



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 5, 2009
AGENDA DATE: February 12, 2009
PROJECT ADDRESS: 1900 Lasuen Road (MST2007-00140)
 El Encanto Hotel
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Kathleen Kennedy, Associate Planner *KK*

I. EXECUTIVE SUMMARY

In 2004, the Planning Commission approved a Master Plan for the El Encanto Hotel. The project subsequently received several determinations of Substantial Conformance for changes. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) a predominantly underground utility distribution facility and a surface valet parking lot with an underground operations facility below in the northwest corner; 2) Mission Village, consisting of 5 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 in one of the project revisions that received a substantial conformance determination; and 4) a swimming pool with a fitness center below.

The proposal also includes a realignment of a small portion of the sandstone wall at the main driveway entrance on Alvarado Place to provide better circulation, and a new trash enclosure, screening gate, retaining walls and landscaping are proposed for the service area adjacent to the Main Building. The four parking spaces that were previously approved in the service area would be relocated to the Mission Village parking structure. The following table describes the proposed changes in relation to the 2004 approval.

Amenity	2004 Approval and Subsequent Substantial Conformance Determinations	Proposed
Northeast Corner	Renovation of 3 existing cottages and reconfigured parking lot	Demolition of 3 existing cottages, and construction of an underground parking garage with 5 cottages above (Mission Village).
Northwest Corner	Relocate 3 historic cottages onsite (completed); construction of a 52 space, surface valet parking lot	Construction of the utility distribution facility, an 43 space surface parking lot, with an operations facility underneath

Amenity	2004 Approval and Subsequent Substantial Conformance Determinations	Proposed
Cottages 27 and 28	Approved in 2004, but subsequently eliminated as part of a Substantial Conformance Determination	Proposal to reinstate the approvals for Cottages 27 and 28.
Swimming Pool and Fitness Center	Remodel existing pool, expand the pool deck, and place fitness center below the dining room in the main building.	Relocate pool to the east, and place fitness center underneath the pool and pool deck.
Service Area	Parking spaces, loading area	Add trash enclosure, screening gate, retaining wall, landscaping. Move 4 parking spaces into the Mission Village underground parking garage, reconfigure entrance for better circulation.

II. REQUIRED APPLICATIONS

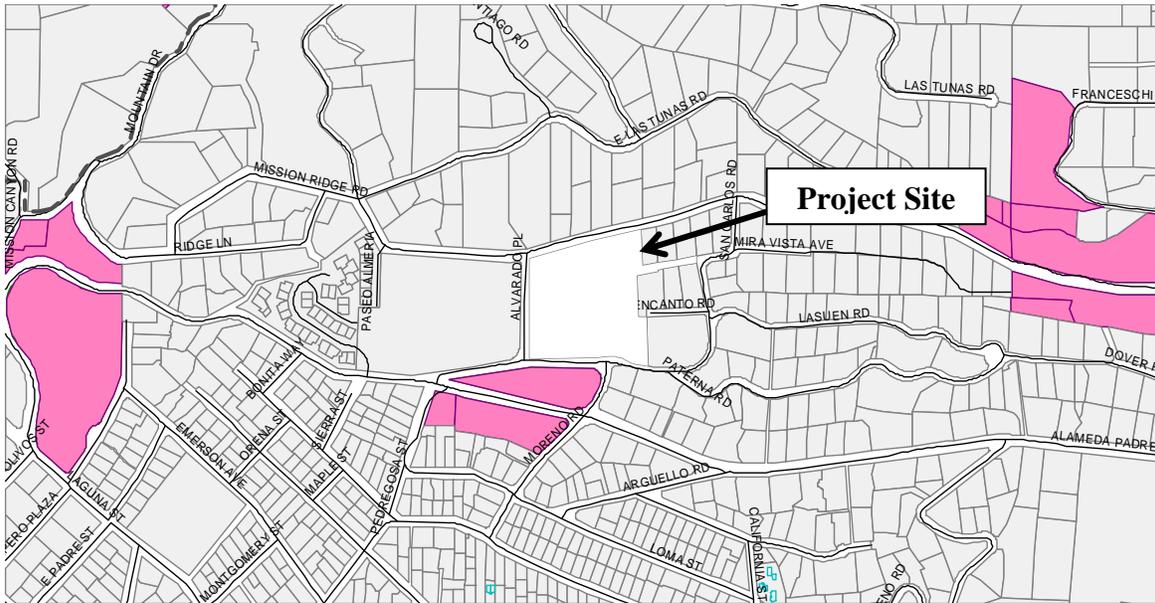
The discretionary applications required for this project are:

1. Modification to allow the utility distribution facility and Mission Village to encroach into the front setback along Mission Ridge Road (SBMC§28.27.050);
2. Modification to allow the utility distribution facility and surface parking lot to encroach into the front setback along Alvarado Place (SBMC§28.27.050);
3. Modification to allow Mission Village and Cottages 27 and 28 to encroach into the interior setback on the east side of the property (SBMC§28.27.050);
4. Modifications to provide less than the required distance between buildings (SBMC§28.27.050.2);
5. Development Plan Approval, as defined within R-H Zone standards (SBMC§28.27.100);
6. Development Plan Approval to allocate 7,021 square feet of non-residential square footage from the Minor Addition and Small Addition categories (SBMC§28.87.300); and
7. Transfer of Existing Development Rights of 10,000 square feet of non-residential floor area to the project site (SBMC§28.95).

III. RECOMMENDATION

With the approval of the requested Modifications, the proposed project conforms to the City’s Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are compatible with the surrounding neighborhood. Therefore, Staff recommends that the

Planning Commission adopt the Mitigated Negative Declaration, and approve the project, making the findings outlined in Section IX of this report, subject to the conditions of approval in Exhibit A.



Vicinity Map for 1900 Lasuen Road

APPLICATION DEEMED COMPLETE: December 16, 2008

DATE ACTION REQUIRED ON THE NEGATIVE DECLARATION: June 15, 2009

IV. SITE INFORMATION

Applicant: Trish Allen, SEPPS	Property Owner: Orient Express Hotels, Trains & Cruises
Parcel Number: 019-170-022	Lot Area: 6.77 acres (gross) ; 6.69 acres (net)
General Plan: Residential, 3 units per acre	Zoning: R-2/4.0/R-H: Two Family Residential/ 4 units per acre/ Resort-Residential Hotel Zone Overlay
Existing & Proposed Use: Hotel, Restaurant and related Facilities	Topography: Approximately 12 %
Adjacent Land Uses:	
North - Residential	East - Residential
South - Orpet Park/Residential	West - Riviera Park Research Center

V. PROJECT DESCRIPTION

The approved 2004 Master Plan included a total of 97 guest rooms. Since that time, the El Encanto Hotel was sold to the Orient Express company, which resulted in the request for the Revised Master Plan. The current proposal includes a decrease in the number of guest rooms from 97 to 92 through a reconfiguration and combination of some of the guest rooms. A guest room matrix, that identifies the number of rooms per cottage, is provided on the project plans. The current proposal includes a request to retain the entitlement for 97 rooms, so that if needed in the future, five additional rooms could be created through reconfiguration of the interiors of the existing cottages. The Revised Master Plan does not include an increase in the number of employees. The proposed project is further described below.

1) *Utility distribution facility and surface valet parking lot with operations facility below.* As part of the 2004 Master Plan, historic cottages (17, 18 and 19) were to be relocated from the northwest corner of the property, and the surface parking lot was to be resurfaced and reconfigured to provide 52 valet parking spaces. Although the historic cottages were relocated recently, the new owners decided that the approved plan did not meet their needs. The Revised Master Plan includes a new design for this corner of the property, which consists of the utility distribution facility and a surface valet parking lot with an operations facility underneath.

The main purpose of the utility distribution facility is to provide condensed water of appropriate temperature, which is used to help heat and cool the buildings. The utility distribution facility is described as an alternative to installing heating and ventilating equipment to each individual cottage, with their associated exterior equipment, such as condensers and vent pipes, etc. On January 25, 2006, the Historic Landmarks Commission reviewed three air conditioning units on cottages being renovated under the 2004 Master Plan and it was determined that the individual HVAC units were unacceptable and the applicant was told to explore other options.

The majority of the 2,796 square foot utility distribution facility would be located 17 to 22 feet underground, and encapsulated with a concrete lining and acoustical silencers. Two, small, one-story structures connected by a trellis element would be above ground. The structure on the west side (approx. 311 sq. ft.) would contain the electrical switch gear and the structure on the east side (approx. 620 sq. ft.) would contain a portion of the condensed water cooling equipment. A plaster wall and trellis would screen air ventilation equipment and silencers. A modification is requested to allow the northwest corner of the utility distribution facility to have a 17 foot setback instead of the required 30 foot front setback from both Alvarado Place and Mission Ridge Road. Also, a small portion of the trellis and a portion of the air intake area (approximately 18" high) would also encroach into the required 30 foot front setback from Mission Ridge Road.

The surface valet parking lot would consist of 43 parking spaces, and would be screened by a perimeter wall. Five tree wells would be incorporated into the design to accommodate new trees. A modification is requested to allow the surface valet parking lot to have a 10'-7" setback instead of the required 30 foot front setback from Alvarado Place.

The 8,773 square foot, underground operations facility would be located below the parking lot and would include on-site laundry services, staff lockers, storage, and staff offices. The operations facility would also include a 743 square foot storage area that would extend underneath Cottage 29 (a cottage approved with the 2004 Master Plan) located directly to the east.

2) *Mission Village with valet parking garage below.* The 2004 Master Plan included the renovation of the existing cottages (22, 23, and 24) and the reconfiguration of the surface parking lot located in the northeast portion of the site. The Revised Master Plan includes the demolition of these cottages and the construction of Mission Village. Mission Village would consist of five new cottages constructed over a partially underground parking garage with 51 valet parking spaces. The new cottages would be at the same height as the existing cottages in this area. Employee parking spaces would be located in this garage. Vehicular access to the parking garage would be from the existing driveway on Mission Ridge Road.

The existing cottages, built in 1976, consist of three, two-story detached structures containing 20 guest rooms and totaling 10,614 net square feet. The new Mission Village Cottages (30-34) would be composed of 26 guest rooms, in a combination of one and two-story structures and would total 11,434 square feet. A modification is requested to allow Cottages 32 and 33 to encroach into the required 40 foot front setback along Mission Ridge Road, and to allow Cottages 33 and 34 to encroach into the required 40 foot eastern interior setback. Because the buildings would be constructed at an angle in relation to the property lines, the distances would vary. For Cottage 32, the closest point would be 6 feet from the property line. For Cottage 33, the closest point would be 10 feet from the property line. Along the eastern interior property line, Cottages 33 and 34 would be approximately 15 feet from the property line.

3) *Cottages 27 and 28.* New Cottages 27 and 28, totaling 1,838 square feet, were previously approved with the 2004 Master Plan. These cottages were subsequently eliminated from the Master Plan when the square footage associated with the cottages was transferred to the basement level of Main Building as part of a Substantial Conformance Determination. The Revised Master Plan includes a request for the "re-approval" of Cottages 27 and 28, which consists of 3 guest rooms and a total of 1,934 square feet. Cottages 27 and 28 would be located on the east side of the property, immediately south of the proposed Mission Village area, in substantially the same location as the previous approval. There is a slight increase in square footage over the previous approval, and the orientation of the cottages has been changed as a result of comments from the Historic Landmarks Commission. A modification is requested to allow the patio of Cottage 27 to have a 19 foot setback instead of the required 30 foot setback and Cottage 28 to have a 33 foot setback instead of the required 40 foot setback along the eastern interior property line.

