planner

Ms. Baker acknowledged receipt of correspondence from Dave Jones, Kellam de Forest, and Paula Westbury.

Mr. Limón stated that, due to the amount of recommended changes, the recommendation to City Council will be postponed two weeks to the next meeting of April 1, 2009.

Public comment opened at 2:18 p.m.

Mary Louis Days, local resident, suggested corrections to be made to the Draft EPV Guidelines.

Kellam de Forest, local resident, suggested that the publication of the updated document wait until the height limit charter amendment initiative is settled.

Public comment closed at 2:38 p.m.

The Commission expressed appreciation for the work of the Staff, the EPV District Guidelines Subcommittee, and other members of the HLC that worked on the updated Guidelines, such as Commissioner Adams who has provided his expertise in the creation of a more thorough plant list. Also appreciated is the inclusion of Chapter 6 that provides architectural design elements, the additional photographs, the variety of building heights, masses and volumes shown, and the landscape guidelines. Revisions to the draft document were suggested.

HISTORIC STRUCTURES REPORT

2. 1330 CHAPALA ST

C-2 Zone

Assessor's Parcel Number: 039-131-001

Application Number: MST2007-00371

Owner: Metropolitan Theatres Corporation

Applicant: Peikert Group Architects

(There is a Structure of Merit on this site: "Arlington Hotel Garden Arch." Proposal for a three-story, mixed-use project on a vacant parking lot site. The commercial portion would include 10,000 square feet and the residential portion would include 55,180 square feet and consist of 35 residential condominium units, including 26 market rate units, four workforce units, and five inclusionary units. A 6,200 square foot "village green" and courtyard would be provided on-grade between the theater and the proposed development. The project would include a 41,000 square foot underground parking garage providing 117 parking spaces, a certain number of which would be available in the evenings for theater patrons. This project will require Planning Commission approval of a Development Plan and a Tentative Subdivision Map.)

(Review of revised focused Historic Structures Letter Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

The review of this report was continued indefinitely at Staff's request.

HISTORIC STRUCTURES REPORT

3. 1235 VERONICA SPRINGS RD COUNTY Zone
(2:49) Assessor's Parcel Number: 047-010-039

Application Number: MST2003-00793

Owner: Hillside House

Applicant: John Polansky

Applicant: Carl Steinberg

Agent: Teri Zuniga

Architect: Detlev Peikert Group

(Proposal to annex the 23 acre property into the City's jurisdiction, demolish the existing 28,700 square foot Hillside House facility and all accessory buildings, except for one building known as the Harmony House, which is proposed to be relocated on site. The new development includes 125 new dwelling units, an administration office, community center, leasing and management office, non-profit lease space, and therapy pool. Of the proposed 125 new dwelling units, 12 units are proposed to be special need units, 28 are proposed rental units, 74 are proposed market rate units, and 11 are proposed affordable units. The development includes 5.5 acres of structures, roads and parking (includes 183 covered and 79 uncovered for a total of 262 parking spaces). The remaining area will be 4.75 acres of common open space and 13 acres of passive open space and creek setbacks. The proposal includes restoration of riparian areas along Arroyo Burro Creek and will include the removal of 176 trees (not including oaks or palms), to be replaced with 209 riparian associated trees. Total proposed grading includes 7,200 cubic feet of cut and 15,900 cubic yards of fill. The project requires City Council approval for annexation, General Plan Amendment, and Zone changes, and Planning Commission approval of a Tentative Subdivision Map and Development Plan.)

(Review of Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

Present: Alexandra Cole, Historical Consultant
 Lisa Plowman, Architect

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, commented that the report concludes that the Craftsman Style building (Harmony House) is Landmark Worthy and the storage building next to it is Structure of Merit Worthy. Staff requested for direction to initiate having the Harmony House placed on the City's List of Potential Historic Resources. Staff advised the applicant to revise the masonry from the walls of the storage building on site.

Public comment opened at 2:53 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report as presented and request that Staff initiate the placement of the Harmony House on the City's List of Potential Historic Resources.

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

HISTORIC STRUCTURES REPORT

4. 199 W MONTECITO ST C-2/SD-3 Zone

(3:01) Assessor's Parcel Number: 033-010-013
Application Number: MST2008-00008
Owner: Redevelopment Agency of the City of Santa Barbara
Applicant: Althouse and Mead, Inc.
Agent: Michael Berman, Environmental Analyst
Engineer: HDR Engineering

(Proposal to replace the bridge deck and railing of the Union Pacific railroad bridge over Mission Creek south of the west end of the Moreton Bay Fig Tree Park. This project will require Planning Commission approval of a Coastal Development Permit.)

