



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, August 17, 2005

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

- ANTHONY SPANN, Chair, Absent
- VADIM HSU, Vice-Chair, Present
- STEVE HAUSZ, Absent
- WILLIAM LA VOIE, Present
- ALEX PUJO, Absent
- CAREN RAGER, Present
- PHILIP SUDING, Present, left at 3:10 p.m., returned at 3:14 p.m.
- FERMINA MURRAY, Present
- SUSETTE NAYLOR, Absent

ADVISORY MEMBER:

DR. MICHAEL GLASSOW, Absent

CITY COUNCIL LIAISON:

ROGER HORTON, Absent

PLANNING COMMISSION LIAISON:

WILLIAM MAHAN, Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor, Present
- JAKE JACOBUS, Urban Historian, Present
- SUSAN GANTZ, Planning Technician I, Absent
- BARBARA WALSH, Recording Secretary, Present
- JO ANNE LACONTE, Assistant Planner, Present

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

** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

- ** The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- ** The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- ** Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- ** The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- ** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- ** **Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**
- ** **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.**

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Land Use Controls or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- A. That on August 12, 2005 at 4:00 P.M., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. and again the following Friday at 1:00 P.M. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

Public comment opened at 1:32 p.m.

Louise Boucher, resident, inquired as to the extent of approved demolition of the Neil Hotel.

Public comment closed at 1:33 p.m.

B. Approval of the minutes of the Historic Landmarks Commission meeting of August 3, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of August 3, 2005, with corrections.

Action: Suding/Rager, 5/0/0.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Vadim Hsu.

Action: La Voie/Rager, 5/0/0.

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

1. Ms. La Conte announced the following:

a) Commissioner's Pujo, Naylor, Spann, and Hausz will be absent from today's meeting.

b) Item No. 1, 222 Yanonali Street has been postponed indefinitely at the applicant's request.

E. Subcommittee Report:

Commissioner Suding stated he attended the Highway 101 Operational Improvements Subcommittee meeting earlier in the day wherein discussion ensued regarding bridge details and sound walls. Mr. Suding stated a joint meeting with the Architectural Board of Review/Historic Landmarks Commission will tentatively be scheduled in September for review of the project. Mr. Suding had suggested at the Subcommittee meeting that the Consultants and Cal-Trans both attend the joint meeting at the same time for consistency.

F. Possible Ordinance Violations.

No possible Ordinance violations were reported.

DISCUSSION ITEM**Proposed revisions to the Chapala Street Design Guidelines.**

(1:49)

Jaime Limón, Senior Planner/Design Review Supervisor; and Brian Bosse Redevelopment Agency, City of Santa Barbara, present.

Mr. Limón and Mr. Bosse presented questions to the Commission regarding material consistency for curb cuts and curb grants and requested re-direction from the Commission regarding colors before final edits to the Chapala Street Design Guidelines.

The Commission had the following questions, comments, and/or suggestions:

1. Asked if the color of the pavers will be consistent.
2. Asked if the approved colors in the Guidelines for the curbs and handicapped curb cuts are gray.
3. Suggested that the ramps should be the sandstone color to match the pavers.
4. Thought street improvements should be funded by the City.
5. Some Commissioners thought all the colors should be gray.
6. Stated there will be variation in concrete colors but the colors will fade over time.
7. Thought it most important to keep the colors of concrete consistent.
8. Suggested the cost of street improvements be shared equally by all property owners.
9. Asked if the colors can be changed after approval.
10. Requested a sample of the gray color concrete for proposed pavers.
11. Explained there is a difference between "white" gray and "yellow" gray.
12. Discouraged the use of "whiter" grays.
13. Offered a site visit for a visual examination of concrete gray colors to be used as examples.

In response, Mr. Limón discussed color consistency and contrasting, bulb-outs, possible bulb-out pairs, improvements, funding and overall costs, and various revisions to the Guidelines.

Straw votes: How many Commissioners would prefer to see the color changed to gray? 2/3.
How many Commissioners can support a consistency between the colors of the pavers and the cast concrete?
5/0.

