



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, April 29, 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 – Absent
- MICHAEL DRURY – Present
- FERMINA MURRAY – Present
- ALEX PUJO – Present
- CRAIG SHALLANBERGER – Absent

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

ROGER HORTON – Present from 2:00 p.m. to 3:25 p.m.

**PLANNING COMMISSION LIAISON:** STELLA LARSON – Absent

**STAFF:**

- PAUL CASEY, Community Development Director – Present until 2:15 p.m.
- BETTIE WEISS, City Planner – Present until 2:15 p.m.
- Michele De Cant, Administrative Analyst – Present until 2:15 p.m.
- JAIME LIMÓN, Design Review Supervisor – Present until 2:00 p.m. and again 2:15 p.m. to 2:45 p.m.
- JAKE JACOBUS, Urban Historian – Present
- HEATHER BAKER, Project Planner – Present until 2:00 p.m.
- SUSAN GANTZ, Planning Technician – Present
- GABRIELA FELICIANO, Commission Secretary – Present

Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal &amp; each time plans are revised</u> . <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

**PLEASE BE ADVISED**

- \*\* All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items 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. That on Friday, April 24, 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](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 (1:33):**

- A. Public Comment:

Kellam de Forest, local resident, commented on the appeal of the Planning Commission approval of the El Encanto Hotel project, 1900 Lasuen Road. The City Council directed the project back to the Planning Commission for the Orient Express to meet with the neighbors and find an aesthetic solution to concerns with regard to the valet surface parking lot and the northwest corner Utility Distribution Facility.

Bob Cunningham, Street Tree Advisory Committee member, spoke about the breakdown of communications among the City agencies with regard to the City Landmark Lyre Silk Oak tree at 1309 State Street, which was part of the Arlington Hotel's gardens, and was replaced with an inadequate alternate tree. A future discussion about this subject will be agendized.

(1:55)

Kellam de Forest, local resident, commented about the Updated EPV Guidelines and noted that the document would be useful for the rest of Santa Barbara, not just El Pueblo Viejo Landmark District, as an example of what Spanish revival architecture looks like.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of April 15, 2009.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of April 15, 2009.**

Action: Sharpe/Adams, 7/0/0. (Curtis/Shallanberger absent.) Motion carried.

- C. Consent Calendar.

Motion: To table the ratification of the Consent Calendar to a later time during the meeting to allow Item C to be reviewed by the Full Board.

Action: Boucher/Drury, 7/0/0. (Curtis/Shallanberger absent.) Motion carried.

**Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Items C and F, 1041 Mission Ridge Road and 2014 Garden Street respectively, which were also reviewed by Robert Adams.**

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

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

1. Ms. Gantz made the following announcements:

- a) Commissioners Curtis and Shallenberger would be absent. Chair Naylor would be stepping down from Items 4 and 5 at 2300 Garden Street, and Item 6 at 1210 State Street, and Commissioner Sharpe will be leaving at 5:30 p.m. Commissioner Murray would be leaving at 6:00 p.m.
  - b) Item 9 at 1978 Mission Ridge Road was postponed indefinitely at the architect's request.
  - c) The proposed adoption of the draft El Pueblo Viejo Design Guidelines to City Council, which was originally scheduled for next Tuesday, May 5th, has been postponed to Tuesday, May 12th at the City Clerk's request.
  - d) Clarified for the HLC and the public the distinction between Historic Resource Findings and Findings for Alterations to a Historic Landmark or Structures of Merit: If a minor project has not had an HSSR required, then at project approval, the HLC needs to make historic resource findings for purposes of the Environmental Assessment and CEQA. On projects where an HSSR has been prepared and accepted by the HLC, acceptance means the HLC agrees that the project will not adversely impact the historic resource, and historic resource findings may only be required to be made for purposes of the Historic Structures Ordinance (if the building is a Structure of Merit, a Landmark, or is worthy of Landmark status).
2. Vice-Chair Sharpe announced that the Santa Barbara Conservancy has published their first book entitled "The Stone Architecture of Santa Barbara." It documents a lot of the stonework history on the Riviera and Montecito. On Thursday, May 7, there will be a book signing and a reception at Casa De La Guerra courtyard in conjunction with a stone exhibit. The book is dedicated to John Pittman.
3. Commissioner Adams announced that the nonprofit Santa Barbara Beautiful is accepting nominations for good character of architecture and landscaping. The public can obtain more information about nominating a property at [www.sbbeautiful.org](http://www.sbbeautiful.org).
4. Jaime Limón, Senior Planner, and Heather Baker, Project Planner, stated that the first draft of the updated EPV Guidelines were printed and additional changes were found to be needed. An errata sheet was prepared and has been distributed to the Commission. The final version of the update will be presented to the City Council on May 12.
5. Jake Jacobus, Associate Planner/Urban Historian, provided the Commission with copies of a letter from Alexander D. Bevil, California State Parks State Historian, regarding the placement and installation of the proposed solar panels for the property at 914-A Santa Barbara Street.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No violations reported.

