



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, April 13, 2011

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

SUSETTE NAYLOR, *Chair* – Present
 DONALD SHARPE, *Vice-Chair* – Present
 LOUISE BOUCHER – Present
 MICHAEL DRURY – Present
 WILLIAM LA VOIE – Present
 FERMINA MURRAY – Present
 JUDY ORÍAS – Present
 CRAIG SHALLANBERGER – Present until 5:03 p.m.
 PHIL SUDING – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

MICHAEL SELF – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present until 2:50 p.m. and again at 4:49 p.m.
 JAKE JACOBUS, Urban Historian – Absent
 SUSAN GANTZ, Planning Technician – Present
 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	Master Application & Submittal Fee - (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 folded plans are required at the time of submittal & each time plans are revised. <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. <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.
PROJECT DESIGN APPROVAL	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 & 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 Project Design Approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <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 22.69 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 Project Design Approval or Final Approval would be contingent upon staff review for code compliance.
- ** Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- ** The Commission may refer items to the Consent Calendar for Project Design Approval 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 this meeting, please contact the Planning Division at (805) 564-5470, extension 3310. 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, extension 3311, or by email at SGantz@SantaBarbaraCA.gov. Office hours are 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, April 8, 2011, at 4:00 P.M., the 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*.

SUBCOMMITTEE MEETING:

There was an HLC Survey Subcommittee meeting at 11:00 A.M. on Wednesday, April 13, in the Housing and Redevelopment Conference Room, 630 Garden Street, 2nd Floor.

GENERAL BUSINESS:

A. Public Comment:

Wanda Livernois, local resident, commented on the proposed parking configuration changes at Brinkerhoff Avenue.

B. Approval of the minutes of the Historic Landmarks Commission meeting of March 30, 2011.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of March 30, 2011, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Commissioner Sharpe; with the exception of Item F, which was reviewed by Commissioner Shallenberger.

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

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

1. Mr. Limón announced that the City could pay for the registration of Commission members to attend the 2011 California Preservation Conference to be held in Santa Monica from May 15 to May 18 of this year.

2. The following Commissioners announced they would be stepping down from the review of items on the agenda: Commissioners Suding and La Voie on Item 4; Commissioner Murray on Item 9; and Commissioner Shallenberger on Items 4 and 12.

E. Subcommittee Reports.

Commissioner Suding reported that the appeal hearing on the Planning Commission decision of the Highway 101/Salinas Street off ramp project will be held at the City Council meeting on April 26.

Commissioner Murray reported on the HLC Survey Subcommittee that met in the morning. The draft of the final phases of the Lower Riviera Survey is being reviewed by the Subcommittee members and suggested changes will be forwarded to Staff.

Commissioner Orías requested information for the Historic Resource Element Subcommittee to review in preparation for the update to the General Plan. Mr. Limón responded that the Subcommittee will be provided with examples of elements resource from other cities in California by next week.

ARCHAEOLOGY REPORT

1. 513 GARDEN ST

C-M Zone

(1:50) Assessor's Parcel Number: 031-202-009
 Application Number: MST2010-00168
 Owner: Macy Cornerstone, LLC
 Architect: Barry Winick
 Architect: Mark Macy

(Proposal for a two-story mixed-used project consisting of 2,730 square feet of new commercial space and 3,600 square feet of new residential space in nine residential studio units. The existing 1,144 square foot commercial building will remain on the 14,500 square foot lot.)

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

Staff comment: Ms. Gantz stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because it is considered unlikely for the proposed project to encounter potentially significant subsurface prehistoric or historic remains, only the standard condition regarding the discovery of unanticipated archeological resources applies and shall be printed the on plans prior to issuance of building permit.

Motion: To accept the report and direct Staff to verify the consistency of the digging depths.
 Action: Boucher/Drury, 9/0/0. Motion carried.