HISTORIC STRUCTURES REPORT

1. **222 W YANONALI ST** R-4/SD-3 Zone
 Assessor's Parcel Number: 033-033-019
 Application Number: MST2005-00192
 Owner: John & Carol Nagy
 Applicant: Del Mar Development
 Architect: B3 Architects
 Agent: Post/Hazeltine Associates

(Proposal to construct seven new condominium units in two buildings, replacing 13 existing apartment units on a 12,500 square foot site located in the Coastal Zone. The project includes five one-bedroom units, one two-bedroom unit, and one three-bedroom unit. One unit would be affordable. Three modifications are requested: a lot area modification to provide one unit over the allowed density (bonus density), a setback modification to allow one building to encroach into the interior yard setback, and a parking modification to provide 11 parking spaces rather than the 14 required spaces. A voluntary lot merger is also a part of the project.)

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

Postponed indefinitely at the applicant's request.

HISTORIC STRUCTURES REPORT

2. **1505 ALAMEDA PADRE SERRA** E-1 Zone
 Assessor's Parcel Number: 029-060-008
 Application Number: MST2005-00545
 Owner: Christophe Lancashire
 Applicant: Lane Goodkind

(Landscape and hardscape improvements to a project under construction. Addition of new swimming pool, terraces, driveway, and entry gates.)

(Review of Addendum to Historic Structures/Sites Report prepared by Ronald L. Nye.)

(2:13)

Ronald Nye, Historian; and Lane Goodkind, Landscape Architect, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that because the proposal involves several significant changes to a Historical Structure, Staff has requested a Historic Structures Report Addendum. Mr. Jacobus added that Staff has read the report and agrees with the conclusions in the report.

Public comment opened at 2:20 p.m.

Kellem De Forest, resident, inquired into the original landscape architect and the original property owners. Mr. De Forest requested assurance that the Norfolk pine will remain.

Public Comment closed at 2:13 p.m.

Motion: Continued indefinitely with the following comments: 1) Revise report to include a more descriptive evaluation of piers, gate post, and sandstone curbing along Alameda Padre Serra. 2) The proposal is inconsistent with other historical estates in the Riviera neighborhood. 3) Discuss use of wrought iron as well as character defining features. 4) The double curb cut circular driveway, width of the driveway, cast-in-place concrete, and false joints are inconsistent. 5) Relocation of the piers should be, at a minimum, relocated to be readily visible from Alameda Padre Serra. 6) Any relocated or changed curbing should match existing sandstone. 7) The Historian is to evaluate the pool and reflecting pool with respect to his comparison to estates of that area.

Action: La Voie/Suding, 5/0/0.

CONCEPT REVIEW - NEW

3. **1505 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-060-008

Application Number: MST2005-00545

Owner: Christophe Lancashire

Applicant: Lane Goodkind

(Landscape and hardscape improvements to a project under construction. Addition of new swimming pool, terraces, driveway, and entry gates.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(2:32)

Ronald Nye, Historian; and Lane Goodkind, Applicant, present.

Straw vote: How many Commissioners could support two curb cuts? 3/2.

Staff comment: Jo Anne La Conte, Assistant Planner, stated the applicant will need to consult with Transportation Staff regarding the revised plans for the driveway.

- Motion: Continued indefinitely with the following comments: 1) The proposal is inconsistent with other historical estates in the Riviera neighborhood. 2) The double curb cut circular driveway, width of the driveway, cast-in-place concrete, and false joints are inconsistent with the historic character of the neighborhood. 3) Relocate the existing sandstone driveway piers to a location readily visible from Alameda Padre Serra, and if possible, in historic relationship to the street and the driveway entrance. 4) Re-use and replace sandstone curbs along Alameda Padre Serra within the first twenty feet of the driveway. Any relocated or changed curbing should match existing sandstone. 5) The Historian is to re-evaluate the pool and reflecting pool with respect to his comparison to estates of that area. 6) Return with better photo-documentation. 7) Restudy the plant palette to consider reducing some of the high fire plant material. 8) Greatly simplify or eliminate some of the site elements. 9) Restudy the use of wrought iron as a screening material and detail it in a traditional manner indicating change in elevation with piers. An interruption of the long expanse of iron with piers was suggested, as was the more appropriate use of a masonry wall along the street frontage. 10) Restudy the width of the curb cut of the driveway and design of wall along Alameda Padre Serra. 11) Simplify the gate piers to be more consistent with traditional piers along Alameda Padre Serra. 12) Reduce the amount of hardscape. 13) The Historian should comment on the Historic Significance of the existing site walkways and adjacent easterly right-of-way and stairs on the property.
- Action: La Voie/Rager, 5/0/0.