**DISCUSSION ITEM:**

1. Presentation and Discussion of the Proposed Financial Plan and Operating Budget for Fiscal Year 2010.  
**(1:59)**

Present: Paul Casey, Community Development Director

Discussion held.

**DISCUSSION ITEM:**

2. Changes to SCE design standards for above grade electrical distribution equipment.  
**(2:15)**

Present: John Britton and Tom Wagner, Southern California Edison Representatives  
Jaime Limón, Senior Planner

Public comment was opened at 2:22 p.m.

Kellam de Forest, local resident, inquired as to how those transformers located in historical districts elsewhere in SCE's area of service are treated.

Public comment closed at 2:23 p.m.

Discussion held.

**FINAL REVIEW**

3. 914-A SANTA BARBARA ST C-2 Zone  
**(2:35)**  
Assessor's Parcel Number: 029-292-031  
Application Number: MST2008-00269  
Owner: State of California  
Designer: Kelly- Ondre Construction  
Contractor: Dan George  
Business Name: Alhecama Theater Site

(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." This is a second revised project description. Proposal to add a new handicapped ramp and to replace two aluminum awnings with a single wood awning. Also proposed on the site is the installation of a photovoltaic system consisting of 24 panels covering an area of 266 square feet. The installation will be screened from view by a new 60" box Coast Live Oak tree.)

**(Final Approval of the solar installation portion of the project is requested.)**

Present: Steve Ondre, Southwest Construction Company  
Dan George, SBCA (Santa Barbara Contractors Association)  
Karin Perissinotto, Built Green Santa Barbara

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that a letter from Alexander D. Bevil, California State Parks State Historian, was received regarding the placement and installation of the proposed solar panels. Mr. Bevil listed conditions to be implemented in order for the project to meet the Secretary of the Interior's Standards for Treatment of Historic Properties and thus not resulting in any adverse or significant impacts to the potentially eligible historic property.

Three letters were received in support of the project from David Lack, Lack Construction; The Sustainability Project; and Dennis Thompson, AIA, LEED AP.

Public comment opened at 2:42 p.m.

Karen Feeney, President, Sustainability Project Board of Directors, expressed support for the project with some concerns with respect to the planting of trees in front of the solar panels.

Public comment closed at 2:45 p.m.

**Motion:**        **Final Approval of the proposed solar panels with the following conditions:** 1) **The letter from Alexander D. Bevil, California State Parks State Historian, accepted by the Commission as an equivalent to the Focused Letter Report previously requested includes the following conditions:** a) The proposed solar panel array shall be reversible. b) The solar panel shall be removed when and if technology improves that will allow the same amount of electricity to be generated from a less visually impacting solar-electricity conversion system. c) The existing Giant Cane (*Arundo donax*) in the south landscaped area should be removed due to its invasive character. d) The existing Century plants (*Agave Americana*) shall remain in place. Their tall flower stalks will add additional screening of the photovoltaic array from the street view. e) A cultural resource specialist shall monitor the excavation hole for the oak tree's root ball during planting. 2) **The following conditions were added:** a) A Blue Oak would not be appropriate for this resource. A Coast Live Oak (*Quercus agrifolia*) would be preferred in a 60 inch box with a horizontal character. b) Plant a minimum of one, ten-gallon sized New Zealand Cabbage (*Cordyline australis*) on the planter to the right of the steps as you look toward the building.

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

**REVIEW AFTER FINAL**

4. 2300 GARDEN ST RETIRED Zone

(2:58) Assessor's Parcel Number: 025-140-018  
 Application Number: MST2005-00241  
 Owner: SRS Garden Street, LLC  
 Agent: Mary Rose & Associates  
 Architect: M2 Architecture  
 Architect: Appleton & Associates, Inc.  
 Contractor: Matt Construction Company  
 Business Name: San Roque School Garden Street Campus

(Seismic and safety upgrades to the kitchen and cafeteria building, infirmary, bell tower, chapel, mezzanines, and shop buildings at the existing St. Anthony's Seminary High School campus including accessibility improvements, fire sprinklers, interior elevators, removal of hazardous and toxic materials, and underground trenching for utilities. Only very minor exterior changes are proposed.)