ARCHAEOLOGY REPORT

2. 100 BLK W HALEY ST

(1:52) Assessor's Parcel Number: ROW-001-946
 Application Number: MST2011-00101
 Owner: City of Santa Barbara

(Proposal for the installation of street lights in the lower west downtown neighborhood. Pole light fixtures with LED lamps are proposed at intersections and mid-block. The project is located along the 100, 200, and 300 blocks of W. Haley Street, the 100 and 200 blocks of W. Gutierrez Street, the 400 block of Bath Street, the 300 and 400 blocks of De La Vina Street, and along Cottage Grove. This proposal is Phase One of three street lighting projects in the lower west downtown area with the remaining two phases to be reviewed at a later date.)

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

Present: David Stone, Archaeological Consultant

Staff comment: Ms. Gantz stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations and specifically agrees that archaeological monitoring of any excavation below previously disturbed deposits would be appropriate, given the previous existence of buildings dating to the Spanish Colonial and Mexican Periods close to the area of potential effects, or APE. Features associated with these buildings could be within the APE, even though the buildings themselves all appear to be outside the APE.

Motion: To accept the report with the following comments:

1. Staff is to verify the consistency of the digging depths.
2. Recommendation to Architectural Board of Review: The lighting shall be done in a manner which is sensitive to the fact that it is adjacent to a historic neighborhood.

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

ARCHAEOLOGY REPORT

3. 100 BLK E CARRILLO ST

(1:58) Assessor's Parcel Number: ROW-001-509
 Application Number: MST2008-00558
 Owner: City of Santa Barbara
 Applicant: Jessica Grant, Project Planner
 Landscape Architect: Arcadia Studio
 Engineer: Penfield & Smith

(This is a revised project description. The City of Santa Barbara, Public Works Department proposes to construct traffic signal, pedestrian, and drainage infrastructure improvements at the intersection of Carrillo and Anacapa Streets. The proposed work is necessary due to a signal visibility issue at the intersection. Traffic signal and pedestrian improvements include the following: 1) Removal of existing single post signals at Carrillo and Anacapa Streets; 1) Installation of seven new traffic signal poles with mast arms over Carrillo Street (two sets) to improve signal visibilities along Carrillo Street, and one mast-arm southbound Anacapa Street; 4) New pedestrian signal indicators with countdown heads for all directions with mast arm signals; 5) Relocation of the traffic control equipment cabinet on the southeast side of Carrillo Street; 6) Installation of new ADA-compliant dual directional access ramps at the northeast and southeast corners of the intersection; and 7) Installing up to five new drop inlets (DIs) on the northerly side of Carrillo Street between Anacapa and approximately 250 feet east of Anacapa Street.)

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

Present: David Stone, Archaeological Consultant

Staff comment: Ms. Gantz stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that it is very unlikely that any isolated significant historic archaeological resources will be encountered within the project area street right-of-way during grading and the Standard Condition regarding the discovery of unanticipated archaeological resources applies and shall be on plans prior to issuance of building permit.

Mr. Stone added that the report recommends monitoring for diggings below a four foot depth.

Motion: To accept the report as presented with the recommended monitoring for excavation below four feet.

Action: Suding/Drury, 9/0/0. Motion carried.

RECONSIDERATION HEARING**4. 318 STATE ST / 321 ANACAPA ST** ROW Zone

(2:01) Assessor's Parcel Number: 037-254-020
 Application Number: SGN2010-00128
 Owner: 318 State Street Properties, LLC
 Applicant: Vogue Sign Company
 Business Name: REI

(The project location is 321 Anacapa Street. This is a revised project description. Proposal to install two new illuminated wall signs including one 48 square foot wall sign and one 13.7 square foot wall sign, and one internally-lit steel and brick monument sign of 25.3 square feet. The total amount of signage requested is 87 square feet. Exceptions are requested to allow total signage in excess of the allowable and over-sized letters.)

(Request by Planning Staff for reconsideration of HLC action of March 30, 2011, to clarify scope of action and basis for Exception Findings.)