CONCEPT REVIEW - CONTINUED

4. **1829 STATE ST** C-2/R-4 Zone
 Assessor's Parcel Number: 027-031-007
 Application Number: MST2004-00132
 Owner: Emmet Hawkes Family Trust
 Applicant: Tom Ochsner

(Proposal for a mixed-use development on two separate parcels (027-031-007 for 1829 State and 027-031-006 for 11 W. Pedregosa Street). The commercial portion of the project would be located on the first and second floors of the three-story building facing State Street consisting of 2,849 square feet of retail space and 1,272 square feet of office space, with two of the residential units on the second and third floors. The remaining residential units would be contained in a three-story building facing Pedregosa Street. The proposed residential unit mix includes three, three-bedroom units, three, two-bedroom units, and one, one-bedroom unit. The project includes 17 parking spaces, eight of which are open spaces to allow for shared use. In addition, an existing single-family residence on the Pedregosa St. parcel is proposed to be demolished. The project requires Planning Commission approval for a Tentative Subdivision Map, modifications for parking and open space, and a Development Plan.)

(Third Concept Review.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP, AND MODIFICATIONS.)

- Motion: Postponed two weeks due to a lack of quorum.
 Action: La Voie/Rager, 4/0/1. Suding abstained.

IN-PROGRESS REVIEW

5. **21 E ANAPAMU ST** C-2 Zone
 Assessor's Parcel Number: 039-183-037
 Application Number: MST2004-00173
 Owner: City of Santa Barbara Redevelopment Agency
 Applicant: People's Self-Help Housing
 Architect: Peikert Group Architects

(Proposal to construct a three-story structure composed of twelve residential units. The units would be rental for low-income clients of People's Self-Help Housing. The units are approximately 575 square feet and provide private outdoor areas on the 3,780 square foot lot. The project requires Planning Commission approval for modifications.)

(In-Progress Review hearing requested prior to Preliminary Review to review updated plans.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 049-05.)

(3:07)

Detlev Peikert, Architect; and Ariane Risto, Agent, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, questioned the location of the control joints.

Motion: Preliminary approval and a four-week continuance for the architecture with the following conditions:
 1) The Commission suggested that the piers and columns have an expressed capital. 2) Study plaster detailing at railings. 3) Restudy the corbels at balconies to appear wider and have a more masonry appearance in design. 4) The project is consistent with the conceptual review. 5) Restudy the awning to show more vertical face and spears to be more traditional in design. 6) The plaster color shall be a slight variation of the City parking garage plaster color. 7) Provide a detail of the crush joint, which shall be recessed if possible, and expressed in plaster to the greatest extent. 8) The detailing appears to be moving in the right direction.

Action: La Voie/Suding, 5/0/0. Pujo, Spann, Naylor, and Hausz absent.

CONCEPT REVIEW - CONTINUED

6. **400 & 500 BLOCK OF STATE STREET**

DUMMY Zone

Assessor's Parcel Number: 037-172-ORW
 Application Number: MST2005-00507
 Owner: City of Santa Barbara
 Applicant: Brian Bosse, Redevelopment Supervisor
 Owner: Tom Williams

(Proposal to remove the existing tile sidewalks of the 400 and 500 blocks of State Street and replace with new brick sidewalks and improved landscaping. The project will carry the design theme of the 600-1200 blocks of State Street.)

(Second Concept Review.)

(3:48)

Marck Aguilar, City of Santa Barbara Redevelopment Agency; and Bob Cunningham, Architect, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, questioned who is responsible for painting the store fronts after planting is removed.

