



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, May 28, 2008

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

WILLIAM LA VOIE, *Chair* – Present
 DONALD SHARPE, *Vice-Chair* – Present
 ROBERT ADAMS – Present until 5:00 p.m.
 LOUISE BOUCHER – Present
 KEN CURTIS – Absent
 STEVE HAUSZ – Present
 FERMINA MURRAY – Present until 5:45 p.m.
 SUSETTE NAYLOR – Present
 ALEX PUJO – Present until 5:00 p.m.

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

ROGER HORTON – Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON – Present 2:03 p.m. to 3:35 p.m.

STAFF:

JAIME LIMÓN, Design Review Supervisor – Absent
 KATHLEEN KENNEDY, Assistant Planner – Present 3:13 p.m. to 3:46 p.m.
 JAKE JACOBUS, Urban Historian – Absent
 SUSAN GANTZ, Planning Technician – Present
 GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - 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. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - 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. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - 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	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - 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: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- ** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- ** The time the item was reviewed is listed to the left of each item. It was suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff would have notified applicants of time changes.
- ** The applicant's presence was required. If an applicant was not present, the item would have been postponed indefinitely. If an applicant canceled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets 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.
- ** **Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.**
- ** **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if someone needs special assistance to participate in a meeting, the Planning Division would need to be contacted at (805) 564-5470. Notification at least 48 hours prior to the meeting would enable the City to make reasonable arrangements.
- ** **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/hlc. 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. and 4:00 p.m., Monday through Thursday, and every other Friday; or by email at sgantz@SantaBarbaraCA.gov. Please check our website under City Calendar to verify closure dates.

LICENSING ADVISORY:

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

Unlicensed persons are limited to the preparation of plans for:

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

NOTICE:

- A. That on Friday, May 23, 2008, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting would be viewable by Friday, May 30th, on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

GENERAL BUSINESS (1:37):

- A. Public Comment:

Kellam de Forest, local resident, commented that a member of the Pearl Chase Society expressed concern with regard to the placing of pressed tin on the ceilings over some of the original Chinese style line graphics on panels at Jimmy's Oriental Gardens.

- B. Approval of the minutes of the Historic Landmarks Commission meetings of April 30, 2008, and May 14, 2008.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of April 30, 2008, with corrections.

Action: Hausz/Sharpe, 8/0/0. (Murray abstained from Item A, 333 Junipero Plaza. Curtis absent.) Motion carried.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of May 14, 2008, with corrections.

Action: Naylor/Adams, 8/0/0. (Murray abstained from Items 1 and 12, 928 State Street and 1704 Paterna Road, respectively. Curtis absent.) Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Item H, 1201 Anacapa Street, which was also reviewed by Robert Adams.

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

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

1. Ms. Gantz made the following announcement:

- a) Commissioner Curtis would be absent from the meeting. Commissioner Naylor would step down from Item 6, 928 State Street.
- b) The demolition permit application for Cottages 22, 23, and 24 at 1900 Lasuen Road, which was continued to today's hearing, was postponed two weeks at the applicant's request.

c) A Built Green Expo & Conference will be held on Friday and Saturday, June 13 and 14, at Santa Barbara City College. Seminars and a tour would be included, and admission is free. More information is available at www.builtgreenexpo.com or by calling Built Green Santa Barbara at 884-1100.

2. Chair La Voie announced he would be stepping down from Item 1, 801 State Street.
3. Commissioner Adams announced he would be leaving at 5:30 p.m.
4. Commissioner Pujo announced he would be leaving at 5:00 p.m.
5. Commissioner Boucher passed out a sign-up sheet for the HLC June 8th spring/summer get-together.

E. Subcommittee Reports.

Commissioner Adams reported that the Wine Cask restoration is not yet complete.

He also reported on the final landscape plans for the Airline Terminal Improvement Project. Some of his suggestions have been incorporated. The landscape plan is heading in a good direction, which includes plants that clean and filter water and are also drought tolerant.

F. Possible Ordinance Violations.

No violations reported.

