



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, June 25, 2008

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

WILLIAM LA VOIE, *Chair* – Present  
 DONALD SHARPE, *Vice-Chair* – Absent  
 ROBERT ADAMS – Present  
 LOUISE BOUCHER – Present  
 KEN CURTIS – Present  
 STEVE HAUSZ – Present  
 FERMINA MURRAY – Present  
 SUSETTE NAYLOR – Present  
 ALEX PUJO – Present

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

ROGER HORTON – Present 3:22 p.m. to 4:32 p.m.

**PLANNING COMMISSION LIAISON:**

STELLA LARSON – Absent

**STAFF:**

JAIME LIMÓN, Design Review Supervisor – Present  
 JAKE JACOBUS, Urban Historian – Present  
 SUSAN GANTZ, Planning Technician – Present  
 GABRIELA FELICIANO, Commission Secretary – Present

Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

| <b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b><br>(See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details) |           |   |
|--|-----------|---|
| <b>CONCEPT REVIEW</b>  | Required  | <u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)<br><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.<br><u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised.<br><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)<br><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.<br><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.<br><u>Plans</u> - floor, roof, etc.<br><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.  |
| <b>PRELIMINARY REVIEW</b>  | Required  | Same as above with the following additions:<br><u>Plans</u> - floor, roof, etc.<br><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.<br><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 &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.<br><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.<br>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.   |
| <b>FINAL &amp; CONSENT</b>   | Required  | Same as above with the following additions:<br><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.<br><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.<br><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.<br><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.<br><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.  |

**PLEASE BE ADVISED**

- \*\* All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 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](http://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](mailto: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 February 1, 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](http://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](http://www.santabarbaraca.gov/Government/Video) and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting will be viewable by Friday, June 27<sup>th</sup>, on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking Online Meetings.

**GENERAL BUSINESS:**

- A. Public Comment:

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of June 11, 2008.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 11, 2008, with corrections.**

Action: Hausz/Pujo, 6/0/1. (Murray/Naylor abstained.) Motion carried.

- C. Consent Calendar.

**Motion: Ratify the Consent Calendar as reviewed by William La Voie, with the exception of Item I, 1212 De La Vina Street, as reviewed by Robert Adams.**

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

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

1. Ms. Gantz made the following announcements:

a) Commissioner Sharpe would be absent from the meeting. Commissioner Naylor would be stepping down from Item 4, 1704 State Street, and she would be leaving between 5:30 and 6:00 p.m.

b) Item 2 on today's agenda at 210 W. Carrillo Street was postponed two weeks at the applicant's request.

**Motion: To postpone Item 2, 210 W. Carrillo Street, at applicant's request.**

Action: Boucher/Hausz, 7/0/1. (Adams abstained. Sharpe absent.) Motion carried.

c) The Planning Commission is scheduled to review the revised Master Plan of the El Encanto Hotel on July 17<sup>th</sup>; Staff requested that someone represent the HLC at that hearing.

Commissioner Pujo agreed to attend.

2. Commissioner Adams announced he would be stepping down from Item 2, 210 W. Carrillo Street; and Commissioner Curtis announced he would be stepping down from Item 6, 1732 Santa Barbara Street.
3. Jake Jacobus, Associate Planner/Urban Historian, provided the Commission Staff's response to a letter received from Price, Postel & Parma LLC regarding the potential City Landmark Designation of the San Roque School (former St. Anthony's Seminary). The letter did not constitute a "letter of intent" to designate the school as a City of Santa Barbara Landmark. The HLC Designations Subcommittee will consider whether the structure is of historical significance and recommended that the full Commission consider going forward with the designation process. The meeting will be held on Wednesday, July 9<sup>th</sup>, at 10:00 a.m. in the "Fishbowl" Conference Room at 630 Garden Street. The public is welcomed to attend.

Staff agreed to circulate a copy of the Historic Structures/Sites Report prepared by Alexandra Cole for the Commissioners to review.

E. Subcommittee Reports.

1. Commissioner Hausz reported on the City Council Ordinance Committee meeting on June 24<sup>th</sup>. Updates to the Zoning Ordinance were being considered. It was clarified that, in mixed-use projects, applicants are allowed to have commercial setbacks in the residential areas.

Commissioner Adams agreed to attend the next City Council Ordinance Committee meeting with Commissioner Hausz to further discuss this issue with the Committee.