Public comment opened at 4:08 p.m.

Carol Ritz, Representative for local business owners, presented a signed petition that requested a limited amount of benches due an increase in transient numbers.

Dan Wright, property owner, stated his support and felt the project will improve lower State Street; however, he is opposed to the bench locations and suggested they be placed at bus stops only.

Gene Zannon, property owner, thought the proposed benches would exacerbate transient gathering.

Tom Williams, property owner, stated concern for the future of the 400 block of State Street, the need for careful planning, and suggested benches be used only at the 400 block shuttle stops. Additionally, he requested the Commission consider the number of trees being proposed and the possibility of "clustering" in the future.

Public comment closed at 4:19 p.m.

- Motion: Preliminary approval and a two-week continuance with the following comments and conditions: 1) Add additional at grade planters at 502 and 512 State Street. 2) Eliminate granite at driveway crossing and restudy the material choices. 3) The Commission encouraged the use of brick, flush to the front door in almost all cases, and asked the applicant to confer with a Historical Consultant to determine which alcoves should be retained and which should be brick. 4) Add more variation in the ground plane planters. 5) The Commission unanimously favored Fountain "B" as a starting point. 6) All benches were unanimously supported by the Commission. 7) The two trees in front of "Staples" should be tall canopy trees. 8) Reconsider the fleur de lis. 9) Consult with the owners regarding rehabilitation of their storefronts.
- Action: Suding/La Voie, 5/0/0. Pujo, Naylor, Spann, and Hausz absent.

FINAL REVIEW

7. **428 CHAPALA ST** C-M Zone

Assessor's Parcel Number: 037-211-026
 Application Number: MST2005-00079
 Owner: Casa De Sevilla Partners, LP
 Architect: DesignArc
 Business Name: Casa De Sevilla

(Proposed 1,000 square foot dining patio including an additional restroom, masonry wall, fountain, bar, and fabric awnings for an existing restaurant.)

(Final review of details and landscape plan.)

(4:51)

Thomas Hashbarger, Architect, present.

- Motion: Continued two weeks with the following comments: 1) Refine the detail of the finials and the cupola to be more authentically "Moorish" or "Arabic" in inspiration. 2) The designer is to provide an example of the initial inspiration. 3) Restudy a more natural landscape approach and increase landscape areas, particularly at the rear. 4) Add more variation in the plant palette and planting area.

Action: La Voie/Rager, 5/0/0.

CONCEPT REVIEW - NEW

8. **423 STATE ST** C-M Zone

Assessor's Parcel Number: 037-211-012
 Application Number: MST2005-00537
 Owner: Donald Torgeson Credit Shelter
 Business Name: Velvet Jones

(Appeal of a denied Sign Committee proposal of July 27, 2005 to alter and legalize an existing as-built marquee sign for Velvet Jones in El Pueblo Viejo District. The applicant had requested an exception to the Sign Ordinance for changeable copy.)

(An appeal of the Sign Committee's denial of sign application SGN2005-00119 at Velvet Jones.)

(5:08)

Trevor Martinson; Architect; Craig Jenson; Owner; and Dawn Ziemer, Sign Committee Chair, present.

Dawn Ziemer, Sign Committee Chair, stated that based on the Santa Barbara Fire Department determination, the Sign Committee understands the venue as a bar. Ms. Ziemer read from the Sign Ordinance as reference to the Sign Committee's findings to deny the applicant's proposal.

Staff comment: Jaime Limón, Senior Planner/Design Review Supervisor stated that the Fire Department has identified the venue as a bar and the idea of a potential location for posters being placed on the building was rejected by the Sign Committee. Mr. Limon requested that the Historic Landmarks Commission focus on whether or not there can be exception findings made to allow the sign approval, based on interchangeable copy.

- Motion: Denial of the Sign Committee Appeal under the grounds that the sign is incompatible with the Historic Landmarks Design Ordinance, the Sign Ordinance, and the Guidelines (both in design and scope). The Commission does not concur with the applicant that the use of the property warrants a marquee.
- Action: La Voie/Rager, 5/0/0. Hausz, Naylor, Pujo, and Spann absent.