4) *Swimming pool and fitness center.* The 2004 Master Plan included a remodel of the existing pool with an expansion of the pool deck area. Also, a fitness center was approved to be located within the existing floor area located beneath the dining deck in the main building. The revised Master Plan would relocate the swimming pool to the west and a 2,775 square foot partially subterranean fitness center and pool equipment area would be constructed under the pool and pool deck.

Parking: The 2004 Master Plan was approved with 97 parking spaces (52 spaces in a new parking lot in the northwest corner, 33 spaces in a new parking lot in the northeast portion of the site, 11 spaces by the Main Building motor court and service area and one adjacent to Cottage 20). The Revised Master Plan would include a total of 100 parking spaces. The surface valet parking lot in the northwest corner of the project site would include 43 parking spaces, 51 spaces would be provided in the Mission Village parking structure in the northeast corner, and the remaining six parking spaces would be provided in the motor court area close to the Main Building.

VI. BACKGROUND

The project site is currently developed with the El Encanto Hotel, a resort hotel that first opened in 1918. At that time, there was a central hotel building and eight cottages. Over the course of the next two decades or so, many new cottages were either constructed or acquired through the acquisition of acreage to the east. In the 1950's, a swimming pool and some additional cottages were constructed. The last major renovation to the hotel was completed in the 1970's, when some structures were demolished and the tennis court and three new buildings were constructed. At that time, the hotel had a total of 24 buildings.

A Master Plan, approved by the Planning Commission in 2004 consisted of the addition of five new cottages (25 through 29) containing nine new guest rooms, for a total of 97 rooms and 29 cottages; a 2,251 square foot expansion and remodel of the main hotel building; the onsite relocation of three historic cottages (17, 18, and 19); the exterior alteration of four cottages (16, 22, 23, and 24); the interior renovation of all existing cottages; the reconfiguration of the parking areas and the elimination of two parking spaces for a total of 97; and the removal of the tennis court. Alterations to the main hotel building included a new entry pergola, a new loading dock and raising the lower level dining deck. A new spa, fitness center, and administrative offices were proposed within the existing under floor area located below the dining deck. The proposal also included the removal of 33 trees, the relocation of seven trees and the addition of 120 trees and other new landscaping.

A Historic Structures/Sites Report prepared by Preservation Planning Associates, dated December 2002, was accepted by the Historic Landmarks Commission on January 8, 2003. The report evaluated the level of significance of each building on the property, and analyzed potential impacts of the proposed Master Plan. (The 2002 Historic Structures/Sites Report is included as an attachment to public comment letter 3.) The report concluded that impacts to historic resources, as a result of the 2004 Master Plan, were less than significant.

Just prior to the approval of the project, the ownership of the property changed. Subsequently, as the new project team proceeded through the next stages of the project, including preliminary and final approvals by the Historic Landmarks Commission (HLC) and submittal of building permit applications, it was determined that a number of changes to the project would be necessary. Substantial structural problems were found within Cottages 4, 12 and the Main Building, and as a result, the applicant submitted requests for Substantial Conformance Determinations from Staff so that the buildings could be demolished and reconstructed.

Some changes were requested in regard to the reconstruction of the Main Building. These changes included an increase in the size of the basement, a two foot increase in height (to allow room for required mechanical equipment between the floors), and a new mechanical equipment enclosure on the roof. Cottage 4 was approved to be reconstructed, with a slight increase in square footage. Final approval from the HLC is still pending for Cottage 12.

As stated in the project description section, approvals of Cottages 27 and 28 were eliminated when the square footage associated with the cottages was transferred to the basement level of Main Building as part of a Substantial Conformance Determination. The Revised Master Plan includes a request for the "re-approval" of Cottages 27 and 28.

A Staff Hearing Officer approval was granted on December 6, 2006 for a modification to allow a minor addition to Cottage 11 to encroach into the interior setback.

Each exterior change associated with the 2004 Master Plan has been required to be reviewed and approved by the HLC. In addition, each design has been required to be evaluated in a Letter Addendum to the Historic Structures/Sites Report and accepted by the HLC. No potentially significant environmental impacts were identified and the changes were found to be categorically exempt from further CEQA review.

At the June 5, 2008, Planning Commission lunch meeting, staff presented a brief update on the El Encanto Hotel, and informed the Commission that the applicant would be submitting an application for the Central Plant separately from the other components of the Revised Master Plan. At that lunch meeting, some Commissioners requested that staff schedule a concept review at the Planning Commission in order to provide both the Commission and the neighbors with an update on the approved Master Plan and an opportunity to review the Revised Master Plan.

On July 17, 2008, the Planning Commission held a concept review hearing. At that time, the applicant presented a Revised Master Plan to be proposed in two Phases. Phase One would consist of a Central Plant (now called the utility distribution facility) and Phase Two would consist of remaining components. All other approvals associated with the 2004 Master Plan, and not part of the Revised Master Plan, would remain in effect. The applicant requested that the Central Plant component be brought separately to the Planning Commission for consideration. At the concept hearing, the Commissioners stated that there was support for the phasing of the project as proposed.

The applicant moved forward with the Central Plant as a separate application and received Planning Commission approval on August 21, 2008. The approval was subsequently appealed by a number of neighbors who were concerned about the location and potential noise associated with the Central Plant. In response to the appeal, the applicant decided to withdraw the Central Plant application and incorporate it back into the Revised Master Plan.

VII. GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks	1-story buildings: 30' 2-story buildings: 40'	All perimeter buildings: legal, non-conforming	Encroachments requested (see below)
Building Height	Main Building only: 30 feet; Other buildings: 2 stories	Main Building: 28 feet Other buildings: 1 and 2 story	All new buildings to be 2 story except # 27 and #30
Parking	97 spaces (1 space per entitled guest room)	97 spaces approved with 2004 Master Plan	100 spaces
Distance between buildings	15 feet or the height of the taller building	Varies	Modification requested
Lot Coverage -Buildings -Open Parking & Driveways	33.33 % of lot area 33.33 % of lot area	16 % 21 %	24 % 18 %

General Plan: The project site is located in the Riviera neighborhood, which is bordered on the north by Mission Ridge Road, on the south by Alameda Padre Serra, on the east by Sycamore Canyon Road and on the west by Mountain Drive. The General Plan designation for the site and the surrounding areas is Residential, 3 units per acre. Although most of the Riviera is developed with single-family residences, the Land Use Element acknowledges that there are exceptions, including the subject property and the adjacent Riviera Park Research Center. Based on the historic development of the project site as a hotel and the General Plan's acknowledgement of certain historic exceptions to the typical residential use of the Riviera, the proposed continuation of the project site as a hotel is in compliance with the General Plan.

Modifications: The proposed project would meet the requirements of the R-H, Resort-Residential Hotel Zone, with the exception of the required front and interior setbacks and distances between buildings. In the R-H Zone, the setback requirements from all perimeter lot lines are twice the maximum front yard requirements for the underlying residential zone. In this case, the resulting setbacks are 30 feet for one-story buildings and 40 feet for two-story buildings. All of the existing structures located around the perimeter of the hotel site are legal, non-conforming, and encroach into the required setbacks, and some existing buildings, walls, and steps also encroach into the public right-of-way.

The utility distribution facility would encroach into the required front setbacks along both Alvarado Place and Mission Ridge Road; the surface valet parking lot would encroach into the front setback along Alvarado Place; Mission Village Cottages 32 and 33 would encroach into the front setback along Mission Ridge road; and Mission Village Cottages 33 and 34 and Cottages 27 and 28 would encroach into the eastern interior setback.

Staff supports the Modification requests to allow the encroachments into the setbacks, for the reasons stated below.

The proposed utility distribution facility would be located further from the property lines at the northwest corner than the previous location of Cottage 19 (the historic Cottage relocated from this corner) and the surface parking lot approved in 2004 (see previous site plans included with proposed plans). The proposed surface parking lot would be approximately the same distance (10') from the property line along Alvarado Place as the existing parking lot and the parking lot approved in 2004. The proposed surface parking lot would be at a lower elevation than Mission Ridge Road, adequate landscaping would be provided at this location, and the structures themselves would also provide both a sound and visual barrier to the new surface parking lot proposed for the area directly adjacent to the utility distribution facility.

Early on in the development of the Revised Master Plan, the applicant brought the proposal to a Planning Commission at a lunch meeting to receive comments. At that time, the Commission stated that the Mission Village setback encroachments into the setbacks would be supportable because the existing cottages already encroach in this area.

The modifications to allow the patio of Cottage 27, a one-story structure, to encroach into the required 30 foot setback and a portion of Cottage 28, a two-story structure, to encroach into the required 40 foot setback is supportable by staff because there will be a substantial landscape buffer between the buildings and the property line, the setback would be similar to that of other patios and buildings along

this property line, and a similar encroachment was approved for Cottage 27 when it was part of the 2004 Master Plan.

The distance between buildings requirement is a minimum of 15 feet or the height of the taller building. The application includes a request to allow less than the required distance between the new Mission Village cottages as well as Cottage 28. Staff is in support of the modification requests because the spatial relationships between the buildings have been evaluated in an Addendum to the Historic Structures/ Sites Report, have been determined to be acceptable by the Historic Landmarks Commission.

Parking: The Zoning Ordinance requirement for a resort hotel is one space per sleeping unit. The revised Master Plan consists of 92 units, and the applicants are requesting to maintain the existing entitlement for 97 rooms; therefore, 97 spaces are required.

During the review of the 2004 Master Plan, Transportation Planning Staff calculated the parking demand of 97 rooms, based on the ITE rate (311) for a convention hotel (0.81 spaces on weekdays, and 1.03 on weekends) to be 78 on weekdays and 100 on weekends, and determined that the Zoning Ordinance requirement of 97 spaces was sufficient. Upon review of the current proposal, which does not include any additional rooms, Staff is requesting that the Revised Master Plan include 3 additional parking spaces to meet the higher demand number of 100. The applicant agreed to provide these additional parking spaces.

Because all of the parking spaces located in the northwest corner parking lot and the northeast corner garage would be serviced by valets and inaccessible to the public, the parking is considered a parking storage area rather than a parking lot. This would enable the vehicles to be double or triple stacked. Transportation Planning staff has reviewed the parking plan and would be able to grant a waiver of the parking design standards.

VIII. ISSUES

A. DESIGN REVIEW

Each component of the Revised Master plan has been conceptually reviewed by the Historic Landmarks Commission (HLC) and has received enough positive comments to have the proposal move forward to the Planning Commission for consideration. Because the Revised Master Plan consists of many separate components, each component was reviewed separately by the HLC (see Exhibit C – HLC Minutes); however, the entire Revised Plan was evaluated in a Letter Addendum to the Historic Structures/Sites Report dated November 9, 2008. The Letter Addendum was accepted by the HLC on November 12, 2008.