Present: Jaime Limón, Senior Planner/Design Review Supervisor

Staff comment: Mr. Limón stated that the reconsideration requested by staff is to receive clarification with respect to the motion as stated by the Commission during the previous review of the project; for the applicant to be given the opportunity to explain the need for ground signs based on traffic circulation; and for the Commission to clearly state the basis for denying or granting an exception with required findings to support the decision.

The applicant requested that the reconsideration of the item be continued.

Motion: Continued indefinitely at the applicant's request.

Action: Boucher/Sharpe, 7/0/0. (Shallanberger/Suding stepped down.) Motion carried.

MISCELLANEOUS ACTION ITEM**5. HLC GUIDELINES & MEETING PROCEDURES**

(2:05) Staff: Heather Baker, Project Planner
 (Review of updated Draft Historic Landmarks Commission Guidelines and Meeting Procedures. The HLC previously reviewed and commented on a previous draft version of this document on October 13, 2010.)

(Staff recommendation: That the HLC recommend the City Council adopt the updated HLC Guidelines and Meeting Procedures.)

Present: Heather Baker, Project Planner

Public comment opened at 2:40 p.m.

Kellam de Forest, local resident, commented on Project Design Approval expirations, location of manufactured homes, and specimen tree definition.

Public comment closed at 2:42 p.m.

The Commission expressed appreciation for the Design Review Staff's work on this document.

Motion: To recommend that the City Council adopt the updated HLC Guidelines and Meeting Procedures.

Action: Orias/Suding, 9/0/0. Motion carried.

IN-PROGRESS REVIEW

6. **26 CHAPALA ST**

R-4/SD-3 Zone

(2:51) Assessor's Parcel Number: 033-102-001
Application Number: MST2010-00176
Owner: Dario Pini
Architect: Bryan Murphy

(The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including the replacement of all existing windows, extending an existing second-floor balcony corridor and adding a 36 inch porch wall, a facade remodel, relocation of an as-built trash enclosure, and a revised landscape plan including the replacement of two existing 12 foot tall palm trees canopy trees. The discretionary applications required for this project are zoning modifications to allow alterations within the required 10 foot front setback on Mason Street and a reduction of the required outdoor living space. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved with permeable pavers and reconfigured to comply with the Americans with Disabilities Act. This application addresses violations called out in ENF2010-00250.)

(Requires compliance with Staff Hearing Officer Resolution No. 057-10. Project was last reviewed on March 2, 2011.)

Present: Bryan Murphy, Architect

Public comment opened at 2:55 p.m. and, as no one wished to speak, it was closed.

Motion: Continued four weeks with the following comments:

1. The Commission noted that the proposal is an improvement to the existing condition of the building.
2. Restudy the windows, specifically in terms of the divided light windows; a more consistent treatment should be used. The proportion of broken lights to plain lights for the picture windows should be more traditionally handled.
3. Provide root barriers where the tree trunk is less than four feet from the hardscape.

Action: La Voie/Boucher, 9/0/0. Motion carried.

IN-PROGRESS REVIEW**7. 1816 STATE ST**

C-2/R-1 Zone

(3:03) Assessor's Parcel Number: 027-032-021
 Application Number: MST2009-00281
 Owner: Alamar II, LLC
 Architect: Bryan Murphy
 Business Name: Fiesta Inn & Suites

(Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes facade alterations, a 62 square foot lobby addition, a tower addition having no new floor area, a 270 square foot storage room addition on the 3rd floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square feet, widening the second floor corridor by 164 square feet, and alterations to the existing parking lot. Planning Commission approval is requested for a Conditional Use Permit for a non-residential use in a residential zone and zoning modifications for the new deck, parking, and trash enclosure to encroach into the interior yard setback of the residentially-zoned portion of the site. Approval of this project will abate violations outlined in ENF2008-01335.)

(First In-Progress Review. Action may be taken if sufficient information is provided. Project requires compliance with Planning Commission Resolution No. 018-10. Project was last reviewed on March 16, 2011.)