DISCUSSION ITEM

(1:47)

Present Cameron Benson, City Creeks Manager
 Autumn Malanca, City Water Resources Specialist

Cameron Benson discussed the Draft Technical Guidance Manual for Post Construction Stormwater Management. Mr. Benson explained that the Draft Manual will be a guide for those that wish to comply with the City's stormwater requirements. A list of the exceptions to the requirements was distributed to the Commissioners.

The Commission made suggestions with regard to the document's format and commented as to how the guidelines would apply in El Pueblo Viejo Landmark District.

Discussion held. No action required.

PRELIMINARY REVIEW: PUBLIC HEARING

1. 801 STATE ST

C-2 Zone

(2:19)

Assessor's Parcel Number: 037-400-013
Application Number: MST2006-00154
Owner: Hughes Land Holding Trust 5/9/84
Architect: Vadim Hsu
Business Name: Pirhana Restaurant & Lounge

(This is a revised project description. This is a Structure of Merit: "Las Tiendas Building." Proposal to construct a 1,080 square foot third story addition and add 607 square feet of additional basement floor area for mechanical and accessory use in an existing commercial building located in El Pueblo Viejo Landmark District. The project consists of alterations and additions comprised of two new kitchens, two bars, 961 square feet of third story outdoor patron seating, and new patron seating in the basement, which was formerly used as a commercial kitchen and storage. The project will result in a structure that is a maximum of 35'-0" tall at the roof ridge line. The project requires revised Development Plan Approval findings.)

(New Preliminary Approval of the project is requested. Previous Preliminary Approval expired on October 4, 2007. Project requires Historic Resource Findings.)

Present: Vadim Hsu, Architect
Kim Hughes, Owner

Public hearing opened at 2:31 p.m.

Kellam de Forest, local resident, commented that he appreciates the historic elements that are to remain; but, although the project received Preliminary Approval, he believes putting a third story on a historic building alters its historic significance. Mr. de Forest requested that the top of the spire on the tower be no more than 40 feet in height.

Public hearing closed at 2:33 p.m.

Motion: Continued two weeks with the following comments: 1) The Commission's concerns should be resolved and the drafting errors should be corrected before a new preliminary approval is given. 2) The proposed awnings, as shown on Sheets A2.4 and A4.1, should be resolved because they do not appear to function well on this building. 3) If a metal trellis is proposed on the third floor, study the opportunity to possibly incorporate lush plantings and flowering vines. 4) The elevator tower is a crucial point and needs massaging, as the proposed design is not in keeping with the rest of the architecture on the building. Show the west elevation of the elevator tower on the plans. 5) There was concern that what is being proposed is a fairly articulated series of roofs, walls, a column, and different parapets on a building that is very simple in shape.

Action: Adams/Hausz, 6/1/0. (Boucher opposed. La Voie stepped down. Curtis absent.)
Motion carried.

CONCEPT REVIEW - CONTINUED

2. 1900 LASUEN RD

R-2/4.0/R-H Zone

(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.

CONCEPT REVIEW - NEW

3. 104 LOS AGUAJES AVE R-4/SD-3 Zone

(3:45) Assessor's Parcel Number: 033-041-002
 Application Number: MST2008-00222
 Owner: Dario Pini
 Architect: Murphy & Associates

(Proposal to replace guardrails and concrete pylons on an existing pedestrian bridge over Mission Creek located on a property developed with 17 apartments. This project is proposed to abate violations outlined in ENF2008-00031.)

(Action may be taken if sufficient information is provided.)

Present: Bryan Murphy, Architect
 Dario Pini, Owner

Public hearing opened at 3:50 p.m. and, as no one wished to speak, it was closed.

Motion: Continued two weeks to the Consent Calendar with the comment that applicant should follow the recently approved guardrail drawings for the Union Pacific railroad bridge over Mission Creek (199 W. Montecito Street).

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

FINAL REVIEW

4. 1722 STATE ST C-2/R-1 Zone

(3:53) Assessor's Parcel Number: 027-102-021
 Application Number: MST2005-00455
 Owner: 1722 State Street Investors, LLC
 Applicant: Howard Gross, 1722 State Street Investors, LLC
 Architect: Jan Hochhauser

(Proposal for a three story commercial mixed-use development consisting of ten residential condominium units with approximately 8,400 square feet of commercial development. The residential units would consist of six 3-bedroom units and four 2-bedroom units. One 3-bedroom unit would be affordable to middle-income. Parking to accommodate 55 cars will be located in a subterranean parking garage. The existing 7,200 square foot commercial structure on this 28,875 square foot lot will be demolished as part of this proposal.)