On June 28, 2006, Cottage 27 was determined to be acceptable by HLC and on July 26, 2006, Cottage 28 received positive comments.

The swimming pool and fitness center was reviewed on many occasions. On March 21, 2007, the HLC accepted the proposed design of the swimming pool and fitness center.

On June 11, 2008, the HLC reviewed the Mission Village with valet parking garage below and stated that it accepted the size, bulk and scale of the project and stated that the architecture was generally

acceptable. Also, the Commission stated that parking podium needed to be modified in relation to the ground and architecture and that the scale of the proposed fountain be restudied.

On July 9, 2008, the HLC reviewed the utility distribution facility and surface valet parking lot with operations facility below and stated that it did not object to having surface parking in the northwest corner but commented that the parking lot should be lowered and should have a 60 foot long screening wall, with at least five feet in height at the lowest point, to block vehicle headlights. The Commission further commented that the wall should be plaster rather than sandstone and that breaks in the wall to allow for skylights (for the operations faculty below) was acceptable. Also, the Commission stated that both lighting and noise should be minimized as much as possible, and as many eucalyptus trees as possible should be preserved. The applicant has addressed the comments of the HLC by submitting revised plans that maximize the screening of the parking lot by lowering the surface parking lot elevation and providing a site wall ranging from approximately 5 to 7 feet and additional landscaping.

On December 10, 2008, the HLC reviewed the revisions to the entry on Alvarado Place and the service area adjacent to the Main Building. The Commission accepted the proposal stating that the widening of the driveway should be minimized as much as possible, that the new plantings be drought-tolerant, including those in the planter in the center of the driveway, and that the side of the trash enclosure facing the entry be sandstone.

The design of the proposed project, including both architectural and landscape design, will return to the HLC for preliminary and final approval, following an approval by the Planning Commission.

B. ENVIRONMENTAL REVIEW

An Initial Study was prepared for the proposed project because the California Environmental Quality Act (CEQA) requires that an environmental assessment be provided for a project that is proposing more than 10,000 square feet of new non-residential floor area. The environmental analysis determined that the proposed project could potentially have significant adverse impacts related to biological resources, cultural resources, noise, and public services; however, mitigation measures described in the Initial Study and agreed to by the applicant would reduce potential impacts to less than significant levels. In addition, recommended mitigation measures were identified to further reduce less than significant impacts associated with air quality, cultural resources and water resource issues.

A Draft Mitigated Negative Declaration was prepared for the proposed project, and a public review period was held from December 17, 2008 to January 15, 2009. Eight comment letters were received during the comment period. On January 8, 2009, the Planning Commission conducted a public hearing to accept testimony regarding the Draft Mitigated Negative Declaration. Ten individuals as well as the Planning Commission provided comments. The comment letters and the responses to the comments received regarding the Draft Mitigated Negative Declaration are attached to the Initial Study. The main issue areas discussed in the comments and response to comments are as follows:

1. Previous project approvals, cumulative impacts, and need for EIR: As noted in the background section, the Planning Commission approved a master plan for the project site in 2004. Environmental review was performed for this approval and the substantial conformance determinations. In each case the previous projects were determined to not result in any potentially significant environmental impacts and were deemed

categorically exempt from further CEQA review pursuant to Section 15301 Existing Facilities and 15303 New Construction.

Potential environmental impacts resulting from the proposed project are considered in relation to an environmental baseline. The baseline considered in the IS/MND includes the existing physical environment and that development allowed and currently being constructed under the approved 2004 permit and subsequent substantial conformance determinations consistent with guidance from CEQA case law. Where the proposed project would potentially add an incremental adverse impact in a specific resource category, potential cumulative impacts from past, present, and reasonably foreseeable future projects are considered in the analysis. No substantial evidence has been presented in the IS/MND or comments received that there is a potential for the project, as mitigated, to result in project specific or cumulative impacts exceeding the significance thresholds accepted by the City. Therefore, a mitigated negative declaration is the appropriate environmental document.

2. Noise: An acoustical analysis and follow-up addendum (Newsom Brown Acoustics, November 20, 2008 and January 27, 2009) has been prepared for the proposed project and accepted by City staff. These reports analyze, among other things, the future cumulative noise environment that will result from the operation of the proposed project. The utility distribution facility would generate noise levels of 26 dB(A) at the nearest property line of the hotel. Taken together with noise from the general operation of the hotel and traffic, average ambient noise levels at the hotel's property lines would be well below the City's standard of 60 dB(A) Ldn in residential neighborhoods.
3. Aesthetics: The proposed project would not block public views from Mission Ridge Road, Orpet Park, or any other public viewing location. The existing cottages located in the northeast corner are below the elevation of Mission Ridge Road and do not appear to block views across the hotel site from residences located uphill to the north. The new Mission Village cottages proposed for this northeast corner would be approximately the same height as the existing cottages and therefore, would not change any existing views. Additionally, other proposed buildings would be located further away from Mission Ridge Road and at a lower elevation due to the slope of the site and therefore, would not block any existing views across the site. The HLC has reviewed the proposed project and given the design positive comments.
4. Historic Resources: To address the Revised Master Plan, an Addendum to the 2002 Historic Structures/Sites Report was prepared that evaluates all components of the Revised Master Plan, including landscaping, in relation to the entire site and neighboring sites. The report identifies a group of five eucalyptus trees, located along Alvarado Place in the northwest corner as historically significant, not as individual trees but as a group that is part of the hotel setting. The report found that removal of the trees for reasons other than health and safety concerns would constitute a significant impact to historic resources. The applicant has accepted a mitigation measure that requires the preservation of the trees unless they are deemed to be a threat to public safety. HLC in their review of the project found that the project, as mitigated, would result in less than

significant impacts to historic resources. The Fire Department has also reviewed the project plans and made recommendations concerning the maintenance of the eucalyptus trees that will ensure adequate fire protection for the area.

The Final Mitigated Negative Declaration has identified no significant and unavoidable impacts related to the proposed project. Pursuant to CEQA, prior to approving the project, the Planning Commission must adopt the Mitigated Negative Declaration. For each mitigation measure adopted as part of a Mitigated Negative Declaration, the decision makers are required to make the mitigation measures into conditions of project approval, and adopt a program for monitoring and reporting on the mitigation measures to ensure their compliance during project implementation (PRC Sec.21081.6). The mitigation measures described in the proposed Final Mitigated Negative Declaration have been incorporated into the recommended conditions of approval for this project. In addition, a mitigation monitoring and reporting program (MMRP) is included as an exhibit to the Initial Study.

C. DEVELOPMENT PLAN IN R-H ZONE

The legislative intent of the R-H (Resort-Residential Hotel) Zone is to provide for the highly specialized uses that are associated with the development and operation of resort-residential hotels, and to ensure the least possible conflict with or disturbance of the amenities attached to and associated with adjoining residential areas. A Development Plan is required for any proposal for construction or relocation of any new buildings, structures, parking lot(s) or facilities, on any property zoned R-H. Approval of the Development Plan would be based on the finding that the proposal satisfies the intent of the R-H zone.

Staff has determined that the proposal satisfies the intent of the R-H zone because it consists of components that are necessary for the operation of the existing resort hotel, and the environmental document concluded that all impacts would be less than significant. The lack of significant environmental impact and the addition of substantial landscaping and noise mitigation measures will ensure the least possible conflict with adjoining residential areas.

D. DEVELOPMENT PLAN (SQUARE FOOTAGE ALLOCATION)

Currently, 7,021 square feet of non-residential floor area is available for the project site under the City's Measure E non-residential growth management program. The proposed Revised Master Plan would require a total of 17,021 square feet of non-residential floor area allocation. Since this amount exceeds the remaining available square footage, the project includes a request to transfer the additional 10,000 square feet of floor area from another site within the City through the transfer of existing development rights process allowed by the Zoning Ordinance.

A property located at 210 -222 East Yanonali Street (also known as 214 E. Yanonali Street) contained three commercial and industrial buildings consisting of 38,067 square feet of non-residential floor area. As part of an approved mixed-use development project, the commercial and industrial buildings were demolished and 40 residential condominium units and 1,800 square feet of non-residential floor area was constructed. Since the remaining 36,267 square feet was not rebuilt onsite, the non-residential square footage became available for purchase.

The square footage was purchased by one entity which in turn has offered to transfer 10,000 square feet of floor area to the El Encanto for the Revised Master Plan development. Staff has verified the available square footage from the Yanonali Street site. If the proposed project is approved, the applicant will be required to provide documentation as required by the Zoning Ordinance (SBMC Chapter 28.95, Transfer of Existing Development Rights).

IX. FINDINGS

The Planning Commission finds the following:

A. FINAL MITIGATED NEGATIVE DECLARATION ADOPTION

1. The Planning Commission has considered the proposed Final Mitigated Negative Declaration together with comments received during the public review period process.
2. The Planning Commission finds on the basis of the whole record before it (including the initial study and comments received) that there is no substantial evidence that the project will have a significant effect on the environment.
3. The Planning Commission finds that the Final Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis.
4. The Planning Commission finds that the Final Mitigated Negative Declaration has been prepared in compliance with CEQA, and constitutes adequate environmental evaluation for the proposed project.
5. A mitigation monitoring and reporting program for measures required in the project or made a condition of approval to mitigate or avoid significant environmental effects has been prepared.
6. The location and custodian of the documents or other materials which constitute the record of proceedings upon which this decision is based is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, California.

B. MODIFICATIONS (SBMC§28.27.050)

The modification requests to allow the utility distribution facility to encroach into the required front setbacks along both Alvarado Place and Mission Ridge Road; the surface valet parking lot to encroach into the front setback along Alvarado Place; Mission Village Cottages 32 and 33 to encroach into the front setback along Mission Ridge road; Mission Village Cottages 33 and 34 and Cottages 27 and 28 to encroach into the eastern interior setback and the modification requests to provide less than the required distance between buildings are consistent with the purposes and intent of the Zoning Ordinance

and are necessary to secure an appropriate improvement on a lot, because the amount of encroachment is less than or equal to the encroachment of the amenities that previously existed in these locations, and there is substantial landscape and visual buffers between these amenities and their respective lot lines, as described in Section VII of this Staff Report.

C. DEVELOPMENT PLAN APPROVAL (SBMC§28.87.300)

1. The proposed development complies with all provisions of the Zoning Ordinance. *With the approval of the requested Modifications, the proposed Revised Master Plan will be in compliance with the R-H Zone standards, as described in Section VII of the Staff Report.*
2. The proposed development is consistent with the principles of sound community planning. *The proposed project is consistent with the principles of sound community planning by maintaining the current use of the property as a resort hotel, which is an allowed use in the R-H Zone, and conforms to the General Plan description of the neighborhood, as described in Section VII of the Staff Report. Further, the project has been designed to minimize the impact on its residential neighbors.*
3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood. *All exterior alterations onsite require review and approval by the Historic Landmarks Commission (HLC). The HLC has conceptually reviewed the project and has found it to be compatible with the existing buildings and the surrounding neighborhood.*
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock. *The project would not result in a significant impact to City and South Coast affordable housing stock as it will maintain the current use as a resort hotel, and will not increase the number of rooms or employees, as described in Section 8 of the Initial Study/Mitigated Negative Declaration.*
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources. *Adequate City services are currently available to the project site. Water resource impacts are not anticipated with the construction of the proposed development because there will be no increase in water demand as described in Section 9 of the Initial Study/Mitigated Negative Declaration.*
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic. *Traffic impacts are not anticipated with the*

construction of the proposed development because the hotel maintains the same number of rooms as the previously existing hotel, as described in Section 11 of the Initial Study/Mitigated Negative Declaration.