2. Chair La Voie reported on El Pueblo Viejo District Guidelines Subcommittee. The formal draft of the update to the EPV Guidelines is almost complete. More language and pictures are being included.
3. Commissioner Boucher reported on the State of the Art Gallery Subcommittee. The sculptures chosen to be displayed on State Street this summer will be submitted for HLC's approval.

F. Possible Ordinance Violations.

1. Commissioner Pujo reported that, at the roundabout on Montecito Street, utility poles are being replaced/relocated. He questioned whether they were reviewed by the HLC and if the power lines need to be placed underground. Michael Berman, City Environmental Analyst, responded that the three high-voltage transmission lines being installed will not be placed underground. The poles may not have been clearly shown on the plans that were approved by the HLC for this project, but they do need to be moved and the HLC needs to give its approval.
3. Chair La Voie reported that citrus trees that were planted do not appear to be consistent with what was shown on the approved plans for the Paseo Chapala project at 721 Chapala Street. Staff is to review the landscape elements to assure that what has been planted is what was approved and verify whether planters should have been placed on the upper paseo instead.
4. Commissioner Boucher reported that the parking lot number four on Chapala Street does not have adequate planting.

**CONCEPT REVIEW - CONTINUED**

## 1. 200 BLK STATE ST

**(1:52)** Assessor's Parcel Number: ROW-002-026  
Application Number: MST2008-00250  
Owner: City of Santa Barbara  
Agent: Jessica Grant

(Proposed installation of fiber optic cable in existing conduits and proposed new trenches to link parking lots 2, 3, 4, 5, 10, 11, 12 and 13. Also proposed is the installation of new revenue control equipment at City Parking Lots 2 through 5 and 7 through 13 and four above-ground electronic control equipment cabinets at various intersections along State Street. These involve the rights-of-way in the following locations: 200 - 600 Block of State Street, 00 Block of Ortega Street, 400 - 600 Block of Anacapa Street, 00 W. to 00 E. Block of Carrillo Street, and 900 - 1300 Block of Chapala Street.)

**(Second Concept Review. Referred from the Consent Calendar on June 11, 2008. Action may be taken if sufficient information is provided.)**

Present: Dion Tain, City Parking Supervisor  
Bill Davis, City Project Engineer  
Jessica Grant, City Project Planner, Transportation Division  
Michael Berman, City Environmental Analyst

Public comment opened at 2:17 p.m.

Kellam de Forest, local resident, expressed concern with the color of the proposed equipment on State Street. He suggested that they be disguised in some way and that planting be used.

Public comment closed at 2:18 p.m.

Straw votes: How many Commissioners would support landscaping only as a means of screening the cabinets? 4/4. (Hausz/Murray/Naylor/Pujo opposed.)

How many Commissioners would prefer an embellishment of the cabinets, such as a roof structure/trellis, in addition to landscaping? 3/5. (Adams/Boucher/Curtis/La Voie/Murray opposed.)

How many Commissioners would prefer both landscaping and an architectural enhancement of the cabinets? 4/4. (Adams/Boucher/Curtis/La Voie opposed.)

**Motion:** **Continued two weeks with the following comments:** 1) The proposed ticket dispensers and arms are acceptable in design and material as being compatible with El Pueblo Viejo District Guidelines. 2) It was recommended that all the proposed equipment be softened with landscaping. 3) Some solution to mitigating the visual impact of the cabinets should be pursued either with additional decorative elements, screening elements, or simplification elements. As part of the mitigation, the height should be reduced wherever possible.

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

**CONCEPT REVIEW - CONTINUED**2. 210 W CARRILLO ST C-2 Zone

Assessor's Parcel Number: 039-271-025  
 Application Number: MST2007-00554  
 Owner: Old Town Mall  
 Owner: Steve Delson and Ian Brown  
 Architect: Conceptual Motion

(This is a revised project. Proposal for demolition of the existing Radio Square shopping center which consists of 18,547 square feet of commercial square footage and the construction of a new three-story mixed-use development. The proposed project will be comprised of 12,851 square feet (net) of commercial space and two levels of underground parking with 122 parking spaces. There will be a total of 32 residential condominium units (27 market rate and 5 affordable). A modification to allow the 5 bonus density affordable units is requested. The project site is a 1.17 acre lot located in El Pueblo Viejo Landmark District. The previous proposal under MST2005-00772 has been withdrawn.)

