



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, October 26, 2005

David Gebhard Public Meeting Room: 630 Garden Street

1:33 P.M.

COMMISSION MEMBERS:

- ANTHONY SPANN, Chair, Present
- VADIM HSU, Vice-Chair, Present
- STEVE HAUSZ, Present at 2:48 p.m., left at 4:39 p.m.
- WILLIAM LA VOIE, Present, left at 4:41 p.m.
- ALEX PUJO, Absent
- CAREN RAGER, Present, left at 3:41 p.m., returned at 4:18 p.m.
- PHILIP SUDING, Present, left at 3:27, returned at 3:41 p.m..
- FERMINA MURRAY, Present
- SUSETTE NAYLOR, Present, left at 3:41 p.m., returned at 4:18 p.m.

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, Present
- BARBARA WALSH, Recording Secretary, 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 October 21, 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.

Kellem De Forest, local resident, stated his concern regarding the deterioration of the structures located at 710 Anacapa Street and 1520 Garden Street.

Louise Boucher, local resident, stated her concern regarding the structure located at 710 Anacapa Street and suggested the topic of designation be considered regarding the building.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated the City of Santa Barbara does not currently have an ordinance prohibiting demolition by neglect. Mr. Jacobus stated that he has been in contact with the property owner of 710 Anacapa Street who told him that, during the rainy season, a roof leak caused significant damage and there are termite problems. Mr. Jacobus informed the owners that, should they want to alter or demolish the building, a Historic Structures Report must be completed. Mr. Jacobus also stated he is not aware of the deterioration at 1520 Garden Street and will look into the matter.

Public comment closed 1:36 p.m.

B. Approval of the minutes of the Historic Landmarks Commission meeting of October 12, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of October 12, 2005, with one correction.

Action: Murray/Rager, 6/0/1. Hsu abstained.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Anthony Spann.

Action: La Voie/Naylor, 7/0/0. Suding stepped down on Item B, 21 E. Anapamu Street.

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

1. Ms. Gantz announced the following:

a) Commissioner Hausz will be late to today's meeting, Commissioner LaVoie will be leaving at 4:45 p.m., Commissioner Pujo will be absent from today's meeting, and Commissioners Rager and Naylor will be stepping down from Item No. 6, 2300 Garden Street.

b) Changes to the agenda: The project at 1219 State Street which was continued from the last meeting to today's Consent Agenda was postponed to November 9, 2005 at the Applicant's request.

Motion: Continue 1219 State Street to November 9, 2005.

Action: La Voie/Suding, 6/0/1. Spann abstained.

c) An appeal of the Historic Landmarks Commission and Sign Committee denial of a sign at Velvet Jones night club, 423 State Street, was denied by the City Council at the October 25, 2005 meeting.

d) Today's El Pueblo Viejo District Guidelines Subcommittee meeting has been postponed until November 9, 2005 at 10:00 a.m. in the David Gebhard Public Meeting Room.

- e) The next meeting of the Airline Terminal Design Subcommittee will be held Wednesday, November 2, 2005 beginning at 9:00 a.m. at the Airport Administration office, 601 Firestone Road. Commissioners Spann and Murray will be representing the HLC.
- f) A joint HLC/ABR Highway 101 Operational Improvements Project will be held at the regular ABR meeting on November 7, 2005.
- g) The November 2005 HLC meeting dates are November 9th and November 30th. There will be no meeting on November 23rd due to Thanksgiving. Therefore, the submission deadline for HLC review for the November 30th meeting will be 4:00 p.m. Thursday, November 17th.
- h) The December 2005 HLC meeting dates are December 14th and December 28th.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No violations reported.

ARCHAEOLOGY REPORT

1. **3757 STATE ST**

C-P/SD-2 Zone

Assessor's Parcel Number: 051-040-046
 Application Number: MST2005-00156
 Owner: Regency Centers
 Agent: Ken Marshall Dudek & Associates
 Architect: Brian Cearnal

(Proposal to demolish 58,325 square feet of existing commercial buildings and construct four new commercial/retail buildings totaling 67,226 net square feet, new surface parking and rooftop parking totaling 281 spaces, grading and drainage improvements and creek habitat restoration.)