Present: Bryan Murphy, Architect

Public comment opened at 3:07 p.m. and, as no one wished to speak, it was closed.

Motion: Continued two weeks with the following comments:

1. Provide root barriers where the tree trunk is less than four feet from the hardscape.
2. Pursue a much simplified design for the entry.
3. Pursue a side elevation more like Scheme A.
4. The proposed *reja* should be of an appropriate design.

Action: La Voie/Orías, 9/0/0. (Murray stepped down.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:18 P.M. TO 3:23 P.M. ****

PROJECT DESIGN REVIEW**8. 111 STATE ST**

HRC-2/SD-3 Zone

(3:23) Assessor's Parcel Number: 033-075-008
Application Number: MST2011-00036
Owner: 116 Kimberly Avenue, LLC
Architect: AB Design Studio

(Proposal for alterations to an existing 6,705 square foot one-story commercial building including door, window, and roof replacement, trellis refurbishment, new entry trellis, new trash enclosures, and approximately 265 lineal feet of temporary construction fencing. The 38-space parking lot is to remain unaltered and no new floor area is proposed. Staff Hearing Officer approval is requested for zoning modifications to allow improvements to encroach into the front yard setbacks on State Street and Kimberly Avenue. Approval of this project will address violations outlined in ENF2010-00385. The project area comprises five parcels located at 116 Kimberly Avenue and 111 State Street: APN 033-075-003, -004, -008, -009, and -010.)

(Project requires compliance with Staff Hearing Officer Resolution No. 012-11. Project was last reviewed on February 16, 2011.)

Present: Clay Aurell and Anthon Ellis, Architects
Chris Gilliland, Landscape Architect

Public comment opened at 3:36 p.m.

Kellam de Forest, local resident commented on window design and parking surface.

Public comment closed at 3:37 p.m.

Motion: Project Design and Final Approval with the following comment and conditions.

1. All major concerns have been addressed by the applicant.
2. The fountain/firepit/focal element is not included in this approval.
3. Clarify the onsite versus offsite landscape.
4. The previous request for a canopy tree on the northeast corner is waived based on use of the area as a bioswell.
5. Remove the pervious concrete from the proposal.
6. Any future proposed rooftop mechanical equipment shall return for HLC review.
7. N408 is the approved stain color for the trellis.

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

CONCEPT REVIEW - CONTINUED9. **1727 PROSPECT AVE**

R-2 Zone

(3:52) Assessor's Parcel Number: 027-142-004
Application Number: MST2008-00583
Owner: Phil Larson, Larson Family Trust
Architect: Amy Taylor

(This structure is **eligible for Structure of Merit designation**. This is a revised project description. Proposal to demolish an existing 307 square foot, two-car detached garage and construct a new 462 square foot, detached two-car garage with 286 square feet of basement storage and rear access door with new stairs. The existing 13 foot curb-cut would be extended to 20 feet. Also proposed is to demolish the existing sandstone stairs and stair support walls next to the existing garage. Approval of the project would permit proposed stairs and as-built flagstone steps/pathways at the center of the parcel, a sandstone tree well with new tree and landscaping, new gravel path, planting beds, trees, site lighting, and decorative pots. A zoning modification was approved for the proposed new garage and storage to encroach into the front setback on this 11,105 square foot lot located in the Hillside Design District. The existing two legal dwelling units on the lot are proposed to remain.)

(Third Concept Review. Project requires compliance with Staff Hearing Officer Resolution No. 013-09. Project was last reviewed on November 10, 2010.)

Present: Amy Taylor, Architect

Public comment opened at 4:06 p.m.

Kellam de Forest, local resident, commented on history of stone stairways.

Public comment closed at 4:07 p.m.

Motion: Continued two weeks with the following comments:

1. Landscape plan is approvable as proposed.
2. Faux sandstone is not an appropriate material for the neighborhood. Natural sandstone shall be used.
3. Proportion and design of the proposed stairway in the back of the garage is incompatible with the house.
4. Design of the garage shall match the house in that it is the primary structure on the site.
5. Reuse the stones from the stairway on the site.
6. Exposed concrete block is not acceptable on the building.
7. Return with full material and color samples.