**(Continued Review After Final of proposed changes to approval for the Refectory Building including: redesign roof well, realign east stairs, add doors in east, south and west elevations, new courtyard, new wrought iron railing on west courtyard elevation, metal louver vent on west elevation, removal of wood surrounds on modern door of east elevation, and consider window changes to east and west elevations.)**

Present: Mary Rose, Applicant  
 Jorge Machin, Architect

Public comment opened at 3:10 p.m.

Kellam de Forest, local resident, inquired about the giant versus the smaller Bird of Paradise and whether it would be the ideal plant for the borders.

Public comment closed at 3:11 p.m.

**Motion: Continued two weeks to the Consent Calendar for applicant to address the design of the door, eliminate the giant Bird of Paradise and provide an irrigation plan.**

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

**FINAL REVIEW**

5. 2300 GARDEN ST

E-1 Zone

(3:16) Assessor's Parcel Number: 025-140-024  
 Application Number: MST2009-00009  
 Owner: San Roque School Charitable Trust  
 Agent: Mary Rose & Associates  
 Architect: M2 Architecture  
 Architect: Appleton & Associates  
 Contractor: Matt Construction Company

(This structure is on the City's List of Potential Historic Resources and is eligible for City Landmark status: "St. Anthony's Seminary." the original seismic and safety upgrade project approved under application MST2005-00241 has been revised to include the following changes: Proposal for the demolition of 1,803 square feet of floor area and stair at the south elevation, courtyard side, of the Infirmary Wing to create an accessible outdoor classroom with tiered seating and to extend the existing arcade roofline to cover an accessible path. The project will also include new accessible restrooms on the lower level, a technical mezzanine on the upper level, and the integration of handicapped access at the main level. Adjustments will be made at grade to the adjoining courtyard and walkways to meet accessibility, utility, and life safety standards. Portions of the roof above the south courtyard facade of the Infirmary Wing will be removed with the remaining to be upgraded to meet structural and seismic requirements, with the overall roof height to be lowered by 4.5 feet. An existing brick chimney and roof penetrations are also proposed to be removed. A partial demolition of the south-facing courtyard will allow the restoration of five original windows on the Main Building. An existing opening between the Main Wing and Infirmary Wing will be infilled with a new window to match the existing on this 12.3 acre parcel.)

**(Final Approval of the project is requested. Project requires Historic Resource findings.)**

Present: Mary Rose, Applicant  
 Jorge Machin, Architect

**Motion: Final Approval as submitted with the condition that the landscape plan details shall return to the Consent Calendar as a Review After Final.**

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

**\*\* THE COMMISSION RECESSED FROM 3:30 P.M. TO 3:33 P.M. \*\***

**FINAL REVIEW**

6. 1210 STATE ST C-2 Zone

(3:33) Assessor's Parcel Number: 039-183-019  
Application Number: MST2005-00323  
Owner: Granada Tower, LLC  
Architect: Cearnal Andrulaitis, LLP

(This is a revised project description: This structure is on the City's List of Potential Historic Resources. Proposal to convert the 7th and 8th and a portion of the 9th floors (approximately 6,444 square feet) from office space to two residential condominium units. The project also includes replacing the existing exterior fire escape with a new stair tower, replacing the existing wood frame roof structure with a new steel frame roof structure, constructing a recessed rooftop mechanical equipment well with roof access stairs, adding rooftop dormers and windows, reopening existing window rough openings (two windows each on six floors), adding wrought iron railing at the 7th floor patio on the south elevation, and relocation of a temporary wireless antenna installation frame to the rooftop.)

**(Request to extend approvals for temporary placement of roof antenna equipment. Prior approval of the temporary cell antenna expired on August 21, 2008.)**

Present: Rob Rossi, Granada Tower

Public comment opened at 3:37 p.m.

Kellam de Forest, local resident, commented that the equipment does not look good on the roof of the Granada Theater. He would like to see a definite finalization.

Public comment closed at 3:38 p.m.

**Motion: Approved the extension for the temporary antenna mount to be allowed to remain in place until October 1, 2009.**

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

**\*\* THE COMMISSION RECESSED FROM 3:41 P.M. TO 3:48 P.M. \*\***

**PRELIMINARY REVIEW**

7. 201 E FIGUEROA ST C-2 Zone

(3:48) Assessor's Parcel Number: 029-162-028  
Application Number: MST2009-00093  
Owner: Figueroa Investors LP  
Architect: Michael Holliday

(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 2,829 square foot second story addition with a 651 square foot attic space. Six new parking spaces are proposed, for a total of 12 parking spaces (including one handicapped-accessible space) 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.)