(Review of Phase I Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)

(1:42)

Staff comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and, given the proximity of two archaeological sites and the adjacent Arroyo Burro Creek, and the high probability of archaeological deposits in the project area, agrees with its conclusions and recommendation that an Extended Phase I Archaeological Resources testing program be conducted prior to any construction ground disturbance.

Motion: The Commission accepts the report with Dr. Glassow's recommendations.
 Action: La Voie/Suding, 7/0/0.

HISTORIC STRUCTURES REPORT

2. **1320 MORRISON AVE**

R-2 Zone

Assessor's Parcel Number: 029-091-022
 Application Number: MST2005-00526
 Owner: Richard Mokler
 Agent: Anthony Zermeno

(Proposal for a 725 net square foot, two story addition to an existing 1,265 net square foot single-family residence with separate existing 426 net square foot detached garage on a 6,069 square foot lot.)

(Review of Historic Structures/Sites Report prepared by Shelley Bookspan, Ph.D.)

(1:43)

Shelley Bookspan, Preparer of the report, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated the report concludes that the house is Structure of Merit worthy and is located within the proposed Bungalow Haven Historic District boundaries, therefore will be treated as a potential Historic Resource. Working drawings for the actual project will be returning to the Commission at a later date.

Motion: The Commission accepts the report with the following conditions: 1) Change the third sentence, page 6, underneath the heading, from: "the applicant has designed the project in a manner sensitive to the structure's origins by integrating bungalow style elements into it while retaining the original structure" to: "the applicant has attempted to integrate bungalow style elements into the design while retaining the original structure."

Action: La Voie/Murray, 6/1/0. Hsu opposed.

DISCUSSION ITEM

(2:01)

Chapala Street Design Guidelines update on selection of sidewalk materials.

Jaime Limón, Design Review Supervisor/Senior Planner; Brian Bosse, Redevelopment Agency; and Katie O'Reilly-Rogers, Landscape Architect, present.

Mr. Limón presented an update on the Chapala Street pavers regarding colors, cost, template production, and manufacturing issues. Mr. Limón clarified that a cost share agreement with the Redevelopment Agency is currently being considered for production of the 18" x 18" template and stated that applicants of projects under construction have shown an interest in obtaining the product. Mr. Limón stated that, ideally, the color choice can be resolved at the current design review level and suggested the discussion be placed on a future agenda for official action, pending additional material samples from Ms. O'Reilly-Rogers.

In regards to the Paseo Chapala project, Ms. O'Reilly-Rogers stated she was not aware of the last HLC meeting when the gray paver color choice was agreed upon; thought the color decision is not appropriate for Santa Barbara, and expressed concern about the visual impact of the gray color. Ms. O'Reilly-Rogers firmly stated that the applicants for the Paseo Chapala project will not change their pavers to match the gray color choice and requested permission to submit pavers that she believes are more consistent with Santa Barbara and the HLC Guidelines.

The Commission had the following comments, observations and questions:

1. Expressed that, originally, the gray color choice was based on the fact that matching a "buff" color is extremely difficult and that gray colors are easier to match.
2. Stated the original gray color was chosen for consistency and to reduce contrast between curbs and sidewalks.
3. Reminded the HLC that the gray color choice was based on the historical context of gray concrete in Santa Barbara and pointed out "handsome" gray concrete in the lower State Street and West Mason Street areas as an example.
4. Re-stated their concern that the sandstone color will fade over time and is very difficult to color match.
5. Thought the original color decision had been restudied extensively and should remain.
6. Appreciated Ms. O'Reilly-Roger's position. Asked if the concrete mixture in the pavers can be refined to a different texture by adding different aggregate to more closely resemble a sand finish.
7. Thought the issue should be continued as an agenzized item for additional materials to be presented.
8. Requested other current projects under construction be noticed of any upcoming discussions regarding the Chapala Street pavers.
9. Re-stated the attraction to the 18" x 18" modules.