(Final Review of the project is requested. Project requires compliance with Planning Commission Resolution No. 015-07.)

Present: Jan Hochhauser, Architect
 Edward Steinfeld, Owner

Motion: **Final Approval and continued indefinitely to the Consent Calendar with the following conditions and comments:** 1) Show the equipment on the sections. 2) Provide a weep screed detail. 3) Indicate on the sections that the solar collectors are laid flat or within the roof well. 4) As to the ironwork as detailed on Sheet 9.3, a flat top rail is suggested and a more traditional resolution of the termination of the top rail ends (curving wall). 5) With regard to the roof details as shown on Sheet 9.4, the sheet metal shall be hidden. 6) Provide a mechanical sheet for the roof plan and an electrical site plan. 7) As to the building colors, the yellow shall be more like sandstone and the chromolithography reduced on the other colors. 8) The awnings shall be wider horizontally; with the exception of the awning over the double doors shown on Sheets A3.0 and A3.1, which shall be broken in the middle. 9) The Commission would like to see a single item reconsideration of the eagle decorative element. Review of this particular element shall return to the Full Board. 10) **Landscaping:** a) The replacement tree is adequate. b) Tree protection plans need to be incorporated. c) The sweet shade tree at Unit B shall be moved. d) The olive trees in the courtyard shall be multi-stemmed and in 36 inch boxes minimum. e) Two of the jacaranda trees shall be in at least 36 inch boxes. f) The planting screening for the backflow preventer shall be larger. g) It was recommended that the applicant study planting creeping vines inside the courtyard. 11) The landscape plan was commended as being an appropriate Mediterranean palette and for the completeness and accuracy of the drawings. 12) Provide details of the fountain and decorative tile work with a memorial medallion.

Action: Pujo/Hausz, 8/0/0. (Curtis absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 4:56 P.M. TO 5:05 P.M. ****

CONCEPT REVIEW - CONTINUED

5. 211 CASTILLO ST R-4/SD-3 Zone
(5:05) Assessor's Parcel Number: 033-022-009
 Application Number: MST2005-00277
 Owner: Charles B. Butler
 Architect: Jan Hochhauser

(This is a revised project. The project consists of a proposal to construct a 14,761 square foot, six unit, 3-story condominium project including three 3-bedroom units and three 1-bedroom units, with 11 residential parking spaces and one guest parking space, all on a 17,050 square foot lot. The project also includes the demolition of a single family residence and garage at 211 Castillo Street and the demolition of a residential duplex and garage at 210 Wilson Street.)

(Third Concept Review. Comments only; project requires Environmental Assessment and Planning Commission approval of a Tentative Subdivision Map.)

Present: Jan Hochhauser, Architect

Public hearing opened at 5:24 p.m.

Kellam de Forest, local resident, commented that, since this is at the border of Pershing Park, it seems the proposed project with three story elements is too large for the site. He inquired as to where in the surrounding area there may be other three-story buildings.

Public hearing closed at 5:25 p.m.

Motion: **Continued indefinitely to the Planning Commission with the following comments:**
1) The Commission supports the side yard encroachment. **2)** Having open space in the middle of the project site would be preferred even if it means a front yard encroachment on Wilson Street. **3)** There is more support for the previous massing scheme, with its building composition, expression of the fenestration, and massing. **4)** The landscaping will be critical, including screening from both Castillo Street and the property to the north, and framing screening to the south. **5)** The size, bulk and scale are generally acceptable, but the Commission will reserve final comments until there is an opportunity to observe the story poles. **6)** Minimize or avoid the use of solid roof covers over the outdoor living space on the third floor.

Action: Hausz/Naylor, 6/0/0. (Adams/Curtis/Pujo absent.) Motion carried.

Staff comment: The Commission will be notified when the story poles are placed at the site in preparation for the Planning Commission's June 19th site visit.