7. Resources will be available and traffic improvements will be in place at the time of project occupancy. *Adequate City services are currently available to the project site, and traffic improvements are not required.*

D. DEVELOPMENT PLAN IN R-H ZONE (SBMC§28.27.100)

1. The proposed development is consistent with the regulations in the R-H zone. *With the approval of the requested Modifications, the proposed Revised Master Plan will be in compliance with the R-H Zone standards, as described in Section VII of the Staff Report.*
2. The proposed development meets the intent of the R-H Zone District by ensuring the least possible conflict with or disturbance of the amenities attached to and associated with adjoining residential areas. *The project has reduced its potential impacts to a less than significant level, and including amenities to increase landscaping and reduce noise, as described in Section VIII.C. of the Staff Report.*

E. TRANSFER OF EXISTING DEVELOPMENT RIGHTS (SBMC§28.95.060)

1. The proposed development plans for both the sending and receiving sites are consistent with the goals and objectives of the General Plan of the City of Santa Barbara and the Municipal Code. *The mixed-use development on the sending site received approval by the City Council on April 17, 2001 and met all standards for review. With approval of the requested Modifications, the receiving site (El Encanto Hotel) will comply with all standards for review in Section 28.87.300.E., as stated in the findings C.1 through C.7 above.*
2. The proposed developments will not be detrimental to the site(s), neighborhood or surrounding areas. *The sending site project was approved by the City Council and the Architectural Board of Review, which found the project to be appropriate, and the El Encanto Hotel project has reduced its potential impacts to a less than significant level, and included amenities to increase landscaping and reduce noise.*
3. The floor area of proposed nonresidential development on the receiving site does not exceed the sum of the amount of Existing Development Rights transferred when added to the amount of Existing Development Rights on the receiving site, and does not exceed the maximum development allowed by the applicable zoning of the receiving site. *The proposed total new floor area of 17,021 s.f. does not exceed the sum of the transferred square footage (10,000*

square feet) plus the 7,021 s.f. of Small and Minor Additions of Measure E square footage allowed for the site plus the amount of existing development. The proposed development does not exceed the maximum development allowed by the R-H Zone.

4. Each of the proposed nonresidential developments on the respective sending site(s) and receiving site(s) will meet all standards for review as set forth in Section 28.87.300.E of the Municipal Code and all provisions of this Chapter, and will comply with any additional specific conditions for a transfer approval. *The sending site received approval by the City Council on April 17, 2001 and met all standards for review. With approval of the requested Modifications, the receiving site (El Encanto Hotel) will comply with all standards for review in Section 28.87.300.E., as stated in the findings C.1 through C.7 above.*
5. Development remaining, or to be built, on a sending site is appropriate in size, scale, use, and configuration for the neighborhood and is beneficial to the community. *The development on the sending site received approval by the City Council on April 17, 2001 and has been constructed. The development was approved by the Architectural Board of Review which found it to be compatible with the surrounding neighborhood.*

Exhibits:

- ~~A. Conditions of Approval~~
- B. Applicant's letter, dated January 30, 2009
- C. Historic Landmarks Commission Minutes
- ~~D. Final Initial Study/ Mitigated Negative Declaration (includes Public Comment Letters, Response to Comments)~~

S U Z A N N E  E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

30 January 2009

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

**RE: Project Description Letter for El Encanto Hotel – Revised Master Plan
(MST2007-00140)**

Dear Commissioners:

On behalf of the applicant, El Encanto, Inc., we are pleased to provide the following detailed project description for the El Encanto Hotel Revised Master Plan, located at 1900 Lasuen Road in the City of Santa Barbara.

Background

On December 9, 2004, the Planning Commission approved a Development Plan and modification requests for the El Encanto Hotel Master Plan, prior to the current applicant's ownership of the property. The proposal involved the addition of five new cottages containing nine new keys (rooms) totaling 5,759 square feet, as well as a 2,251 square foot expansion of the Main building for a total allocation of 8,010 net square feet. The project also involved cottage relocations, alterations and other site improvements.

In November 2005, the new owner's representative and project team presented a Revised Master Plan to staff and the Planning Commission during a lunch meeting to receive early feedback regarding program changes relative to the pool, underground parking garages, and additional operations or back-of-house floor area. Over the course of several reviews, the project team has been continuing to define the details of the revised plan before the Historic Landmarks Commission and coordination with the project historian.

Substantial Conformance Determinations

Following the 2004 Planning Commission approval, several phases of construction commenced on the site. The first phase involved the renovation of Cottages 11, 14, 15, and 16. The extent of structural deterioration of the cottages was unknown until the initial construction activities were underway. Similarly, the approval for the Main Building involved a renovation/restoration; however, City staff and structural engineers determined that renovation/restoration to be

infeasible to achieve current code compliance. Other program changes were a result of applying satisfactory operational needs required by the current owner. As a result, we have requested Substantial Conformance Determinations (SCD) of the approved 2004 Master Plan; the majority of which have been presented to the Planning Commission and the remainder have been approved by staff and the Historic Landmarks Commission (HLC). See below for a summary of the project SCD's.

June 15, 2006 - Main building basement expansion

The Main building expansion consisted of 1,671 net square feet and did not alter the exterior of the building because the addition was on the north portion of the building, which is below grade. The request consisted of temporarily transferring the approved floor area from Cottages 27 and 28 (1,838 square feet) to the Main building basement.

At the time, the Main building increase was proposed to be 1,671 square feet which left a 167 square foot surplus. However, once construction documents were developed, the Main building increase from the 2004 entitlement was 953 square feet leaving an 883 square foot surplus from Cottages 27 & 28.

December 19, 2006 – Cottage 4 demolition and reconstruction

The primary reason to substantiate the demolition request for Cottage 4 was due to the evolution of the architectural style, reconfiguration, and structural compromises. Cottage 4 was originally a Vernacular board and batten cottage. The architectural style is referred to as “Spanish Eclectic” because it exhibits features such as the smooth stucco clad wall and red Mission tiled roof. Due to alterations and additions, it was not be feasible to restore Cottage 4, either structurally or architecturally, to true Spanish Colonial or Vernacular Craftsman architecture. The HLC reviewed and approved Cottage 4 and the Historic Structures letter addendum.

January 18, 2007 – Main building height increase

The reconstruction of the Main building resulted in a minor height increase of two feet at the third level portion of the building relative to the original building to provide adequate space to accommodate current code compliant, life safety, elevator and mechanical equipment. The new building incorporates mechanical equipment within the structure; the previous building was nonconforming to building code. The Main building and Historic letter addendum were reviewed and approved by the Historic Landmarks Commission.

April 20, 2007 - Cottage 12 demolition and reconstruction

The primary reason for the request to demolish and reconstruct Cottage 12 was due to the architectural style and the feasibility to restore it, either structurally or to true Spanish Colonial or Vernacular Craftsman architecture. The Historic Structures/Sites Report prepared by Alexandra Cole, Preservation Planning Associates, dated December 2002, describes Cottage 12 as an example of Spanish influenced resort architecture from the 1950's. Further, the report identifies Cottage 12 as constructed outside the period of significance, concluding that the structure is a non-contributing building to the district.

Cottage 12 will be reconstructed generally in the footprint of the existing structure, in a more compatible architectural style than the existing structure, and with a minor increase in square footage from 3,078 net to 3,250 net square feet. This increase is also attributable to meet code compliance, integrate life safety elements and meet accessible standards. Staff made a determination of substantial conformance and the new structure received preliminary approval by the HLC.

Project Description – Revised Master Plan

The Revised Master Plan encompasses four components described in detail below. The components include the Pool/Fitness Center (Group E), a re-approval of Cottages 27 and 28 (Group K), an Operations Facility (including storage area proposed under previously approved Cottage 29) and Utility Distribution Facility (Group L) adjacent to and below a surface parking lot to accommodate 43 valet parking spaces in the northwest portion of the property, demolition of buildings 22, 23, and 24 and construction of Mission Village (Group M), five new cottages (30-34) with a valet parking structure below. In addition, to the four project components described above, the project proposes to reconfigure the existing entry drive off of Alvarado Place to provide improved site circulation, to construct a trash enclosure area and screen fence in the service area adjacent to the Main building.

As stated above, the 2004 approved project resulted in a total of 97 guest rooms. The current application includes construction of 92 guest rooms. The owner would like to preserve the entitlement of 97 guest rooms in the event it is necessary to reconfigure the existing rooms to create five additional rooms within the existing building footprints.

Swimming Pool/Fitness Center

The Master Plan that was approved in 2004, by the previous owner, included a remodel of the existing pool with an expansion of the pool deck area. The previous pool was located immediately to the east of the Main building lower area. Subsequent to the approval, further study of the Main building uses and guest needs, it was determined that the existing pool should be relocated further away from the Main building in order to provide an open lawn area to the east. The pool was constructed in the 1960's and does not contribute to the historic character of the property. The proposed pool design will result in a project element more in keeping with the historic setting. Further, the revised pool design will take advantage of the natural topography sloping to the south, by proposing a guest fitness center and pool equipment area (2,775 net square feet) partially subterranean under the pool and pool deck. Similar in topography to the Mission Village podium parking, the fitness center will daylight at the south end of the structure. Additionally, the fitness center beneath the pool is more suitable for guest use versus the 2004 approved project from the previous owner that included the fitness center within the Main building.

Cottages 27 & 28

On June 15, 2006, the project team requested a substantial conformance determination in order to increase floor area on the basement level of the Main building. The floor area allocation (1,838 square feet) that was approved to construct Cottages 27 and 28 was effectively transferred to the Main building.

The current application includes a request for re-approval of Cottages 27 and 28, a total of three (3) guest rooms, which would not result in an increase of the total key count with the original approval granted by the Planning Commission on December 9, 2004. Cottages 27 and 28 are located on the east side of the property, immediately south of the proposed Mission Village area. Prior to the request to transfer floor area from these cottages to the main building basement, the Cottages were reviewed by HLC. The HLC requested minor changes to the building placement, resulting in a canted building orientation relative to the north/south axis. Due to the reorientation, a small portion of Cottage 28 will encroach into the interior yard setback. The 2004 approval included a modification for the patio of Cottage 27 to encroach into the side yard setback consistent with the current design. Additionally, the floor area increased slightly in order to provide adequate circulation to meet ADA code. The total net floor area of the cottages combined is 1,934 square feet. The mass, bulk, and scale and design of the cottages have received positive comments from the Historic Landmarks Commission.