**(Preliminary Approval of the project is requested. Project requires Environmental Assessment, Development Plan Approval findings, and a Waiver of Parking Design Standards.)**

Present: Michael Holiday, Architect  
Lori Romano, Landscape Architect

Public comment opened at 4:11 p.m.

Kellam de Forest, local resident, commented that the project fits into the neighborhood. He inquired about a large tree that used to be on the site.

Public comment closed at 4:12 p.m.

**Motion:** **Preliminary Approval and continued indefinitely with the following comments:**  
**1)** The Commission is in support of the project. **2)** It would be preferred that the plate height of the west elevation be dropped by 8 to 10 inches. **3)** Landscape suggestions were made and the landscape concept is acceptable. **4)** It is preferred that the balcony be stained. **5)** Explore the alignment of the entry from the handicap space by flipping the two spaces. **6)** Investigate the probability of need for a transformer and where it would be placed. **7)** The Commission supports a waiver of the landscape design standards for parking lots. **8) Development Plan Approval findings were made as follows: 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 project is non-residential in nature; **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.

**Action:** Adams/Sharpe, 7/0/0. (Curtis/Shallanberger absent.) Motion carried.

## PRELIMINARY REVIEW

8. 1732 SANTA BARBARA ST E-1 Zone  
 (4:32) Assessor's Parcel Number: 027-112-001  
 Application Number: MST2009-00114  
 Owner: Richard Nash  
 Designer: Peter Kavoian & Associates

(This is a City Landmark: "Huning Mansion." Proposal for a new landscape plan for an existing single-family residence on a 20,000 square foot parcel. The plan includes the removal of nine trees from the front yard to be replaced with a new hedge and 30 rose bushes. Also proposed are new trees and shrubs in the side and rear yards, a new fountain, and a new wood trellis in the backyard. Approval of this project will abate enforcement case ENF2009-00052.)

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

**Present:** Peter Kavoian, Designer  
 Charles McClure, Landscape Architect

Public comment opened at 4:38 p.m.

Kellam de Forest, local resident, commented that the historic photographs do not show gates or fencing because the house was designed to be seen from the street. He requested a history of the design of the fountain that does not seem to fit the architecture of the house or the period.

Public comment closed at 4:39 p.m.

**Motion: Preliminary Approval and Final Approval of the project.**

**Action: Sharpe/Adams, 7/0/0. (Curtis/Shallanberger absent.) Motion carried.**

### **PRELIMINARY REVIEW**

9. 1978 MISSION RIDGE RD A-1 Zone

Assessor's Parcel Number: 019-083-001

Application Number: MST2006-00375

Owner: Farrokh Nazerian

Architect: Ron Sorgman

(This structure is on the City's List of Potential Historic Resources as being eligible for Landmark status. This is a revised project description: Proposal to convert an existing 400 square foot two-car garage into a home gym and construct a new 880 square foot four-car garage with two storage areas totaling 298 square feet. The proposed project will require a Zoning Modification to construct more than 750 square feet of garage floor area on this 2.5 acre parcel currently developed with a 3,600 square foot single-family residence and 2,400 square feet of accessory space located in the Hillside Design District.)

**(Preliminary Approval of the project is requested. Project requires compliance with Staff Hearing Officer Resolution No. 073-08.)**

**This item was postponed indefinitely at the applicant's request.**

**FINAL REVIEW – Referred from the Consent Calendar**

C. 1041 MISSION RIDGE RD

A-1 Zone

(4:43) Assessor's Parcel Number: 019-031-015  
Application Number: MST2008-00572  
Owner: Alan & Katherine Van Vliet  
Architect: Tom Jacobs  
Contractor: Peter Copeland Construction, Inc.

(Proposal for an addition and alterations to an existing, three-story, single-family residence including the following: 356 square foot single-story addition to the existing attached two-car garage resulting in a three-car garage, new doors and windows on the main house, terrace railing, site retaining walls, flagstone paving, two water features, landscaping and tree relocation, and the restoration of doors, windows, shutters, and stucco cladding to their original locations. Also proposed is to abate enforcement case ENF2008-00406 by the removal of a sink located in the swimming pool cabana and to demolish a gazebo structure and its foundation in the front yard setback. A zoning modification is requested to replace the entry and main gates within the front yard setback. An encroachment permit from the Public Works Department will also be required. This existing 7,645 square foot residence is on a 2.15 acre parcel located in the Hillside Design District. The proposed total of 8,386 square feet is 132% of the maximum guideline floor-to-lot area ratio.)