REVIEW AFTER FINAL

9. **800 STATE ST** C-2 Zone

Assessor's Parcel Number: 037-052-010
 Application Number: MST2004-00472
 Owner: Westen Family Group
 Architect: B 3 Architects
 Business Name: Starbucks Coffee Company

(Proposal to remodel the exterior facade of the building, to construct a trash enclosure area and to rehabilitate the building's exterior. Work to include new plaster, replacement of windows like for like except for four windows which will be enlarged, replacement of doors, awnings, and add new wrought iron details. Additionally, the applicant proposes to replace roof tiles and extend the roof area of the building.)

(Review After Final of changes to details, trash enclosure, awnings, and balcony railings.)

(5:27)

Bob Klammer, Architect; Derek Weston, Owner; and Thomas Meade, Applicant, present.

- Motion: Final approval of the Review After Final with the following conditions: 1) The Commission would like to see expressed hinge plates on the trash enclosure. 2) At the discretion of the business owner, the Commission suggested the option of using green canvas for all the awnings.

Action: La Voie/Suding, 5/0/0.

CONCEPT REVIEW - NEW

10. **800 STATE ST** C-2 Zone

Assessor's Parcel Number: 037-052-010
 Application Number: MST2005-00529
 Owner: Westen Family Group
 Architect: B3 Architects
 Contractor: Signal Construction Company
 Owner: Sima El Paseo, LLC
 Owner: Trust for Historic Preservation

(Proposal to improve the existing alley behind 800 State Street immediately adjacent to the De La Guerra Adobe and connecting to the El Paseo Shopping Center. The proposal includes a new enclosure for the existing electrical service box and sump pump, replastering exterior walls, new doors, windows, light fixture, gate, and trash enclosure. The proposal also includes repaving with stamped concrete.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(5:36)

Derek Westen, Owner; Thomas Mead, Architect; and Bob Klammer, Architect, present.

- Motion: Preliminary approval and a two-week continuance with the following conditions: 1) A qualified archaeologist shall monitor any excavation. 2) Consider matching new flagstone paving with the existing paving at El Paseo, particularly where it is adjacent to existing El Paseo paving. Flagstone paving at the trash enclosure area is preferred. 3) The Architectural detailing shall be radically simplified. Findings: The project does not impair the historic status or character of the Historic Landmark.

Action: La Voie/Suding, 5/0/0. Naylor, Hausz, Pujo, and Spann absent.

CONSENT CALENDAR**NEW ITEM****A. 10 E CARRILLO ST** C-2 Zone

Assessor's Parcel Number: 039-322-051
 Application Number: MST2005-00351
 Owner: William Poulis

(Proposal for installation of three wicker tables and nine chairs in right-of-way in front of site address.)

(Review of outdoor furniture.)

Preliminary approval of the project and a two-week continuance to Design Review for Administrative approval of the chairs and the condition that the chairs shall substantially match the tables (black metal or wrought iron style).

FINAL REVIEW**B. 222 W CARRILLO ST** C-2 Zone

Assessor's Parcel Number: 039-271-013
 Application Number: MST2005-00294
 Owner: Roger and Carol Duncan
 Applicant: Michelle Alifieri
 Business Name: Sav-on Drugs

(This is on the California Inventory of Historic Resources and is on the City's Potential Historic Resources list. Proposal for exterior alterations including the replacement of the existing awnings, rooftop equipment, existing trash enclosure, and minor alterations to existing doors and windows.)

(Final Review of door details.)

Final approval of the door details with the following conditions: 1) The double entry doors shall be single lite "no muntins." 2) The back side door and double entry doors shall have traditional bronze appearance hardware. 3) The colors are approved as submitted.

FINAL REVIEW**C. 1035 STATE ST** C-2 Zone

Assessor's Parcel Number: 039-281-032
 Application Number: MST2005-00095
 Owner: Howard Children Trust
 Business Name: Business First National Bank
 Architect: Elisa Garcia
 Contractor: Thomas Bortolazzo Construction

(Revised Project Description: This is on the Potential Historic Resources List. Proposal to install a new ATM with an awning and light fixture on the east elevation, reinstall a night depository at the front entrance, and move an existing planter on the State Street frontage a few feet to the north.)