PRELIMINARY REVIEW

6. 928 STATE ST C-2 Zone

(5:48) Assessor's Parcel Number: 039-322-032
 Application Number: MST2007-00615
 Owner: Llewellyn Goodfield Jr., Trustee
 Applicant: Cearnal Andrulaitis

(This structure is on the City's List of Potential Historic Resources: "Rogers Furniture Building." This is a revised project description: Proposal to remove an existing 4,375 square foot interior mezzanine and stairwell and the replacement of an existing elevator and stairs with new elevator and stairs at the rear of the building. Also proposed is a new secondary exit stair at the northeast corner of the building and construction of 3,706 square feet of new second story floor area. The existing north and south parapet wall will be raised to the height of the existing tile roof. The rear facade improvements include the relocation of the secondary exit door, restoring the existing rear door, and the addition of seven new windows.)

(Revised Preliminary Approval of a revised project is requested.)

Present: Adam Cunningham, Design/Project Manager

Commissioner Sharpe acknowledged receipt of a letter from Mike Bishop, local resident, expressing concerns with respect to the interior of the building.

Due to a lack of quorum, a motion was not made. Chair La Voie and Commissioners Boucher, Hausz, and Sharpe made comments only. Commissioners Murray and Naylor stepped down. Commissioners Adams, Curtis, and Pujo were absent.

The Commission, either individually or collectively, made the following comments:

1) The revised design of the rear entry is not acceptable as presented and lacks imagination. It was suggested that an awning or some other form of rain protection be proposed. **2)** Leave the brick texture exposed and the plaster above it should be proud of the brick at the joint. **3)** Raise the roof of the new portion of the building to screen the air conditioning equipment. **4)** Study the eave detail to be evocative of the front elevation, although not necessarily a copy, and expressed all in plaster. **5)** Clean up the drawings for any unused details to be removed.

CONCEPT REVIEW - CONTINUED

7. 634 SANTA BARBARA ST

C-M Zone

(6:07) Assessor's Parcel Number: 031-152-001
Application Number: MST2008-00095
Owner: Milton Schmerzler Trust
Designer: J Grant Design Studio
Contractor: Skye Line Construction

(Proposal to demolish an existing 195 square foot exterior canopy and replace with a new 315 square foot canopy, repave disturbed area, and install new 180 square foot planter area on Santa Barbara Street. Abatement of approximately four cubic yards of contaminated soil to be completed under a separate application in accordance with County of Santa Barbara Hazardous Materials Unit guidelines.)

(Second Concept Review. Action may be taken if sufficient information is provided.)

Present: Skye McGinnes, Skye Line Construction

Public hearing opened at 6:18 p.m.

Kellam de Forest, local resident, questioned whether this structure warranted the preparation of an Historic Structure/Site Report since this site is an example of an historic Santa Barbara gas station.

Public hearing closed at 6:19 p.m.

Motion: Preliminary Approval and continued two weeks to the Consent Calendar with the following comment and conditions: 1) The Commission expressed appreciation for the much needed increased landscaping at this corner. 2) The canopy profile shall be detailed to match the existing. 3) The pole supports and island profile shall be detailed to match the existing. 4) The planter at the island shall be increased to enclose the island edges. 5) A planter shall be placed in front of the south window on Santa Barbara Street. 6) An awning shall be placed over the window.

Action: Boucher/Hausz, 5/0/0. (Adams/Curtis/Murray/Pujo absent.) Motion carried.

CONSENT CALENDAR

The review of the Consent Calendar was held in the Fishbowl Conference Room instead of the David Gebhard Public Meeting Room.

NEW ITEM

- A. 1022 LAGUNA ST R-3 Zone
Assessor's Parcel Number: 029-222-022
Application Number: MST2008-00213
Owner: David and Laura Correia
Architect: Jose Esparza

(Proposal to rebuild an existing 238 square foot garage like-for-like, construct a 408 square foot addition, and add a new front and rear porch on an existing 817 square foot single-family residence. This project will result in a development of 1,225 square feet.)

(Comments only; requires Environmental Assessment.)

Continued indefinitely to Staff for Final Approval after Full Board review and acceptance of the Phase 1 Archaeological Resources Report.