Straw vote: How many Commissioners can support a different type of paving at the Paseo/Chapala project right-of-way?
3/4.

IN-PROGRESS REVIEW**3. 400 & 500 BLOCK OF STATE STREET**

DUMMY Zone

Assessor's Parcel Number: 037-172-0RW
 Application Number: MST2005-00507
 Owner: City of Santa Barbara
 Applicant: Brian Bosse, Redevelopment Supervisor
 Architect: Bob Cunningham

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

(Second In-Progress Review.)

(2:21)

Martha Degasis, Arcadia Studio; and Brian Bosse, Santa Barbara Redevelopment Agency, present.

Public comment opened at 2:27 p.m.

Tom Williams, local business owner, expressed his displeasure with the proposed Tipuana trees and thought that the Firewheel trees would be a better landscaping solution, particularly in the 400 block of State Street.

Public comment closed at 2:37 p.m.

Motion: Continued two weeks with the comment that, at the 410 State Street location, the applicant should change the proposed Tipuana trees back to Stenocarpus and Palms.

Action: Suding/Murray, 7/0/0.

CONCEPT REVIEW - CONTINUED**4. 1900 LASUEN RD**

R-2/4.0/R-H Zone

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.)

(2:39)

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.

REVIEW AFTER FINAL

5. 1221 ANACAPA ST

C-2 Zone

Assessor's Parcel Number: 039-183-034
Application Number: MST2003-00908
Owner: City of Santa Barbara
Applicant: John Schoof
Architect: Henry Lenny
Agent: Heather Horne

(This is a revised project. The proposal is to construct a new parking structure composed of two floors below grade and four floors above grade. The project would provide approximately 575 parking stalls and would include approximately 10,000 square feet of staff offices, a bicycle parking station and public restrooms in Parking Lot No. 6, located at the rear of the Granada theater building.)

(Review After Final of door and window changes as a result of revisions to Title 24 Energy Regulations.)

(3:27)

Henry Lenny, Architect, present.

Staff comment: Jaime Limón, Senior Planner/Design Review Supervisor, stated Building and Safety is reviewing conditioning and compliance issues in relation to the newly adopted Title 24 Energy Regulations.

Motion: Continued two weeks with the comment that Staff is to schedule a discussion item to include the Building and Safety Division staff and a mechanical engineer for a review of the new Title 24 Energy Regulations and how these regulations may affect the window glazing and lighting of future new commercial buildings. The Commission also suggested the applicant obtain a second opinion from a qualified mechanical engineer.

Action: Hsu/Hausz, 7/0/1. Suding stepped down.

CONCEPT REVIEW - NEW**6. 2300 GARDEN STREET**

E-1 Zone

Assessor's Parcel Number: 025-140-024
 Application Number: MST2005-00675
 Owner: SRS Garden Street, LLC
 Architect: Machin & Mead Architecture
 Applicant: Mary Rose & Associates
 Business Name: Santa Barbara Middle School

(The former St. Anthony's Seminary is on the City's List of Potential Historic Resources. Proposal to install six temporary portable classroom units and one temporary portable boys and girls restroom unit on the grounds of the Santa Barbara Middle School. The six 24' x 40' temporary portable classrooms will total 5,760 square feet and the 12' x 40' temporary portable restroom will total 480 square feet for an overall total of 6,240 square feet of temporary, portable buildings to be placed on-site. The estimated date of removal of the portables is proposed to be the end of August 2006.)

(3:41)

Mary Rose, Applicant; and George Machin, Architect, present.

Public comment opened at 3:54 p.m.

Chair Spann read a letter from Latane Temple Keeler which stated her request that lighting, noise, and trash disposal precautions be taken into consideration during construction.

Kellem De Forest, local resident, stated his concern regarding the prompt removal of the portable classrooms as soon as the rehabilitation to the main building is completed.

Louise Boucher, local resident, stated her concern regarding the earthquake safety of the portable classrooms.