(Final review of the landscape plan.)

Continued indefinitely due to the applicant's absence.

CONTINUED ITEM**D. 209 PASEO NUEVO**

C-2 Zone

Assessor's Parcel Number: 037-400-002
 Application Number: MST2005-00463
 Owner: Redevelopment Agency/Santa Barbara
 Business Name: Victoria's Secret
 Agent: Glen Morris

(Proposal for a storefront remodel that includes an awning change in Paseo Nuevo.)

Final Approval for the storefront and metal work only and the condition that the color shall be #2129-20 "Soot" by Moorgard, as noted on the plans.

NEW ITEM**E. 630 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-160-015
 Application Number: MST2005-00535
 Owner: City of Santa Barbara
 Applicant: Michael Grimes
 Business Name: Community Development/Public Works

(Proposal to install an exterior lockable bulletin board at 630 Garden Street to post agendas for board and commission meetings. This project will bring the Community Development/Public Works building meeting location into compliance with Brown Act posting requirements.)

Final approval with the following conditions: 1) The frame shall be bronze. 2) The background matt shall be slate grey. 3) The cork color shall be black.

NEW ITEM**F. 40 E ANAPAMU ST**

C-2 Zone

Assessor's Parcel Number: 039-232-002
 Application Number: MST2005-00534
 Owner: City of Santa Barbara
 Applicant: Michael Grimes
 Business Name: Central Library

(This building is a Potential Historic Resource. Proposal to install an exterior lockable bulletin board at 40 E. Anapamu Street to post agendas for board and commission meetings. This project will bring the Central Library meeting location into compliance with Brown Act posting requirements.)

Final Approval with the following conditions: 1) The frame shall be bronze. 2) The background matt shall be slate grey. 3) The cork color shall be black.

NEW ITEM**G. 735 ANACAPA ST**

C-2/P-R Zone

Assessor's Parcel Number: 037-092-037
 Application Number: MST2005-00522
 Owner: City of Santa Barbara
 Applicant: Michael Grimes
 Business Name: City Hall

(This is a City Landmark. Proposal to install an exterior lockable bulletin board at 735 Anacapa Street to post agendas for Board and Commission meetings. This project will bring the City Hall meeting location into compliance with Brown Act posting requirements.)

Final approval with the following conditions: 1) The frame shall be bronze. 2) The background matt shall be slate grey. 3) The cork color shall be black.

REVIEW AFTER FINAL**H. 8 E FIGUEROA ST**

C-2 Zone

Assessor's Parcel Number: 039-282-001
Application Number: MST2004-00837
Business Name: Bank of the West
Owner: Levon Investments
Architect: James Lecron

(Proposal to remodel existing ground floor lobby and enclose 175 square feet of exterior lobby space. New entry doors, tile floor, and light fixtures are proposed.)

(Review After Final of door change.)

Final approval of the Review After Final with the following conditions: 1) The side lights at the rear lobby, as originally approved, shall remain with the new design. 2) The colors shall match the existing storefront brown.

NEW ITEM**I. 11 W DE LA GUERRA**

C-2 Zone

Assessor's Parcel Number: 037-400-014
Application Number: MST2005-00551
Owner: Robertson Family Limited Partners
Business Name: Pierre Lafond Paseo Nuevo
Agent: Mary Weeks, General Manager
Applicant: Pierre Lafond

(A barrier-free proposal for outdoor heaters and 18 tubular metal/synthetic tan wicker chairs. The existing eight green metal tables and four green umbrellas were approved on January 3, 2001.)

Continued two weeks with the following conditions: 1) The chairs shall be metal café style to match the existing table design and color. 2) The applicant is to provide a larger cut-sheet of the traditional outdoor heater (bronze or black, black or green). 3) Confirm the table layout with Public Works, for the additional tables shown on the plans.

**** MEETING ADJOURNED AT 6:02 P.M. ****