NEW ITEM

- B. 915 STATE ST C-2 Zone
Assessor's Parcel Number: 039-321-039
Application Number: MST2008-00245
Owner: Hughes Survivor`s Trust
Architect: Cearnal Andrulaitis

(Proposal to demolish an existing 3,727 square foot commercial building and construct a new one-story commercial building of 3,945 square feet on a 4,495 square foot parcel.)

(Final Approval of the project is requested. The project was revised for complete demolition of the existing building.)

Final Approval as submitted.

REVIEW AFTER FINAL

C. 721 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 037-082-026
 Application Number: MST2002-00405
 Owner: Chadwick Pacific, LP
 Applicant: Bermant Development Company
 Architect: Peikert Group Architects
 Architect: Michael Holliday

(Proposal to demolish an existing 9,788 square foot commercial building and six residential units totaling 2,700 square feet, and to construct 9,788 square feet of commercial space, 29 residential units (including 12 bonus density units) totaling 43,357 square feet, and a 25,533 square foot on-grade parking structure.)

(Review After Final of change to electrical transformer screen as viewed from De La Guerra Street.)

Final Approval of Review After Final as noted on Sheet L-1.

REVIEW AFTER FINAL

D. 721 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 037-082-026
 Application Number: MST2002-00405
 Owner: Chadwick Pacific, LP
 Applicant: Bermant Development Company
 Architect: Peikert Group Architects
 Architect: Michael Holliday

(Proposal to demolish an existing 9,788 square foot commercial building and six residential units totaling 2,700 square feet, and to construct 9,788 square feet of commercial space, 29 residential units (including 12 bonus density units) totaling 43,357 square feet, and a 25,533 square foot on-grade parking structure.)

(Review After Final of outdoor patio dining tables, chairs, umbrellas and heaters to be placed outside of the public right-of-way.)

Final Approval of Review After Final as submitted with tables to be Mahogany T-33.

CONTINUED ITEM

E. 2410 STATE ST E-3 Zone

Assessor's Parcel Number: 025-072-017
 Application Number: MST2008-00189
 Owner: Steven Szabo

(This structure is on the City's List of Potential Historic Resources: "Freeman House." Proposal for an exterior paint color change on an existing two-story single-family residence.)

(Second Concept Review.)

Continued two weeks to the Full Board.

REVIEW AFTER FINALF. 2300 GARDEN ST RETIRED Zone

Assessor's Parcel Number: 025-140-018
Application Number: MST2008-00036
Owner: SRS Garden Street, LLC
Applicant: Mary Rose & Associates
Architect: Jorge Machin, M2

(This is a revised Project Description. The former St. Anthony's Seminary is on the City's List of Potential Historic Resources. Proposal to install 10 temporary portable classroom units and two temporary portable restroom units to be used during previously-approved structural upgrades to existing campus buildings. Nine of the units are 24'x40', one of the units is 36'x60', another unit is 24'x60', and the two bathroom units are 12'x40' for an overall total of 11,520 net square feet. The portable units will be located in the existing play court area and their estimated date of removal is proposed to be September of the year 2011. The project will also include installation of utilities to accommodate the portable classrooms and temporary relocation of the existing play court area.)

(Review After Final of changes to portable building locations and configuration and change to grading, landscaping, lighting, fencing, and architectural details.)

Final Approval of Review After Final as submitted.

NEW ITEMG. 1935 STATE ST C-2 Zone

Assessor's Parcel Number: 025-371-007
Application Number: MST2008-00241
Owner: BP West Coast Products, LLC
Agent: Alanna Isaac
Architect: Fiedler Group
Business Name: Arco

(Proposal to install a new Healy clean air separator unit with enclosure and concrete pad, and associated EVR Phase II upgrades to existing fueling system on a 13,394 square foot parcel.)

Continued indefinitely.

NEW ITEMH. 1201 ANACAPA ST C-2 Zone

Assessor's Parcel Number: 039-183-035
Application Number: MST2008-00235
Owner: Rick Sanders
Architect: Cearnal Andrulaitis
Landscape Architect: Katie O'Reilly-Rogers

(Proposal for new exterior paint color and landscape plan at an existing three-story commercial building.)

Final Approval as submitted.

**** FULL BOARD MEETING ADJOURNED AT 6:21 P.M. ****