Operations and Utility Distribution Facility (UDF) & Valet Parking

The surface parking lot located in the northwest corner of the property was approved by the Planning Commission to be graded, resurfaced and reconfigured to provide 52 valet parking spaces. Subsequent to the approval in 2004, a revised project was developed to provide the Operations Facility (commonly known as the back of house) completely subterranean below the 43 space valet parking lot and Utility Distribution Facility (UDF) in a predominately subterranean structure adjacent and to the north of the valet parking lot.

The program changes are critical to the successful operation of the hotel by creating a more pleasant experience for guests by relocating hotel operations to a portion of the property more suited for these types of activities versus the carrying out these activities in the Main building or off site. The Operations Facility will provide on-site laundry services, staff lockers, storage, and staff offices in below grade structure composed of 8,773 square feet.

The UDF is proposed to be approximately 2,796 square feet constructed predominately underground, designed to result in a minimal above-grade change to the property. The below grade components of the UDF include equipment encapsulated within a concrete structure with silencers and acoustic lining and would range approximately 17 - 22 feet below the existing grade. The components of the UDF that are proposed to be above grade would be screened by a trellis and a structure approximately 15 feet in height, architecturally compatible to the site, screening the air ventilation shaft and the electrical switch gear. The UDF is a vital and integral

component of the overall operation of the hotel. It includes a single pipe condensed water loop system (versus a traditional four pipe system) which allows for a common utility trench. Additional components include an electrical room, condensed water cooling equipment and air ventilation. The HVAC function of the UDF will operate under an Energy Management System (EMS). The Energy Management System (EMS) controls are based on high/low ambient outside temperature points. For example, if the outside temperature is approximately less than 75-80 degrees, the condensed water cooling equipment would not operate. If a guest should turn on the A/C, the fan will generate cool air and not refrigerated air drawn from the cool water in the underground supply lines. Once the outside ambient temperature exceeds the high limit set points, the cooling towers will operate only to the point to bring the water to the cool set point. Additionally, the project includes installation of sensors in exterior doors and some windows of the cottages, so that if the doors or windows are left opened, the EMS controls will not allow HVAC equipment to operate other than a fan blowing cool air. The heating system will operate similarly when temperatures drop below an ambient low set point.

The proposed valet parking lot is consistent with the previous orientation reviewed and approved by the Planning Commission in 2004 with the exception of the reduction of overall surface area by shifting the lot south and proposed number of parking spaces. The previous design received a modification approval to encroach into the front yard setback along the Mission Ridge and Alvarado Place property frontages. The proposed parking lot does not encroach into the northerly property frontage and is screened by the proposed above ground elements of the UDF structure which provides a visual and noise buffer. Due to the loss of nine (9) parking spaces from the 2004 approved project, the balance of the parking spaces are proposed in the Mission Village parking structure. The valet parking lot will be screened with generous perimeter landscaping in keeping with the garden setting of the property, while providing appropriate line of sight visibility at the hotel entrance, exit, and at the corner of Alvarado Place and Mission Ridge Road.

Consistent with the comments received by the Historic Landmarks Commission on July 9, 2008, the elevation of the parking surface has been depressed and the perimeter wall height has increased to allow for maximum screening and noise buffering of the parking lot. Additionally, five tree wells have been incorporated into the design to further screen and shade the parking surface.

Mission Village

The final component of the Revised Master Plan includes demolition of the buildings 22, 23, and 24, located in the northeast portion of the site, and construction of five new structures – Mission Village. Buildings 22, 23, and 24 are composed of three two-story detached structures totaling 10,614 net square feet and containing 20 keys. These structures were previously approved to receive façade renovation in 2004. The Historic Structures/Site Report prepared by Preservation Planning Associates dated December 2002 identifies these structures as non-contributing

structures to the historic significance of the site as they were constructed outside the period of significance.

The Mission Village Cottages (30-34) are composed of 26 keys, in a combination of one and two-story structures in a Spanish Colonial Revival architectural style. The Mission Village cottages are proposed over a partially underground valet parking garage. The parking garage includes a total of 51 valet parking spaces.

During the course of concept review hearings before the Historic Landmarks Commission, the Mission Village configuration underwent significant changes, most notably elimination of one of the proposed cottages and floor area reductions in order to satisfy mass, bulk, and scale and density considerations. Ultimately, the HLC unanimously stated positive comments at the hearing held on June 11, 2008 and was appreciative of the manner in which the design team responded to direction received.

Grading

Preliminary earthwork estimates indicate approximately 14,650 cubic yards of cut and 1,327 cubic yards of fill. The construction team will endeavor to identify a local construction site that requires fill soil to accept the project export soil.

Development Plan and Transfer of Existing Development Rights (TEDR)

The subject property has a balance of 7,021 square feet for future development. The Main building was originally approved to be 22,640 square feet. Transferring floor area from Cottages 27 and 28 resulted in an approved building of 23,618 square feet through approval of the Substantial Conformance Determination. Subsequent to additional construction document development, the Main building total floor area requirement was 23,618 square feet, resulting in a surplus of 883 square feet. Therefore, the remaining future development potential totals 7,021 square feet.

Development of the Pool/Fitness Center, Operations and Utility Distribution Facility and re-approval of Cottages 27 and 28 exceed the subject parcel's remaining development potential. Therefore, the project proposes to transfer 10,000 square feet of existing development rights to the site.

Environmental Issues

Historic Structures Report

A letter addendum to the historic Structures/Site Report for El Encanto Hotel, dated December 2002 and prepared by Alexandra C. Cole of Preservation Planning Associates was prepared to address the elements of the Revised Master Plan. The 2002 report that the site was eligible as a City Landmark District; however, within the proposed district, buildings 22, 23, & 24, the tennis

court, and the parking lot in the northeast corner were considered non-contributing to the proposed Landmark District.

The specific project effects described in the letter addendum are summarized below. The proposed pool/fitness center location east of the Main building is in an area of non-significance and the design incorporates elements, such as the brick paving, walls and entry that make reference to the Landmark eligible arbor north of the pool. Thus, there are no significant historic impacts as a result of the pool/fitness center component.

Cottages 27 & 28 were previously evaluated in the 2004 project approval. The new cottages must be determined to be compatible with historic cottages 17 & 18. The letter explains that both Cottages 27 & 28 are compatible with the historic size, scale and proportion of Cottages 17 & 18 providing a stylistic link along the eastern edge of the property between the Spanish Colonial Revival style Mission Village cottages to the north with the 1929 Spanish Colonial Revival Cottage 11 to the south.

The proposed valet parking lot in the northwest portion of the site replaces an existing parking lot that was determined to be non-contributing to the site historic setting. The new configuration will be screened by existing and proposed vegetation and a screen wall with a minimum height of five feet. The letter concludes that the parking lot will not affect significant spatial relationships and can be found to be compatible with the site.

The demolition of buildings 22, 23, & 24 is considered a less than significant impact in that these structures are non-contributing to the historic site. Analysis of impacts to historic resources for Mission Village was focused on the spatial relationship to the relocated cottages 17 and 19. Cottage 30 is the closest to Cottage 17; Cottage 30 is proposed to be one-story for purposes of compatibility of massing and scale to the historic cottages. The orientation of the entrances to 17 and 19 are to the south and the east, away from Cottage 30 providing a functional separation.

Acoustic Analysis

A Sound Impact Analysis Report, prepared by Newson Brown Acoustics, dated November 20, 2008 has been prepared to evaluate potential noise impacts related to the underground Utility Distribution Facility, the surface valet parking lot, and the partially subterranean Mission Village parking structure. The analysis concludes that these project components would generate sound levels well within the “clearly acceptable” exterior noise level of 55 dB(A) Ldn and the normally acceptable exterior noise level of 60 dB(A) Ldn for residential land use as established in the City of Santa Barbara General Plan Noise Element.

Traffic and Parking

Traffic and parking was analyzed as part of the 2004 Master Plan approval which involved nine (9) new guest rooms (an increase from 88 to a total of 97). The analysis concluded that the

increase in traffic resulting from the additional rooms would be minimal. The current application does not propose additional guest rooms.

The previous project was approved to provide 97 parking spaces consistent with the Zoning Ordinance provision to provide one space for each guest bedroom. The current application includes 92 guest rooms; however, the owner would like to preserve the entitlement of 97 guest rooms given that it may be necessary to reconfigure the existing rooms to create five additional rooms in the future. Upon further evaluation by staff through the development review process for the Revised Master Plan, it was determined that 100 parking spaces are needed in order to meet parking demand. Therefore, the current application provides 100 spaces to support the entitled 97 guest rooms in the following layout: 6 surface spaces in the motor court area, 43 valet spaces in the northwest parking lot, and 51 valet spaces in the Mission Village parking structure. As part of the service area reconfiguration near the Main building, four (4) previously approved parking spaces are proposed to be relocated into the Mission Village parking structure.

Discretionary Approvals for Consideration

The project requests the following discretionary actions for consideration:

1. Modifications to provide less than the required linear distance between structures per SBMC §28.27.050.2.
2. Modification to allow Cottages 33, 34, 27 & 28 to encroach into the interior yard setback per SBMC §28.27.050.
3. Modification of the front yard setback along Mission Ridge Road to allow the Utility Distribution Facility and Cottages 32 & 33 to encroach into the front yard setback per SBMC §28.27.050.
4. Modification of the front yard setback along Alvarado Place to allow the valet parking lot to encroach into the front yard setback per SBMC §28.27.050.
5. Transfer of Existing Development Rights of non-residential floor area to the project site per SBMC §28.95.
6. Development Plan Approval to allocate non-residential square footage from the Minor Addition and Small Addition categories per SBMC §28.87.300.
7. Development Plan as defined within R-H Zone standards per SBMC §28.27.100.

Project Findings and Justifications

Linear Distance Between Structures

The building separation modification requests allow the appropriate buffer from adjacent properties. Many of the existing cottages on the property do not conform to the building separation development standard. Review by the project historian and the Historic Landmarks Commission focuses on an appropriate density and separation. The proposed configuration is an improvement as compared to the existing as buildings 22, 23, and 24 currently encroach into the setbacks on the north and east property boundaries.

Yard Modifications

The subject site is located in the R-2/4.0/R-H, Resort-Residential Hotel zone district which requires a 30-foot setback for single-story structures and a 40-foot setback for two-story structures in both the front and interior yards. Currently, the property is non-conforming to the yard setback standards.

The project proposes to demolish buildings 22, 23, 24 which are currently located in the northeast corner of the property. The proposed Mission Village cottages would result in less encroachment than the existing condition and would not intensify the existing condition in terms of the number of guest rooms in this portion of the property. The proposed structures, similar to the existing, would be lower in elevation as compared to the street level elevation; therefore, the site topography provides a natural buffer. The encroachments allow for the appropriate building placement consistent with the historic site density, as recognized by the Historic Landmarks Commission during the concept review hearings.

Prior to construction of the approved 2004 Master Plan, the northwest corner of the property was developed with Cottage 19, a single-story Craftsman structure located almost entirely in the 30-foot front yard setback of Mission Ridge Road (see Sheet SD1.0). Additionally, the laundry building, approximately a 1,200 square foot structure, was located to the east of Cottage 19, also within the 30-foot front yard setback along Mission Ridge Road. This structure was destroyed in a fire in 1998. A surface parking lot was located south of Cottage 19 and in the front yard setback along Alvarado Place. The proposed Revised Master Plan is consistent with the historic land uses of this portion of the property; however, the proposed components, the Utility Distribution Facility and the valet parking lot, would result in an improved configuration as compared to the previous, by providing a greater structural setback from Mission Ridge, lowering the surface elevation of the parking lot, and with incorporation of a perimeter screen wall. As stated previously, the parking lot configuration approved in the 2004 project required modifications of the front yards on Mission Ridge Road and Alvarado Place. For these reasons, the requested zoning modifications are reasonable and appropriate.