Public comment closed at 3:58 p.m.

Motion: Continued two weeks to the Consent Calendar with the following comments: 1) Restudy the siting by breaking up the six trailers into two locations to reduce the public impact. 2) The plant material should be a ten foot height minimum. 3) Foliage should be full height and come to the top of the nursery boxes. 4) The plant material should be placed in a staggered configuration. 5) Create a box around the nursery boxes. 6) The plant material should be irrigated. 7) Replace the planting material within 21 calendar days if it is in significant decline.

Action: Suding/La Voie, 3/3/2. Murray, Spann, and Hausz opposed. Naylor and Rager stepped down. Motion failed.

Amended

Motion: Final approval of the project and a two week continuance to the Consent Calendar for final review of the landscaping with the following comments: 1) The plant material should be a ten foot height minimum. 2) Foliage should be to its full height. 3) The plant material should be placed in a staggered configuration. 4) Create a box around the nursery boxes. 5) The plant material should be irrigated. 6) Replace the planting material within 21 calendar days if it is in significant decline. 7) Return with color samples of the classrooms. 8) This approval is conditioned on the fact that the temporary buildings are to be removed by December 31, 2006. Findings: Because of the temporary nature of the proposal, the project will not cause a substantial adverse change in the significance of a Historic Resource.

Action: Hausz/Murray, 5/1/2. Hsu opposed. Naylor and Rager stepped down.

THE COMMISSION RECESSED FROM 4:08 P.M. TO 4:18 P.M.

PRELIMINARY REVIEW**7. 219 EQUESTRIAN AVE** R-3 Zone

Assessor's Parcel Number: 029-122-013
 Application Number: MST2005-00127
 Owner: Berkus Family Partnership, LP
 Architect: Barry Berkus

(Proposal to demolish an existing 1,683 square foot duplex and construct a new, one-story 784 square foot one-bedroom residence with a 792 square foot non-habitable cellar and a 438 square foot two-car carport on a 3,444 square foot lot.)

(Zoning Modification granted on May 18, 2005.)

(4:18)

Barry Berkus, Architect, present.

Public comment opened at 4:30 p.m.

Steve Musick, neighbor, requested the grape plants be preserved, the "sump-pump" be reviewed, the parking be addressed, questioned the type of tree that is being planted, and suggested the Commission consider the building impact.

Public comment closed at 4:36 p.m.

Motion: Preliminary approval of the project as submitted and a two-week continuance to the Consent Calendar for final approval.

Action: Hausz/Suding, 7/1/0. La Voie opposed. Pujo absent.

PRELIMINARY REVIEW**8. 432 STATE ST** C-M Zone

Assessor's Parcel Number: 037-212-027
 Application Number: MST2005-00678
 Owner: Ray Mahboob
 Architect: Studio G
 Business Name: Indochine

(This building is a City Structure of Merit: "Store Building." Proposal for the addition of a new 396 square foot patio and trellis at the rear of Indochine.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)

(4:38)

Leslie Becker, Agent for the Owner, present.

Motion: Preliminary approval of the project as submitted and a two week continuance to the Consent Calendar for final approval with the following conditions: 1) The light fixture on the east elevation shall be relocated toward the door. 2) Eliminate the southerly window. Finding: The project will not cause an adverse substantial change to a Historic Resource.

Action: Rager/Suding, 7/0/0. Hausz and Pujo absent.

CONCEPT REVIEW - NEW9. **2233 ANACAPA ST**

E-1 Zone

Assessor's Parcel Number: 025-192-005
 Application Number: MST2005-00702
 Owner: Mark & Nancy Leffert
 Applicant: Paul Henderson

(This is on the City's List of Potential Historic Resources: "Leege Residence" built in 1928. Proposal to construct a 490 square foot accessory structure consisting of a 16'x20' clay molding and wood sculpting studio downstairs and 17'x10' design area upstairs). A modification is being requested to encroach into the front yard setback.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A ZONING MODIFICATION.)