**(Sixth Concept Review. Project must comply with Planning Commission Resolution No. 013-08.)**

**This item was postponed to the July 9, 2008, meeting at the applicant's request.**

**CONCEPT REVIEW - NEW**3. 310 & 402 E ORTEGA ST C-M Zone

**(2:41)** Assessor's Parcel Number: 031-160-015 and -016  
 Application Number: MST2008-00299  
 Owner: City of Santa Barbara  
 Applicant: Bill Davis

(Proposal for installation of a 384.3 kilowatt-peak (kWp) photovoltaic solar panel project on eight City corporate yard buildings. The installation will consist of 1,830 modules, flush mounted on roofs. Three electrical equipment enclosures are proposed on grade at the exterior of the buildings.)

**(Action may be taken if sufficient information is provided. Some of the buildings related to the project are located in the Architectural Board of Review's jurisdiction.)**

Present: Bill Davis, City Project Engineer  
 Heather Baker, AICP, City Project Planner  
 Michael Berman, City Environmental Analyst

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the project is under the HLC's jurisdiction and the project does not need to be reviewed by the ABR. Ms. Baker commented on project elements which minimize the public visibility of the proposed panels, gave background information regarding a previous HLC white "cool roof" approval for Title 24 California Energy regulation compliance which has contributed to existing inconsistency with the El Pueblo Viejo District Guidelines on the site, and recommended project approval, consistent with the City's "Sustainable Santa Barbara" program goals. Mr. Berman explained how the project is exempt from CEQA.

Public comment opened at 3:04 p.m.

Kellam de Forest, local resident, commented that the photovoltaic panels may impact the view experience for the residents of the Riviera and Eucalyptus Hill.

Public comment closed at 3:04 p.m.

**Motion:**       **Preliminary Approval and continued indefinitely with the following conditions and comments:** 1) The signage shall be reviewed by the Sign Committee. 2) A comprehensive landscape plan shall be developed for the entire site with the stipulation that the landscaping is the mitigation for this installation's inconsistency with El Pueblo Viejo District Guidelines. 3) Provide screening of the converter boxes and views onto the site from the public right-of-way. 4) The effort already extended in minimizing the visual impact of the solar collectors is appreciated. The Commission requests further efforts in painting-out and/or screening with flashing the exposed structural and plumbing elements of the installation, particularly the leader lines to and from the converters. 5) Show any additional proposed fencing on the drawings. 6) Provide an analysis that would indicate that the potential glare towards the Riviera is minimized.

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

**\*\* THE COMMISSION RECESSED FROM 3:35 P.M. TO 3:43 P.M. \*\***

#### **CONCEPT REVIEW - CONTINUED**

4.       1704 STATE ST

C-2/R-3 Zone

**(3:43)**       Assessor's Parcel Number:   027-102-017  
               Application Number:        MST2007-00494  
               Owner:                    1704 State Street  
               Architect:             Cearnal Andrulaitis, LLP

(Proposal for expansion of the existing Santa Barbara Artificial Kidney Center. The project includes the demolition of an existing 992 square foot structure formerly known as the DAC Video Store and the original bank teller drive-thru area. The proposed project includes the construction of a new, one-story, 5,693 square foot addition to an existing, two-story, 11,742 square foot medical office building. A total of 44 parking spaces are proposed, along with landscaping and repairs to the existing building. The project will require Planning Commission approval of the Development Plan, a Zoning Modification for a reduction in the required number of parking spaces, and a Conditional Use Permit.)

**(Third Concept Review. Project requires Environmental Assessment and Planning Commission Approval.)**

**Present:**       Dr. Thomas Allyn, Santa Barbara Artificial Kidney Center  
                   Brian Cearnal, Architect

- Motion:** **Continued indefinitely to the Planning Commission with positive comments:**  
**1)** There is full support of the circulation plan and relief from the parking requirements considering the public benefit of the additional landscaping and the elimination of three driveways off State Street, which takes into consideration the potential end-user of this project. **2) As to the design, the following comments and recommendations are made:** **a)** The building composition, massing, size, bulk, and scale are acceptable. **b)** Reconsider the materials of the garden wall and the long section nearest the corner of State and Valerio Streets which should be treated as green walls, landscaped against a plain surface, with the exception of the longest wall having the detail as currently proposed. **c)** Study some resolution of the existing building entrance on State Street that respects both the symmetry and the integration of any openings into the façade. The building entrance should be integrated into the design. **d)** The Commission still looks to some resolution of the balcony so that it is designed in a more traditional manner.
- Action:** Boucher/Adams, 7/0/0. (Naylor stepped down. Sharpe absent.) Motion carried.