Planning Commission
Project Description Letter for El Encanto Hotel – Revised Master Plan
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The interior yard modification requests for Cottages 27 & 28 are necessary to allow an improved spatial relationship for these new cottages to achieve compatibility within the site. The modification requests are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on a lot. The surface parking lot and Cottage 27 received the yard modification approvals in the project presented to the Planning Commission in December 2004.

Development Plan and Transfer of Existing Development Rights

The proposed development complies with all provisions of the Zoning Ordinance upon approval of the requested modifications. The development will result in a project that enhances the neighborhood aesthetics and character; the proposed project design is sensitive to the historic character of the site and results in eliminating structures that are non-contributing to the historic setting. The Revised Master Plan is consistent with the previous project approval relative to density, overall hotel room quantities (97), and parking. The project further improves the previous approval by separating hotel operations from guest uses.

On behalf of the applicant and project team, we thank you for your consideration of this request.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES



Trish Allen, AICP
Senior Planner

HISTORIC LANDMARKS COMMISSION MINUTES
FOR NORTHWEST CORNER

July 12, 2006

CONCEPT REVIEW - CONTINUED

8. 1900 LASUEN RD

(3:19)

Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Architect: Henry Lenny
Applicant: Project Solutions LLC
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements, and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and Units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued review of Main Building.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

Present: Henry Lenny, Architect
Alexandra Cole, Architectural Historian
Minh Pham, Representing Ownership

Straw vote: How many Commissioners would like to see emphasis of the sensitive entry? 7/0/0.

Motion: Continued two weeks with the following comments: 1) Show the trim around the windows. 2) Better integrate the staircase on the west elevation into the building. 3) Study reducing the height and/or the elimination of the 12 foot retaining wall on the proposed south elevation. 4) Study emphasis of the sensitive entry.

Action: La Voie/Rager, 7/0/0.

August 23, 2006

CONCEPT REVIEW - CONTINUED

11. 1900 LASUEN RD

(3:38)

Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Architect: Henry Lenny
Applicant: Project Solutions, LLC
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued review of proposed valet parking structure and tennis court of Group L.)

(COMMENTS ONLY; THIS PORTION OF THE PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Henry Lenny, Architect
Katie O'Reilly-Rogers, Landscape Architect
Minh Pham, Ownership Representative
Alexandra Cole, Historian

Straw vote: Is the Commission satisfied with the tennis court location and the demonstrated landscape screening? 2/2/1, (Naylor and Boucher opposed, La Voie abstained; Rager had a qualified vote pending further development of the design particularly the entry; Hsu, Suding, and Murray absent).

Motion: Continued two weeks with the following comments: 1) The Commission is concerned about the southwest corner and the entrance to the garage which needs to be unobtrusive and wonderful, and requested the applicant present a three-dimensional model for review. 2) The undergrounding of a human support staff continues to be a concern. 3) The landscape screening appears adequate but continues to be a concern, especially at the southwest corner of the site where there is a minimal amount of space to accomplish such adequate screening. 4) The Commission seems reassured that the whole north side will be perfectly hidden because it is underground and will no longer be a concern.

Action: Hausz/Pujo, 6/0/0, (Hsu, Suding, and Murray absent).

March 21, 2007

CONCEPT REVIEW - CONTINUED

16. 1900 LASUEN RD

(6:09) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Architect: Henry Lenny
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued review of proposed valet parking structure and tennis court of Group L.)

(COMMENTS ONLY; THIS PORTION OF THE PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Henry Lenny, Architect
James Jones and Minh Pham, Representing Ownership

Motion: **Continued indefinitely to the Planning Commission with positive remarks and the following comments:** 1) The Commission supports the project concept. 2) Substantial landscaping is important for screening the opening in the driveway. 3) The driveway opening should be as narrow as possible. 4) If there is both vehicular and pedestrian access, they should be separated. 5) There should not be any lighting for the tennis court. 6) Day-lighting is desirable for the habitable spaces below the tennis court. 7) The Commission looks forward to the conformance letter regarding historical resources.

Action: Hausz/Adams, 5/2/0. (Murray/Naylor opposed. Pujo absent.)
Motion carried.

May 14, 2008

CONCEPT REVIEW – CONTINUED

7. 1900 LASUEN RD

(2:45)

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
Business Name: El Encanto Hotel

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

(Sixth Concept Review. Review of Group L.)

(Requires Environmental Assessment and Planning Commission approval.)

Present: Trish Allen, SEPPS
Henry Lenny, Architect
Minh Pham, Representing Ownership
Kathleen Kennedy, City Associate Planner

Public comment opened at 3:06 p.m.

Kellam de Forest, local resident, commented that it now seems that the parking will no longer be hidden and commented that the parking lot needs be surrounded by walls so that it is out of public view.

Public comment closed at 3:08 p.m.

Motion: Continued indefinitely with the comment that the proposed construction of a valet parking above grade (as part of Group L) is not acceptable.

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

Commission comments: Chair La Voie commented that this project should have been publicly noticed with the new project description and revised Master Plan. He requested that an accurate description of the particular portion of the project being presented to the Commission be specified on future agendas.

July 9, 2008

CONCEPT REVIEW - CONTINUED

14. 1900 LASUEN RD

(6:37)

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

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

(Ninth Concept Review focused on Group L, Operations Facility/Valet Parking.)

Present: Katie O'Reilly-Rogers
Alexandra Cole, Historical Consultant
Henry Lenny, Architect
James Jones, Representing Ownership
Trish Allen, SEPPS

Public comment opened at 7:02 p.m.

1. Jan von Yurt, neighbor, commented that he and some neighbors were in support of the underground parking, but is disappointed that the proposal has changed. He expressed concern with the setback modifications being requested by the applicant, the impact of construction on the neighborhood, and the traffic impacts that would result from the proposed valet parking.
2. Kellam de Forest, local resident, commented that having a wall around the parking lot with hedges would solve problems addressed and that a higher wall may block much of the noise. He commended the owners of the property for retaining the historical aspects of the site. Mr. de Forest requested that historic sandstone be used to replace the modern stone brick pillars.

Public comment closed at 7:16 p.m.

Motion: **Continued indefinitely to the Planning Commission with the following comments:** 1) Lower the parking at the beginning of the ramp by several feet, continue with a reasonable slope for drainage, and end it with at least a five foot high wall at the lowest end to reduce headlights shining onto Alvarado Street from the parking lot. 2) The Commission would not object to having open parking at this site. 3) A 60 foot long screen wall would be adequate to mitigate the impact of automobiles. 4) The break in the walls with skylights is acceptable. 5) An increase in lighting should not be included. 6) The noise produced by the valet parking should be reduced as much as possible. 7) A plaster wall in lieu of sandstone would be more appropriate and would save money, which could then be redirected to lowering the parking. 8) Keep intact as many pruned eucalyptus trees as possible on the north side of the property. Plant canopy trees around the perimeter of the property, in particular on Alvarado Place.

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

HISTORIC LANDMARKS COMMISSION MINUTES
FOR MISSION VILLAGE

April 4, 2007

CONCEPT REVIEW - NEW

13. 1900 LASUEN RD

(6:50)

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

Business Name: El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present: Henry Lenny, Architect
Trish Allen, SEPPS
James Jones and Minh Pham, Representing Ownership

Ms. Gantz acknowledged receipt of a letter from a group of Mission Ridge neighbors whose properties directly face El Encanto Hotel at Mission Ridge Road. (Copies of the letter were distributed to the Commission members.)

Motion: Continued two weeks with the following comments: 1) The Commission supports the project and looks forward to seeing its development, particularly the elevation of the drive entrance into the parking garage. 2) The Commission is concerned about the underground parking as a concept in that it provide sufficient soil for real plant material. 3) There is concern about the drive opening into the parking garage. 4) There is concern about views across the site. 5) There is concern about the disposition of the buildings and how they affect the neighborhood and view. 6) The Commission would prefer the full 30 foot setback from both property lines. 7) The applicant should look for a solution that would minimize the retaining wall. 8) The applicant should look for an architectural design that is compatible with the other Hispanic buildings on the site.

Action: Hausz/Boucher, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

April 18, 2007

CONCEPT REVIEW - CONTINUED

10. 1900 LASUEN RD

(5:14) 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
Business Name: El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.))

(Second Concept Review of the "Mission Village.")

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present: Henry Lenny, Architect
Minh Pham, Representing Ownership
Trish Allen, SEPPS
Alexandra Cole, Historian

Motion: **Continued two weeks with the following comments:** 1) The Commission appreciates the underground parking and the way the entrance is configured. 2) Use more sandstone and a simple pair of arches rather than an elaborate column. 3) A simple variety of landscaping should drape over the wall. 4) Advised applicant to study placing Buildings 34 and 35 somewhat closer to Mission Ridge to be consistent with the average setbacks of the residences farther to the east in order to add to the open space between the buildings.

Action: Hausz/Sharpe, 7/0/0. (La Voie absent.) Motion carried.

May 2, 2007

CONCEPT REVIEW - CONTINUED

6. 1900 LASUEN RD

(4:48) 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
Business Name: El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.))

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present: Henry Lenny, Architect
Minh Pham, Representing Ownership

Motion: Continued four weeks.

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

Commission comments:

1. Emphasized the importance of the landscape in the character of the campus.
2. There is concern with regard to: **a)** The concentration of two-story buildings in this part of the campus. **b)** The possibility of insufficient space between two-story buildings. **c)** The size of the building.

May 30, 2007

CONCEPT REVIEW - CONTINUED

11. 1900 LASUEN RD

(6:19) 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
Business Name: El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well..)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present: Henry Lenny, Architect
Minh Pham, Representing Ownership
Trish Allen, SEPPS

Straw vote: How many Commissioners could support the size, bulk and scale? 7/0.

Motion: Continued indefinitely to the Planning Commission with the following positive comments: 1) Study the exiting and access. 2) The size, bulk, and scale are supportable. 3) The Commission finds that the proposed site layout and the architecture proposed are superior to the existing buildings and, therefore, supports the replacement as proposed.

Action: Pujo/Hausz, 8/0/0. Motion carried.

May 28, 2008

CONCEPT REVIEW – CONTINUED

2. 1900 LASUEN RD

(3:13)

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

Business Name: El Encanto Hotel

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

(Seventh Concept Review focused on Group M, Mission Village. The project design has been revised and now includes a partially subterranean parking structure. Comments only; project requires Environmental Assessment, Planning Commission approval, and Historic Resource Findings.

Present: Henry Lenny, Architect
James Jones and Minh Pham, Representing Ownership
Kathleen Kennedy, City Associate Planner

Public hearing opened at 3:27 p.m.