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

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

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, commented that the report addresses the proposed design of the plaque, which was one of the mitigation measures for the bridge replacement project. Staff recommended approval of the report.

Public comment opened at 3:09 p.m.

Kellam de Forest commented that the type of rail should be clarified in the report to say that it is a track. The mid-1940s term should be further researched.

Public comment closed at 3:11 p.m.

Motion: To accept the report and refer the review of the design of the plaque and revisions to the text indefinitely to the Consent Calendar.

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

**** THE COMMISSION RECESSED FROM 3:16 P.M. TO 3:21 P.M. ****

CONCEPT REVIEW – NEW: PUBLIC HEARING

5. 201 E FIGUEROA ST C-2 Zone

(3:21) Assessor's Parcel Number: 029-162-028
Application Number: MST2009-00093
Owner: Figueroa Investors LP
Architect: Michael Holliday
Landscape Architect: Laurie Romano, Arcadia Studio

(Proposal for the demolition of 381 square feet of existing floor area of a 3,382 square foot one-story commercial building and the construction of a 3,254 square foot second story addition. Six new parking spaces are proposed, for a total of 13 parking spaces on an 8,400 square foot parcel. The proposed landscape plan includes the replacement of a diseased tree which was already removed from the corner of the site. Development Plan Approval findings are required, as well as a waiver of the City's Parking Design Standards for landscaping. Approximately 50 cubic yards of grading excavation is proposed.)

(Comments only; project requires Environmental Assessment, Development Plan Approval findings, and a Waiver of Parking Design Standards.)

Present: Michael Holliday, Architect
Laurie Romano, Landscape Architect

Chair Naylor acknowledged receipt of a letter from Paula Westbury.

Public comment opened at 3:37 p.m.

Kellam de Forest, local resident, commented about the history of the site. He would like to see canopy trees instead of Olive trees.

Public comment closed at 3:38 p.m.

Motion: **Continued indefinitely with the following comments:** **1)** It is appreciated that the proposed building is more in proportion with the scale of other buildings in the neighborhood. **2)** Study the proportion of the upper story openings in relation to the ground story openings. The preference would be to have the windows diminish in size at the upper level. **3)** Study the amount of plaster above the openings. **4)** The balcony on the second floor may need to be adjusted depending on the result of the property line survey. **5)** It was suggested that compact parking spaces be considered to provide space to increase the landscaping. **6)** Planters should be increased and more canopy trees are requested. **7)** Olive trees would be supportable. **8)** The handicap ramp should be aligned better with the handicap parking.

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

IN-PROGRESS REVIEW

6. 601 E MICHELTORENA ST C-O Zone
(4:12) Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Cearnal Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. [The project was approved by the Planning Commission on September 21, 2006 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103), and April 29, 2008 (Resolution No. 08-038)]

(In-Progress Review of a display to memorialize the history of the former St. Francis Hospital. This is the only portion of the project which will be reviewed by the Historic Landmarks Commission.)

Present: Brian Cearnal and Joe Andrulaitis, Architects
 Irma Unzueta, City Project Planner

Public comment opened at 4:24 p.m.

Cheri Rae McKinney, local resident, requested that the considerable contributions of Bernard Hoffman in the construction of the 1927 St. Francis Hospital be referenced and honored. Ms. McKinney provided her research on Mr. Huffman's comments that were made during the dedication of the original hospital.

Kellam de Forest, local resident, commented on the Planning Commission condition that elements of the former St. Francis be displayed. He suggested that a replica of the Stigmata of St. Francis statue be prominently placed. Mr. de Forest asked that it be required that all the existing donor and memorial plaques in the former hospital be included on the walls of the new structure.

Public comment closed at 4:30 p.m.

First

Motion: Continued indefinitely for review of the text that is to be contained in the commemorative plaques.

Action: Boucher/Drury, 5/0/0. (Naylor/Shallanberger/Sharpe stepped down. Pujo absent.)
 Motion carried.

Second

Motion: **Continued to the Architectural Board of Review with the following comments:**
1) The use of the existing stone wall is appreciated. **2)** Authentic paving material would be preferred. **3)** Enrich the paving in the visitor area with landscaping. A small tree should be included. **4)** The number of plaques as well as their size is appropriate. **5)** The areas proposed for the placement of the plaques is appropriate. **6)** Reference some of the social history of the former hospital and Bernard Hoffman should be honored in the plaques. **7)** Something related to St. Francis should be included, such as a replica of the original statue or an abstract of the same. **8)** Incorporate elements from the old building if possible.