### **CONCEPT REVIEW - CONTINUED**

5. 1019 STATE ST C-2 Zone  
**(4:18)** Assessor's Parcel Number: 039-281-017  
 Application Number: MST2008-00217  
 Owner: Ray Mahboob  
 Architect: Gregory Rech, Architects West  
 Business Name: American Apparel  
 (Proposal to replace an existing, one-story commercial storefront and move the entry doors closer to the street, resulting in a 134 square foot addition.)

#### **(Second Concept Review.)**

**Present:** Gregory Rech, Architect

- Motion:** **Continued two weeks to the Consent Calendar with the following comments:** **1)** The bracket for the blade sign should be lowered on the elevation with some consideration as to the size of the blade sign. **2)** There should be some architectural support for the protruding element in the center. **3)** The window break-ups should be shown to scale in the size proposed. **4)** It was suggested that the center panel be designed to receive either the address or signage. **5)** The proposed door hardware, colors, and any exterior lighting should also be included as part of the submittal.
- Action:** Adams/Naylor, 8/0/0. (Sharpe absent.) Motion carried.



**PRELIMINARY REVIEW**

6. 1732 SANTA BARBARA ST E-1 Zone

**(4:38)** Assessor's Parcel Number: 027-112-001  
Application Number: MST2008-00122  
Owner: Brian P. Gregory  
Designer: Christopher De Rose

(This structure is a City Landmark: "Huning Mansion." Proposal for a new 660 square foot detached one-story garage comprised of two parking spaces of 500 square feet and 160 square feet of accessory workshop area. Two Zoning Modifications will be required for encroaching into the interior yard setback and the required open yard area on this 19,884 square foot parcel developed with an existing 4,603 square foot single-family residence.)

**(Project must comply with Staff Hearing Officer Resolution No. 042-08.)**

Present: Brian Gregory, Owner  
Christopher De Rose, Designer

Public comment opened at 4:47 p.m. and, as no wished to speak, it was closed.

**Motion:** **Final Approval and continued two weeks to the Consent Calendar for details of the gate with the condition that the plans shall be revised to reflect the conditions of the Staff Hearing Officer with respect to the hammerhead. The following Historic Resource Findings were made:** The project will not cause a substantial adverse change in the significance of an historical resource.

**Action:** Boucher/La Voie, 7/0/1. (Curtis abstained. Sharpe absent.) Motion carried.

**IN-PROGRESS REVIEW**

7. 801 STATE ST C-2 Zone

**(4:52)** 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.)

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

Present: Vadim Hsu, Architect

Straw vote: How many Commissioners find the solution appropriate as presented so that the wing wall adjacent to the third floor elevation tower terminates at the roof? 2/5. (Adams/Boucher/Hausz/Murray/Naylor opposed.)

**Motion:** **Continued two weeks with the following comments:** 1) The massing and design are acceptable. 2) Integrate the termination on the third floor of the elevator tower with the rest of the building. 3) The columns of the arcade on the third floor closest to State Street should be more uniform. 4) Provide more detailed drawings of the awning, and propose a vibrant awning color.

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

### **CONCEPT REVIEW - CONTINUED**

8. 914 SANTA BARBARA ST

C-2 Zone

**(5:32)** Assessor's Parcel Number: 029-292-031  
 Application Number: MST2008-00269  
 Owner: State of California  
 Designer: Kelly-Ondre Construction  
 Contractor: Dan George  
 Business Name: Alhecama Theater Site

(This site is on the City's list of Potential Historic Resources. Proposal to add a new handicap ramp, and to replace two aluminum awnings with a single wood awning.)

**(Second Concept Review. Project requires Environmental Assessment and an Historic Structures/Sites Report. The porch and accessible ramp components of the project will be reviewed.)**

Present: Jerry Jackman, Executive Director, Santa Barbara Trust for Historic Preservation  
 Steve Ondre, Designer, Kelly-Ondre Construction  
 Heather Baker, AICP, Project Planner

Public comment opened at 5:37 p.m.