Kellam de Forest, local resident, commented that, although the architecture is acceptable, the issue is the number of parking spaces that will be made available, and their use.

Public hearing closed at 3:29 p.m.

Motion: Continued two weeks with the following comments: 1) The model provided was appreciated. 2) The style of the buildings is acceptable. 3) The size, bulk, and scale of the proposed Mission Village are not supportable. 4) Before the Mission Village project returns for review, the neighbors and concerned parties should be notified. 5) There was concern about the expression of the plinth at the parking structure. Provide a transition between the existing buildings and Mission Village buildings. 6) The elevations as a composite of the adjacent buildings should be shown on the plans. 7) The proposal is not in keeping with the rest of the site. A unifying theme should be established, possibly with a plaza in the middle of the buildings, where the currently proposed Cottage 33 is. 8) The inclusion of landscaping is very important as it would soften the buildings. 9) A real penetration for trees should be provided through the parking structure. 10) The berming should be as natural as possible.

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

June 11, 2008
FINAL REVIEW

8. 1900 LASUEN RD

(5:42) Assessor's Parcel Number: 019-170-022
Application Number: MST2008-00211
Owner: Orient Express Hotels

(Proposal to demolish cottages 22, 23, & 24 of Group M, Mission Village, including foundations, patios, decks, stairs, garden walls and retaining walls. No new development is proposed with this application.)

(Continued request for Final Approval. Action may be taken if sufficient information is provided.)

Present: Trish Allen, Suzanne Elledge Planning & Permitting Services
Minh Pham, Owner Representative
Katie O'Reilly-Rogers, Landscape Architect
Kathleen Kennedy, City Associate Planner

Public comment opened at 5:51 p.m. and, as no one wished to speak, it was closed.

Motion: Final Approval for demolition with the condition that at least six future canopy trees of minimum 36-inch box size be included in the final proposed plans for the area.

Action: Pujo/Sharpe, 5/0/1. (Curtis abstained. Hausz/Murray/Naylor absent.)
Motion carried.

June 11, 2008

CONCEPT REVIEW – CONTINUED: PUBLIC HEARING

9. 1900 LASUEN RD

(5:52)

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
Business Name: El Encanto Hotel

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

(Eighth Concept Review focused on Group M, Mission Village. Project requires Environmental Assessment, Planning Commission approval, and Historic Resource Findings.)

Present: Henry Lenny, Architect
James Jones, Owner Representative
Katie O'Reilly-Rogers, Landscape Architect
Kathleen Kennedy, City Associate Planner

Public comment opened at 6:09 p.m.

Kellam de Forest commented that the design was too fancy and should have more of a cottage farmhouse look, and the stairwell should have a Spanish revival look.

Public comment closed at 6:11 p.m.

Motion: Continued indefinitely with the following comments: 1) The Commission greatly appreciates the design staff's efforts and accepts the size, bulk, and scale of project; 2) The parking plinth shall be further modified to be more successfully wedded to the ground and architecture; 3) Applicant to restudy the scale of the too-tall fountain; 4) The curved form of the stairway, and the expression of the plinth in stone is supportable; and 5) The architecture remains generally acceptable with the Commission looking forward to the plan proceeding.

Action: Adams/Boucher, 6/0/0. (Hausz/Murray/Naylor absent.) Motion carried.

HISTORIC LANDMARKS COMMISSION MINUTES
FOR SWIMMING POOL AND FITNESS CENTER

October 26, 2005

CONCEPT REVIEW - CONTINUED

4. 1900 LASUEN RD

(2:39) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Architect: Henry Lenny
Applicant: Tynan Group, Inc.
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Fifth Concept Review including a revision of Unit 28, revised swimming pool design, and review of Units 2, 3, 4, 20, and 21.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

Henry Lenny, Architect, Alexandra Cole, Architectural Historian; and James Jones, Representative for the Owners, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated Kathleen Kennedy, Assistant Planner for the project has requested a phasing plan that would enable Staff and the Applicant to better follow the project.

Motion: Continued two weeks with the following comments:

Building 28: Acceptable as presented.

Swimming Pool: 1) Restudy the orientation. 2) Simplify the design. 3) Consider not placing the spa below. 4) Revisit the previous design. 5) Keep the "romance" of the pool. 6) Return with topography and an open space study. 7) Eliminate the "false rock" outcropping. 8) Restudy the moat configuration.

Unit 2: The Commission will require a focused letter report before a determination can be made.

Unit 3: The applicant did not submit a new plan for Unit 3. No change from the last plan.

Unit 4: Acceptable as submitted.

Units 20 and 21: 1) Return with better drawings and/or photo documentation of the existing condition. 2) The Applicant is to restudy phasing of the project.

Action: Suding/Hausz, 8/0/0.

November 9, 2005

CONCEPT REVIEW - CONTINUED

4. 1900 LASUEN RD

(3:07) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Architect: Henry Lenny
Applicant: Tynan Group, Inc.
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, The west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Sixth Concept Review including pool studies, elevations for Unit 4, and Phasing Plan.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

Henry Lenny, Architect; Alexandra Cole, Architectural Historian; and James Jones, Representative for the Owners, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, reminded the Commission that Staff is requesting additional phases be added to the proposal in order to better track the project as it proceeds.

Public comment opened at 3:19 p.m.

Kellem De Forest, local resident, asked if it is possible to turn the pool in order to have a vista down the path to the pool.

Public comment closed at 3:20 p.m.

Motion: Continued to the November 30th meeting with the following comments:
1) The Commission accepts the location of the pool on the site. 2) The Commission requests that the applicant redesign the stairs to the lower level in a more natural configuration. 3) Suggested adding a more natural edge to the moat. 4) Suggested studying the battered landscape to have a more natural transition from the pool to the lawn. 5) Incorporate a pool attendant enclosure. 6) The elevations for Unit 4 are acceptable as submitted. 7) The phasing plan will be submitted to Staff for comments before the next meeting.

Action: La Voie/Hausz, 6/1/0. Suding opposed.

November 30, 2005

CONCEPT REVIEW – CONTINUED

8. 1900 LASUEN RD

(4:07) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Architect: Henry Lenny
Applicant: Tynan Group, Inc.
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Seventh Concept Review including revisions to the swimming pool, review of Units 5, 6, 7, 8, 9, 10, 12, 13, 20 and 21, and restoration of the historic arbor.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

Henry Lenny, Architect; Alexandra Cole, Architectural Historian; and James Jones, Representative for the Owner, present.

Public comment opened at 4:24 p.m.

Kellem De Forest suggested keeping the "Maxfield Parrish" pot design.

Public comment closed at 4:25 p.m.

Motion:

Continued two weeks with the following comments:

Pool: 1) The siting of the pool is acceptable. 2) Simplify the elevator top and address the attendant's area. 3) Rethink the access pot to match the pool pot. 4) The design is generally a good design.

Group I:

Buildings 5, 6, and 8: Acceptable as presented. There are no exterior alterations except for refurbishing the buildings.

Building 7: The Commission is concerned with the guard rail height as it meets the existing window sill and requested it be restudied.

Building 9: 1) Treat the side lights different than the door. 2) Incorporate additional trim to better integrate the building with the overhead header beam.

Building 10: Acceptable as submitted.

Overall comment: Remove the sidewalk that is shown on the drawings on Alvarado Place on El Encanto side.

Group G:

Building 20: Remove the exposed conduits and floodlights from west elevation of building.

Building 21: Acceptable as proposed.

Action:

Pujo/Rager, 9/0/0.

January 25, 2006

PRELIMINARY REVIEW

4. 1900 LASUEN RD

Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Architect: Henry Lenny
Applicant: Tynan Group, Inc.
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Preliminary Approval is requested for Groups C, D, E, G, H, I, and K.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

(2:12)

Henry Lenny, Architect, and Alexandra Cole, Architectural Historian, present.

Public comment opened at 2:29 p.m. and, as no one wished to speak, closed at 2:30 p.m.

Motion: Preliminary approval of Groups C, D, E, G, H, I, and K, and continued two weeks with the following comments: 1) The restoration plan of the arbor shall return for in-progress reviews. 2) Trim the wisteria plants on the arbor, possibly when dormant to retain the plantings as much as possible. 3) To restudy the roof of the elevator tower at the pool area. 4) To correct the pool location on all of the plans. 5) The Architectural Historian shall prepare reports stating no negative impacts to historical structures.

Action: Pujo/Hausz, 7/0/0.

June 14, 2006

IN-PROGRESS REVIEW

6. 1900 LASUEN RD

(3:02) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: Project Solutions LLC
Architect: Henry Lenny
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(In-Progress review of exterior stairway revision and construction detail development for Group E and continued In-Progress review of exterior development of new cottages for Group K.)

Present: Henry Lenny, Architect
Alexandra Cole, Architectural Historian
Katie O'Reilly-Rogers, Landscape Architect
James Jones, Ownership Representative

Public comment opened at 3:33.

Mr. Kellam De Forest asked what happened to the Maxfield Parrish vases and the straight access path that went from the pool up to the pergola that is now shown as a curved path in the proposal.

Public comment closed at 3:34.

Group K

Motion: Continued two weeks with the following comments: 1) Planting should be used for screening as opposed to walls and fences, particularly at the craftsman style cottages. 2) At least two Commissioners felt that the masonry building should use landscape as screening as opposed to the walls. 3) Proposed changes are not consistent with the preliminary approved plans. 4) The charm has been lost; size and quantity of windows have been changed. 5) Comparisons to previously reviewed designs need to be made if incremental changes are proposed. 6) Restudy: a) Building 28, the east elevation lower doors and windows. b) Building 28, north elevation building pattern. c) Building 29, west elevation in its entirety, especially the stair guardrail design. d) Building 29, the north elevation window patterns.

Action: Hsu/Hausz, 8/0/0.

Group E

Motion:

Continued indefinitely with the following comments: 1) The proposed pool does not have the charm and folly of the previous pool proposal. 2) An axial connection to the northern campus pergola is essential. 3) At least two Commissioners felt that the infinity edge and the railings are not acceptable as proposed.

Action:

Hsu/Hausz, 8/0/0.

July 26, 2006

CONCEPT REVIEW - CONTINUED

11. 1900 LASUEN RD

(3:52)

Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Architect: Henry Lenny
Applicant: Project Solutions, LLC
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

Present: Henry Lenny, Architect
Alexandra Cole, Architectural Historian
Heather Miller, Representing Ownership

Public comment opened at 4:04 p.m.

Mr. Kellam De Forest addressed a few questions to the applicant regarding straight paths vs. curved paths and rectangular cut stone of the proposed project, to which the applicant responded they will research and respond directly to Mr. De Forest.

Public comment ended at 4:07 p.m.

Motion: Continued two weeks with the following comments: 1) Restudy re-proportioning the scale of the pool and fitness center to a less monolithic design in size and height and a more compatible design in keeping with the other buildings on the site. 2) Study returning to the charm of the romantic original design, and eliminate the underground structure. 3) Handicap access is acceptable. 4) Offset curve is acceptable as long as it does not meet a more vertical line.

Action: Boucher/Naylor, 9/0/0.