Action: Boucher/Adams, 5/0/0. (Naylor/Shallanberger/Sharpe stepped down. Pujo absent.)
 Motion carried.

CONCEPT REVIEW - CONTINUED

7. 1529 SANTA BARBARA ST R-3 Zone

(4:54) Assessor's Parcel Number: 027-241-005
 Application Number: MST2009-00116
 Owner: The Unitarian Society of Santa Barbara
 Applicant: Coop Community Energy

(This structure is on the City's List of Potential Historic Resources: Unitarian Society. Proposal for a 3.6 kilowatt roof mounted photovoltaic solar array to be installed on the rear, southwest corner of the Parish Hall on E. Arrellaga Street. The maximum distance from the roof to the top of the tallest panel is 7'-6" in height.)

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

Present: Chris Shorb, Cooperative Community Energy
 Christopher Blunt, Ojai Solar Electric
 Richard Jensen, The Unitarian Society of Santa Barbara

Chair Naylor acknowledged receipt of a letter from Paula Westbury expressing opposition to the project.

Staff comments: Jaime Limón, Senior Planner explained that the Commission has purview over this project because the building has been identified by the City as a historic resource. State law obligates the City to not create obstacles to the installation of solar panels. Mr. Limón stated that any decisions on this project would not set precedence since each cultural resource location can be identified with specific characteristics. Mr. Limón mentioned that a design alternative to allow for a taller support system would be that it be screened at its base and that the support structure be boxed in below the panels.

Jake Jacobus, Associate Planner/Urban Historian, added that the materials are reversible and could be removed in the future.

Public comment opened at 4:56 p.m. and, as no one wished to speak, it was closed.

Motion: **Continued two weeks with the following comments:** 1) The merits of the proposed installation is acknowledged and appreciated. 2) This is an important building and the solar panels as proposed will have an adverse impact on the architectural design. 3) An architectural solution needs to be presented rather than an engineering one. The elevation and roof system needs to be accurately modulated. 4) Restudy screening options as possible solutions. The solar array should disappear so that it is not visible from the street. It was suggested that vegetative screening also be used, such as the strategic planting of a new tree with a denser canopy.

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

CONCEPT REVIEW – CONTINUED

8. 301 W PEDREGOSA ST R-4 Zone
(5:28) Assessor’s Parcel Number: 027-012-008
 Application Number: MST2009-00025
 Owner: Edward Gutierrez
 Architect: David Ferrin

(This structure is on the City's List of Potential Historic Resources: "Reynolds Bungalow/Etchelecu House." Proposal to demolish an existing, 159 square foot carport and construct an attached, 225 square foot one-car garage with a partially covered, 228 square foot roof deck. Also proposed is to demolish 70 square feet of interior floor area of the existing, one-story 955 square foot residence and construct a 372 square foot first floor addition and new rear deck totaling 297 square feet. No grading or excavation is proposed on this 5,264 square foot parcel. The proposed total of 1,482 square feet is 58.9% of the maximum guideline floor-to-lot area ratio.)

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

Present: David Ferrin, Architect
 Edward and Monica Gutierrez, Owners

Staff comment: This should have been agendized as in-progress review, rather than as a concept.

Motion: **Continued to the Consent Calendar for final approval.**
Action: Adams/Sharpe, 8/0/0. (Pujo absent.) Motion carried.

PRELIMINARY REVIEW

9. 113 HARBOR WAY

HC/SD-3 Zone

(5:35) Assessor's Parcel Number: 045-250-004
Application Number: MST2005-00434
Owner: City of Santa Barbara
Applicant: Steve Hyslop
Architect: David Van Hoy
Business Name: Chuck's Waterfront Grill

(This is a revised Project Description. This is a City Landmark: "Naval Reserve Armory." Proposal to construct a steel and sailcloth awning structure over an existing outdoor dining patio, a six foot tall glass windscreen with bronze supports, and a 36" gas fire pit. Also proposed is to return the exterior of the building to its original color.)

(Preliminary Approval of the project is requested. Previous Preliminary Approval expired on December 12, 2008.)

Present: David Van Hoy, Architect
Steve Hyslop, Owner

Public comment opened at 5:49 p.m.