Action: La Voie/Boucher, 7/0/2. (Murrary/Orias stepped down.) Motion carried.

PROJECT DESIGN REVIEW**10. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(4:24) Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Henry Lenny
 Architect: Gensler
 Landscape Architect: Katie O'Reilly-Rogers, Inc.
 Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(Project Design Approval is requested for the swimming pool/fitness center. Project requires compliance with Planning Commission Resolution No. 004-09. Project was last reviewed on March 30, 2011.)

Present: Courtney Miller, Landscape Architect
 James Jones, Representing Ownership
 Casey Nagel, Architect

Motion: Project Design Approval and continued two weeks with the following comments and conditions:

1. The long process of design, the applicant's attention to the Commission's comments, and the incorporation of referential design details are greatly appreciated.
2. Proposed piers shall have a brick finish of a design similar to those proposed on the north side of the pool.
3. Plant material proposed for the lower planter on the south side shall be clumping and cascading.
4. Pots on the south elevation shall be of a craftsman design.
5. Colors as shown on plans are approved:
 - a. Door and Windows: PT-H04
 - b. Board and Batten: PT-H02
 - c. Roof Framing: PT-H01
 - d. Stucco: X-81583

Action: La Voie/Drury, 8/1/0. (Naylor opposed because she does not feel it is an appropriate design.) Motion carried.

FINAL REVIEW**11. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(4:57) Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Henry Lenny
 Architect: Gensler
 Landscape Architect: Katie O'Reilly-Rogers, Inc.
 Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(Final Approval is requested for minor reconfiguration of the main entry off Alvarado Place, new trash enclosure, new screening gate, new retaining walls, relocation of four parking spaces, and landscaping in the service area adjacent to the Main Building. Project requires compliance with Planning Commission Resolution No. 004-09. Project was last reviewed on March 30, 2011.)

Present: Courtney Miller, Landscape Architect
 Casey Nagel, Architect
 Minh Pham, Representing Ownership

Motion: Final Approval as submitted.

Action: Boucher/Drury, 8/1/0. (Suding opposed because he did not agree with the driveway material.) Motion carried.

**** THE COMMISSION RECESSED FROM 5:03 P.M. TO 5:09 P.M. ****

FINAL REVIEW**12. 34 W VICTORIA ST**

C-2 Zone

(5:09) Assessor's Parcel Number: 039-131-016
 Application Number: MST2009-00266
 Owner: Victoria Street Partners, LLC
 Architect: Cearnal Andrulaitis Architecture
 Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (formerly Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 23,125 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 78 parking spaces in a subterranean garage. Buildings would be two and three stories in height. Planning Commission approval is requested for a tentative subdivision map and development plan.)

(Project requires compliance with Planning Commission Resolution No. 009-10. Project was last reviewed on March 30, 2011.)

Present: Brian Cearnal and Jeff Hornbuckle, Architects
 Margaret Cafarelli, Applicant
 Martha Degasis, Landscape Architect

Public comment opened at 5:28 p.m.

Kellam de Forest, local resident, commented on the Arlington Theater and the architecture's importance over the details.

Public comment closed at 5:29 p.m.

Motion: Final Approval as submitted.

Action: La Voie/Sharpe, 8/0/0. (Shallanberger stepped down.) Motion carried.

DISCUSSION ITEM**13. BUDGET FOR FISCAL YEARS 2012 & 2013**

(5:42) Staff: Bettie Weiss, City Planner

(Overview of the proposed Financial Plan for Fiscal Years 2012 and 2013 with highlights for the Community Development Department (CDD). On April 19 of this year the City Administrator will present the proposed Financial Plan to the City Council. A Council hearing to review the CDD budget is scheduled for Monday, May 2, 2011.)