(4:41)

Nancy Leffert, Owner; and Paul Henderson, Applicant, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated the project is not attached to the building and does not require a Historic Structures Report.

Motion: Continued two weeks with the following comments: 1) Return with a site plan that shows adjacent footprints and better panoramic photographs of the streetscape on both sides of Pueblo Street. 2) Restudy and simplify the design of the accessory building. 3) Return with better architectural drawings.

Action: Hsu/Naylor, 6/0/0.

CONCEPT REVIEW - CONTINUED10. **116 E PADRE ST**

E-1 Zone

Assessor's Parcel Number: 025-321-002
 Application Number: MST2005-00259
 Owner: Jerry/Virg McFerran
 Architect: Patrick Pouler

(Proposal to remodel an existing, two-story 1,364 square-foot residence located on a 5,250 square foot lot in the Mission Area Special Design District. The remodel will require a modification for the changes to the existing sunroom, patio, and expansion of existing doors or windows and same into the setbacks.)

(Second Concept Review. First Concept Review was given by the Architectural Board of Review on May 16, 2005. Project has been referred to the HLC for review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND ZONING MODIFICATIONS.)

(5:04)

Patrick Pouler, Designer; and Jerry McFerran, Owner, present.

Motion: Continued indefinitely to the Modification Hearing Officer with the following comments: 1) The placement of the addition is acceptable with regard to the Modification. 2) The existing storage room is acceptable in the set back as it stands and can remain as a diminutive outbuilding. 3) Restudy the opening proportions, the arch configuration, and the column proportions.

Action: Hsu/Suding, 6/0/0.

CONSENT CALENDAR**REVIEW AFTER FINAL**

A. 416 STATE ST C-M Zone

Assessor's Parcel Number: 037-212-023
 Application Number: MST2004-00462
 Owner: Kim and Cynthia Hughes
 Architect: Sherry & Associates
 Business Name: Sharkeez

(This is a revised project description: Proposal to relocate an as-built free-standing refrigeration unit to the rear of the existing building and review an as-built storage/office space converted from an existing carport. Project will also abate other zoning violations including unpermitted outdoor speakers, lighting, televisions, heaters, wall hangings/pictures, outdoor furniture, and broiler. Unapproved signage to be submitted and reviewed under a separate permit.)

(Continued Review After Final of two exterior heaters in street frontage patio dining area.)

Final approval of the Review After Final with the following conditions: 1) The light fixtures are to be wrought iron with seeded glass. 2) All electrical conduits shall be concealed.

FINAL REVIEW

B. 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.)

(Final Approval of lighting and gutter details is requested.)

Final approval as submitted with the following conditions: 1) The exterior light fixtures shall be color corrected to emulate incandescent. 2) The material shall be wrought iron.

FINAL REVIEW

C. 740 STATE ST C-2 Zone

Assessor's Parcel Number: 037-092-001
 Application Number: MST2005-00646
 Owner: Atlantico Inc.
 Architect: Burnell & Jewett Architects
 Business Name: Peace Store

(This is on the California Inventory of Historic Resources and is on the City's Potential Historic Resources List: "La Placita Building, a.k.a. McKay-Bothin Building." Proposal to remodel the front entry facade of an existing commercial building.)

(Final Approval of details is requested.)

Final approval of the details as submitted.

NEW ITEM

D. 101 W CARRILLO ST

C-2 Zone

Assessor's Parcel Number: 039-313-006
Application Number: MST2005-00706
Owner: Lorraine Price, Trustee
Architect: Lenvik & Minor Architects
Business Name: Shell Service Station

(This is to abate an enforcement case. Proposal for approval of as-built alterations and renovations to an existing service station including installation of gas pumps, an ATM that is recessed into the wall, extended light shielding and soft light diffuser over bulb of existing gas pump lights, repaving of concrete driveway to match existing, and repainting of building to match existing.)

Final approval as submitted with the condition that the illuminated ATM header panel shall be eliminated.

**** MEETING ADJOURNED AT 5:15 P.M. ****