Chair Naylor acknowledged receipt of a letter from Paula Westbury expressing opposition to the project.

George Writer, Maritime Museum, commented that the proposed design for the patio cover is a great solution.

Public comment closed at 5:51 p.m.

Motion: Final Approval as submitted with the following comments: 1) The applicant and owner's efforts in finding a solution to the design of the wind screen is appreciated. 2) The proposed building color is appropriate. 3) **Historic Resource Findings are made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource. 4) **Alterations to City Landmark Findings are re-opened and made as follows:** The exterior alterations are being made primarily for the purposes of restoring the landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.

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

PRELIMINARY REVIEW

10. 28 W CABRILLO BLVD HRC-1/R-4/SD-3 Zone

(6:00) Assessor's Parcel Number: 033-102-002
Application Number: MST2008-00401
Owner: Beach Motel Partners
Architect: Cearnal Andrulaitis, LLP
Business Name: Harbor View Inn

(The "La Casa Del Mar Hotel" is on the City's List of Potential Historic Resources. Proposal for a new one-story, 187 net square foot pool house and grill in an existing swimming pool area at the Harbor View Inn. Planning Commission approval is requested for a Coastal Development Permit for this work in the non-appealable jurisdiction of the Coastal Zone.)

(Preliminary Approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 006-09.)

Present: Brian Cearnal, Architect
Mark Romasanta, Representing Ownership

Public comment opened at 6:04 p.m. and, as no one wished to speak, it was closed.

Motion: Preliminary and Final Approval as submitted.

Action: Curtis/Boucher, 6/0/0. (Naylor/Shallanberger stepped down. Pujo absent.) Motion carried.

CONSENT CALENDAR**NEW ITEM**

A. 19 W CARRILLO ST C-2 Zone

Assessor's Parcel Number: 039-321-003
Application Number: MST2009-00097
Owner: The Volentine Foundation
Architect: Edwards - Pitman Architects

(Proposal for minor exterior alterations on the south elevation of an existing commercial building. The proposed work includes the following: demolish an existing exterior stairway, add a new second floor balcony with wrought iron rail; new awnings; add a new basement level window; and, change two existing solid doors to French doors.)

Preliminary Approval as submitted and continued four weeks.

NEW ITEM**B. 916 STATE ST C-2 Zone**

Assessor's Parcel Number: 039-322-052
Application Number: MST2009-00127
Owner: City of Santa Barbara
Applicant: Hochhauser Blatter Architects
Business Name: Fiesta Five Theatres

(Proposal to add a new wrought iron security gate at the front entry of the exterior lobby of a movie theater.)

Continued two weeks with the following comments: 1) The ironwork should be 5/8 inch bar minimum. 2) The Fire and Building Departments should be consulted for exiting requirements and hardware. 3) The spacing of the horizontal member is weak and needs more heft. The San Marcos Building should be seen as an example for possible solutions. A clavos design is preferred for the base plate design. 4) The color of the base plate should be dark green.

NEW ITEM**C. 500 ANACAPA ST C-M Zone**

Assessor's Parcel Number: 031-201-031
Application Number: MST2009-00128
Owner: Luis and Leonila A. Sánchez
Architect: Studio G
Business Name: EOS Lounge

(Proposal to install a new awning along the Anacapa Street frontage, change exterior paint color, replace the existing wood wall treatment with smooth-troweled plaster, replace the existing frosted glazing with clear glazing, and construct a new trellis at the rear patio. Approval of a similar project under MST2007-00052 [without the proposed new trellis] has expired.)

This item was postponed four weeks at applicant's request.

NEW ITEM**D. 1014 STATE ST C-2 Zone**

Assessor's Parcel Number: 039-282-027
Application Number: MST2009-00134
Owner: Frederick Bailard
Architect: Lenvik & Minor Architects

(Proposal to alter an existing guardrail and add two stairs at an existing entry from the public sidewalk.)

Final Approval with the condition that the existing sign decorative support hooks and chain shall be painted.

NEW ITEM

E. 721 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 037-082-006

Application Number: MST2009-00132

Owner: BDC Paseo Chapala

Architect: Peikert Group Architects

(Proposal to abate violations outlined in ENF2008-00913 by replacing three as-built plastic vent grilles with wrought iron vent grilles on the W. De La Guerra Street elevation of the building.)

Final Approval as submitted, subject to meeting building code requirements for venting.

**** THE FULL BOARD MEETING ADJOURNED AT 6:06 P.M. ****