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

Present: Tom Jacobs, Architect  
Peter Copeland, Contractor

**Motion: Final Approval of the landscape drawings.**

Action: Adams/Drury, 7/0/0. (Curtis/Shallanberger absent.) Motion carried.

**ADJOURNMENT**

**Motion: To adjourn the meeting to the acknowledgement event in honor of Steve Hausz to be held at Arnoldi's on Thursday, April 30 at 5:30 p.m.**

Action: Sharpe/Adams, 7/0/0. (Curtis/Shallanberger absent.) Motion carried.

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

A. 1529 SANTA BARBARA ST R-3 Zone

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.)

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

**Final Approval with the following conditions:** 1) The tree is to be a 36 inch box Catalina Cherry. 2) The array shall be at a 15% slope from the horizontal plane. 3) The frame shall be painted dark brown.

**NEW ITEM**

B. 1302 STATE ST C-2 Zone

Assessor's Parcel Number: 039-133-011  
Application Number: MST2009-00190  
Owner: Wash Mutual  
Applicant: Bill Hellman  
Contractor: NW Sign Industry  
Business Name: JP Morgan Chase

(Proposal for new awning material and changes to the surrounds of two existing ATMs.)

**Final Approval as submitted.**

**FINAL REVIEW****C. 1041 MISSION RIDGE RD A-1 Zone**

Assessor's Parcel Number: 019-031-015

Application Number: MST2008-00572

Owner: Alan &amp; Katherine Van Vliet

Architect: Tom Jacobs

Contractor: Peter Copeland Construction, Inc.

(Proposal for an addition and alterations to an existing, three-story, single-family residence including the following: 356 square foot single-story addition to the existing attached two-car garage resulting in a three-car garage, new doors and windows on the main house, terrace railing, site retaining walls, flagstone paving, two water features, landscaping and tree relocation, and the restoration of doors, windows, shutters, and stucco cladding to their original locations. Also proposed is to abate enforcement case ENF2008-00406 by the removal of a sink located in the swimming pool cabana and to demolish a gazebo structure and its foundation in the front yard setback. A zoning modification is requested to replace the entry and main gates within the front yard setback. An encroachment permit from the Public Works Department will also be required. This existing 7,645 square foot residence is on a 2.15 acre parcel located in the Hillside Design District. The proposed total of 8,386 square feet is 132% of the maximum guideline floor-to-lot area ratio.)

**(Final Approval of the project is requested.)****This item was referred to the Full Board.****NEW ITEM****D. 532 1/2 STATE ST C-M Zone**

Assessor's Parcel Number: 037-173-028

Application Number: MST2009-00194

Owner: Ruth Kyes, Fbo Harrah, Marvind Ira

Owner: Lincoln Trust Company, Trustee

Designer: Bree Medley Design

Business Name: Old King's Road

(Proposal to permit an as-built, 435 square foot exterior rear patio which has been converted from an existing storage area. The area will be enclosed with a roof, stucco walls, and screened window openings.)

**Final Approval as noted on Sheet A-2.**

**FINAL REVIEW**

E. 1535 SANTA BARBARA ST R-3 Zone

Assessor's Parcel Number: 027-241-005  
Application Number: MST2008-00315  
Owner: Unitarian Society of Santa Barbara  
Applicant: Jules Zimmer  
Architect: Sydney Baumgartner

(This building is on the City's List of Potential Historic Resources: "Unitarian Society." Proposal to construct two semicircular, tiled benches with brick paving and associated landscaping at the property corner fronting Santa Barbara and E. Arrellaga Streets. A zoning modification will be required to encroach into the front yard setbacks.)

**(Final Approval of the project is requested. Project requires compliance with Staff Hearing Officer Resolution No. 023-09.)**

**Final Approval as submitted.**

**FINAL REVIEW**

F. 2014 GARDEN ST E-1 Zone

Assessor's Parcel Number: 025-331-016  
Application Number: MST2009-00135  
Owner: Gardner Family Trust  
Contractor: Santa Barbara Landscapes  
Landscape Architect: Matt Cota

(This structure is on the City's List of Potential Historic Resources: "Crocker Row." Proposal for a 50 square foot decorative water fountain to be located in the front yard of a 13,000 square foot parcel.)

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

**Final Approval as noted.**

**\*\* THE FULL BOARD MEETING WAS ADJOURNED AT 4:46 P.M.  
TO THE ACKNOWLEDGEMENT EVENT IN HONOR OF STEVE HAUSZ AT ARNOLDI'S \*\***