Present: Bettie Weiss, City Planner
 Paul Casey, Community Development Director

Discussion held.

NEW ITEM**A. 128 E CAÑÓN PERDIDO ST C-2 Zone**

Assessor's Parcel Number: 031-011-004
Application Number: MST2011-00135
Owner: Pueblo Viejo Properties, Ltd.
Architect: Workshop Architecture Group, Inc.

(Proposal to uncover three existing arched openings along a shared driveway between two commercial buildings. The work will entail removing partial stucco infill and the installation of new French doors and windows. New outdoor dining tables and chairs will be placed along the west elevation. No new floor area is proposed.)

Project Design and Final Approval as submitted.

FINAL REVIEW**B. 322 E CAÑÓN PERDIDO ST C-2 Zone**

Assessor's Parcel Number: 031-021-028
Application Number: MST2010-00365
Owner: Craddock Living Trust
Architect: Peter Becker Architect

(This structure is on the **City's List of Potential Historic Resources: "Pedotti House."** This is a revised project description: Proposal for residential alterations including the following new work: one pair of French doors, a 10 linear foot long, 4 feet 6 inches tall wood fence at the front property line, an 87 linear foot long stucco wall at the interior property line, a wider entry door in the legal accessory building, a new flat glass skylight, a new plaster chimney, and a repaved driveway, and a new 4 linear foot long, 9 foot tall wall with man door between the rear of the house and the front of the accessory building, and a rebuilt wood gate and fence and new trash enclosure. Total development on this 7,405 square foot parcel will be 2,001 square feet and will be 66% of the maximum guideline floor-to-lot-area ratio.)

(Final Approval of the project is requested. Project last reviewed on March 30, 2011.)

Continued indefinitely.

NEW ITEM**C. 323 E CABRILLO BLVD P-R/SD-3 Zone**

Assessor's Parcel Number: 017-680-011
Application Number: MST2011-00156
Owner: Santa Barbara Redevelopment Agency
Applicant: Kevin Strasburg

(Proposal to replace all pole-mounted and wall-mounted light fixtures in Chase Palm Park including special use fixtures. Existing uplighting fixtures will be removed. A new electrical subpanel will also be installed as well as two new wall-mounted outlets.)

Project Design and Final Approval as submitted.

REVIEW AFTER FINAL**D. 35 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-102-004
Application Number: MST2011-00065
Applicant: Michael Rosenfeld, 35 State St Partners
Applicant: DesignARC

(General safety related repairs and proposal to repaint the Californian Hotel.)

(Review After Final for safety related repair work consisting of removal of signs, fire-escapes methods for securing or removal of roof tile as needed to ensure safety of pedestrian path in the right-of-way during repainting/repair work.)

Final Approval of Review After Final with the exception of the fire escape and existing tile removal, and the condition that the existing tile shall be reconnected and secured in place.

NEW ITEM**E. 114 NATOMA AVE****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-072-009
Application Number: MST2011-00155
Owner: Steven D. Krieg
Architect: Amy Taylor

(Proposal to repair and rebuild dryrot-damaged rear decks and stairs at the front and rear of a multi-family complex. The front elevation second floor walkway will also be widened by 18 inches and the rotted wood balcony railing will be replaced with a new wrought iron railing. New exterior light fixtures are also proposed.)

Project Design and Final Approval as submitted.

NEW ITEM**F. 126 E CAÑÓN PERDIDO ST****C-2 Zone**

(1:15) Assessor's Parcel Number: 031-011-003
Application Number: MST2011-00137
Owner: Santa Barbara Trust For Historic Preservation
Architect: Thompson Naylor Architects, Inc.

(Proposal to replace an existing set of front entry doors with those that will conform to ADA requirements. Also proposed is to replace four existing jalousie windows on the east elevation with nine-light, wood sash windows to match the original window design.)

Project Design and Final Approval as submitted.

**** THE FULL BOARD MEETING ADJOURNED AT 6:10 P.M. ****