August 23, 2006

CONCEPT REVIEW - CONTINUED

10. 1900 LASUEN RD

(2:53)

Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Architect: Henry Lenny
Applicant: Project Solutions, LLC
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and Units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; THIS MAY REQUIRE ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Henry Lenny, Architect
Katie O'Reilly-Rogers, Landscape Architect
Minh Pham, Ownership Representative
Alexandra Cole, Historian

Public comment opened at 3:05 p.m.

Mr. Kellam De Forest expressed concern regarding the swimming pool's proximity to the cottage versus the house, and made some suggestions regarding an access pathway to the pool and the stonework.

Public comment ended at 3:06 p.m.

Motion: Continued two weeks with the following comments: 1) The applicant shall seriously reconsider the location, shape, enclosure, and axis of the pool. 2) If the shape of the pool is to be axial, then it needs a focal point and the axis defined and reinforced. 3) Making the pool smaller helped in the design. 4) The Commission appreciates the three-dimensional display model of the previous pool design presented, and hope such will continue to be presented as the design develops. 5) The view from Alameda Padre Serra needs to be reconsidered. 6) The Commission recommends the use of ashlar-cut sandstone, a reduction in the size of the buttress wall, a careful consideration of landscape screening, and the provision of vine pockets. 7) The size, bulk, and scale of the pool need to be reduced. 8) The Commission continues to be concerned with the imposition of a structure in the historic lawn, and would prefer a pool in the lawn as opposed to a structure. If any structures are added, they need to be a part of the composition, whether axial or other.

Action: Boucher/Pujo, 7/0/0, (Suding and Murray absent).

November 15, 2006
CONCEPT REVIEW - CONTINUED

5. 1900 LASUEN RD

(3:02) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: Project Solutions, LLC
Architect: Henry Lenny
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Alexandra Cole, Architectural Historian
Henry Lenny, Architect
Minh Pham, Representing Ownership

Public comment opened at 3:06 p.m.

Mr. Kellam De Forest, resident, commended the new pool design. He also commented that swimming pools are difficult to incorporate into landscapes, hiding them so that they do not distract from the bucolic feel of the lawn.

Public comment closed at 3:08 p.m.

Motion: Continued two weeks with the following comments: 1) The Commission commends the applicant for the direction the project has taken. The project has much improved and is more compatible with its environment. 2) At least one Commissioner felt it would be better if the pool sunk into the ground further. Decreasing the depth of the pool is another option. 3) The shack needs to be much more romantic. Look to structures built at the turn of the century by the National Park Service for inspiration to resolve washroom issues. Incorporating a Spanish Mediterranean style was suggested. 4) The open stairwell is problematic. 5) The lift lacks charm. Study the lift and the possibility of incorporating it into the roofline of the restroom. 6) The preservation of the lawn area is much appreciated. 7) The Commission looks forward to seeing a revised model of the project.

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

November 29, 2006
CONCEPT REVIEW - CONTINUED

6. 1900 LASUEN RD

(4:27) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: Project Solutions, LLC
Architect: Henry Lenny
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Henry Lenny, Architect
Minh Pham, Owner's Representative
Alexandra Cole, Architectural Historian

Public comment opened at 4:50 p.m.

Kellam De Forest, resident, suggested that the stairway to the terrace be moved to the east side of the structure, expanding the lawn area.

Public comment closed at 4:51 p.m.

Straw Vote: How many Commissioners agree that the design does not hang together, and needs more integration of materials and expression? 7/0/0.

Motion: Continued two weeks with the following comments:

1) Resolve the stairway at the north-east corner to be more integrated into the building. **2)** If the chimney is to be retained as an element, it needs to be more in scale with the building. **3)** Restudy the proportions of the north elevation gate. **4)** The Commission does express support for the location and size of the pool, the size of the pool terrace, and for the reduction of the impact of the pool on the site, particularly the lawn.

Action: Naylor/Hsu, 7/0/0. Motion carried. (Murray and Suding absent.)

December 13, 2006

CONCEPT REVIEW - CONTINUED

11. 1900 LASUEN RD

(5:18) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: Project Solutions, LLC
Architect: Henry Lenny
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present: Henry Lenny, Architect.

Motion: Continued to January 10, 2007, back to the Full Board with the following comments: 1) The character, placement, and size of the restroom building are not acceptable. Study use of adjacent space for the restroom function. 2) Retain the planar quality of the existing lawn. Minimize berming against the pool. 3) Study the stairs from the pool deck to the terrace. 4) At least two Commissioners cannot support this proposal.

Action: Pujo/Hausz, 6/3/0. Motion Carried. (Naylor, La Voie, Boucher opposed.)

January 10, 2007

CONCEPT REVIEW - CONTINUED

6. 1900 LASUEN RD

(3:15) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: Project Solutions, LLC
Architect: Henry Lenny
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present: James Jones and Minh Pham, Representing Ownership
Henry Lenny, Architect

Public comment opened at 3:22 p.m.

Kellam De Forest, resident, commended the applicant for bringing back the Maxfield Perrish style vases and expressed his desire that they remain.

Public comment closed at 3:23 p.m.

Motion: Continued two weeks with the following comments: 1) The Commission requests a better integration of the design elements to create less of an intervention into the landscape. 2) Resolve the elevator and steps. 3) Study any resolution that can be done to minimize the amount of berming on to the structure. 4) Programmatic constraints on the design need to be reconsidered, including the requirement for a second exit and washrooms up on the pool deck level.

Action: Naylor/Hausz, 8/0/0. Motion carried.

January 24, 2007

CONCEPT REVIEW - CONTINUED

9. 1900 LASUEN RD

(4:21) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: Project Solutions, LLC
Architect: Henry Lenny
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements, and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present: James Jones and Minh Pham, Representing Ownership
Alexandra Cole, Historian

Straw votes: How many of the Commissioners could support the elements as far as location, size, bulk, and scale? 6/0/2. (Adams/Sharpe abstained.)

How many of the Commissioners agree that no path needs to be delineated down to the fitness center at this point? 5/1/2. (Pujo opposed. Adams/Sharpe abstained.)

How many of the Commissioners would agree to return to the concept previously presented on August 22, 2006? 6/0/2. (Adams/Sharpe abstained.)

Motion: Continued two weeks with the following comments: 1) The Commission would like to see an integration of materials and further effort to integrate into the site with a more natural border transition. 2) Study a delineation of path of travel from the lower area to the upper area to the landscape. 3) The Commission would like to have the applicant return to the concept presented on August 22, 2006, for a stone building with a wood shingle roof and a tile ridge as being an acceptable design for the elevator and washroom enclosure adjacent to the pool.

Action: Boucher/Hausz, 7/0/2. (Adams/Sharpe abstained.) Motion carried.

February 7, 2007

CONCEPT REVIEW - CONTINUED

10. 1900 LASUEN RD

(5:10) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: Project Solutions, LLC
Architect: Henry Lenny
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present: Henry Lenny, Architect
Alexandra Cole, Historian
Minh Pham, Representing Ownership

Public comment opened at 5:27 p.m.

Kellam De Forest, local resident, asked what happened to the idea of the tool house, now shown in the presentation as a very solid rock structure, previously proposed as a whimsy folly with some lightness to it.

Public comment closed at 5:28 p.m.

Motion: Continued two weeks with the following comments: 1) The Commission supports the concept of the presentation. 2) The Commission would like to see the plans delineated with hard lines without water colors.

Action: Boucher/Naylor, 5/0/2. (Adams/Sharpe abstained. La Voie absent.)

Motion carried.

March 21, 2007

CONCEPT REVIEW - CONTINUED

15. 1900 LASUEN RD

(5:55) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Architect: Henry Lenny
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present: Henry Lenny, Architect
Minh Pham, Representing Ownership
Alexandra Cole, Historian
Trish Allen, SEPPS

Motion: Continued indefinitely to the Planning Commission with positive comments and acceptance of the design as proposed. **Historic Resource Findings were made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.

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

HISTORIC LANDMARKS COMMISSION MINUTES
FOR ENTRY AND SERVICE AREA

December 10, 2008
CONCEPT REVIEW - CONTINUED

8. 1900 LASUEN RD

(4:26) 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
Business Name: El Encanto Hotel

(The project site has been designated as a Structure of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for a new surface valet parking lot with an operations facility below in the northwest corner, a predominately underground Utility Distribution Facility (Group L) in the northwest corner; a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of five new cottages (Mission Village) with an underground parking structure below in the northeast corner of the project site (Group M). Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

(Continued Concept Review of the revised Master Plan. New proposal 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.)

Present: Alexandra Cole, Historical Consultant
Trish Allen, SEPPS
James Jones and Minh Pham, Representing Ownership
Kathleen Kennedy, City Associate Planner

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the revised plan for the Main Entry off of Alvarado Place provides for improved circulation and the addition of a trash enclosure and screening gates. A very small section of the historic sandstone wall will be realigned to provide improved vehicular access from Alvarado Place. No other historic structures will be impacted by this revision. Staff feels that this revision is minor and beneficial and does not require the preparation of an Historic Structure/Site Report.

Public comment opened at 4:40 p.m.

1. Joanna Von Yurt, neighbor – felt it is important that the entry to the site stay clean and closer to what was there before; the stone walls should not be removed, eight feet seems excessive; the trash enclosure should be completely surrounded in stone to match the walls if it would be visible from the street; wondered where the parking currently found in the northwest corner of the site would be moved to.
2. Marc Chytilo, Attorney at Law – felt the sandstone walls are of concern; more complete set of plans should be made available with elevations from the street, although pictures are helpful; the experience through the entry is of historical significance and no historical analysis has been made of the entryway itself; a landscape cultural report addressing the northwest portion of the site is needed; concerned about the number of trees being removed, junipers and arbutus could have some significance and may have been part of the historical component; this configuration results in loss of five parking spaces.
3. Kellam de Forest, local resident – felt there is a need for an overall site plan.
4. Ronald Hays, neighbor – thought the utility facility would be noisy, unattractive, and neighborhood unfriendly; there should be resolution of the northwest corner issues before an approval is made.
5. Trevor Martinson, architect – the survey by Joe Waters, which identifies all the buildings on site, including those intruding into the side and frontyard setbacks of the entire site should be included in the Commission’s review of the project; employee parking on site is important under the Covenants, Conditions and Restrictions; would like to know what happened to the sign at Alameda Padre Serra and Los Olivos that was part of El Encanto site.

Public comment closed at 4:50 p.m.

Straw vote: How many Commissioners would agree that a focused Addendum Letter Report should be required for the landscape? 0/7. (All opposed.)

Motion: **Continued indefinitely to the Planning Commission with the following comments:** **1)** There is concern with respect to the strategy of reviewing this project in sections without a complete context to differentiate between what was previously approved and the proposed changes. **2)** The entry is an important element of the entire historical aspect of this building site. Explore alternatives with respect to the entry’s narrowness and preserving some feel for the rustic, small-scaled aspect of this entry. **3)** The preservation of two Eucalyptus trees is appreciated. **4)** The plant palette should follow drought-tolerant conservation guidelines. Explore other options such as a Coast Live Oak (*Quercus agrifolia*). **5)** Reinvestigate the bed planting in the entry. **6)** The relocation of the employee parking is of concern as it affects other aspects of the proposed plan. **7)** The north wall trash closure should be sandstone.

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