Kellam de Forest, local resident, commented about the ramp guard rail and pickets.

Public comment closed at 5:38 p.m.

**Motion:** **Preliminary Approval and continued indefinitely to the Consent Calendar to return with the following details: Handrail to wall, post termination, downspout, and planting on the west side of the ramp.**

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

**CONSENT CALENDAR****REVIEW AFTER FINAL (CONTINUED ITEM)**

A. 630 STATE ST C-M Zone

Assessor's Parcel Number: 037-132-027  
Application Number: MST2008-00086  
Owner: Jodell A. Williams Trust  
Applicant: Sherry & Associates  
Business Name: Zelo Restaurant and Bar

(Proposal to expand an existing enclosed patio including new plaster walls and wrought iron, and new landscaping. This project may require an encroachment permit for new tile in the public right-of-way.)

**(Review After Final of two new door openings within the existing south masonry wall.)**

**Final Approval of Review After Final as noted on Sheet A3.1.**

**NEW ITEM**

B. 1002 ANACAPA ST C-2 Zone

Assessor's Parcel Number: 029-211-024  
Application Number: MST2008-00275  
Owner: Santa Barbara Bank & Trust  
Architect: García Architects

(Proposal to replace an existing pair of wood doors with new aluminum doors at the Anacapa Street entry.)

**Final Approval as submitted.**

**CONTINUED ITEM**

C. 927 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 039-313-007  
Application Number: MST2008-00246  
Owner: City of Santa Barbara  
Architect: KBZ Architects  
Business Name: Former Imperial Muffler Shop

(Proposal for a new emergency exit door and accessible path, replacement of two existing garage doors, and new paint on the exterior of an existing one-story commercial building on an 8,792 square foot parcel.)

**(Second Concept Review.)**

**Final Approval as submitted.**

**NEW ITEM**

D. 311 PASEO NUEVO C-2 Zone

Assessor's Parcel Number: 037-400-002  
Application Number: MST2008-00295  
Owner: Santa Barbara Redevelopment Agency  
Architect: Glen Morris  
Business Name: This Little Piggy

(Proposal to change storefront paint colors and replace existing awning fabric.)

**Final Approval as submitted, or applicant has the option to paint the columns in Frazee CL1765-D "Telegraph" and the awning fabric in Sunbrella "Tuscan."**

**NEW ITEM**

E. 615 PASEO NUEVO C-2 Zone

Assessor's Parcel Number: 037-400-002  
Application Number: MST2008-00288  
Owner: Santa Barbara Redevelopment Agency  
Agent: Glen Morris  
Architect: Michael Limaco  
Business Name: Gap

(Proposal to repaint the existing storefront mullion system and replace the existing stone base with new "Santa Barbara" sandstone veneer on the pedestrian storefront, and repaint the existing storefront mullion and replace the existing awning fabric on the Chapala Street storefront.)

**Final Approval as submitted.**

**NEW ITEM**

F. 617 PASEO NUEVO C-2 Zone

Assessor's Parcel Number: 037-400-002  
Application Number: MST2008-00289  
Owner: Santa Barbara Redevelopment Agency  
Agent: Glen Morris  
Architect: Michael Limaco  
Business Name: Gap Kids

(Proposal to repaint storefront window and door mullions and replace the existing stone base with new "Santa Barbara" sandstone veneer.)

**Final Approval as submitted.**

**FINAL REVIEW****G. 221 E CONSTANCE AVE E-1 Zone**

Assessor's Parcel Number: 051-150-013  
 Application Number: MST2008-00156  
 Owner: Kenneth and Molara Vadnais Living Trust  
 Applicant: Jake Crawford  
 Landscape Architect: Sydney Baumgartner

(This structure is on the City's List of Potential Historic Resources: Dreyfus House "Taynayan." Proposal for minor alterations and landscape improvements to include the following: add a gardener's path, rebuild stone steps to the tennis court, add a koi pond, resurface the existing swimming pool deck, construct a new wood trellis, add a six foot tall plaster and stone wall, and add a new stone drive at the main entry of this existing single-family residence on a 101,376 square foot parcel.)

**(Final Approval of the project is requested.)**

**Final Approval as submitted.**

**NEW ITEM****H. CITYWIDE - U.S. HWY 101**

Assessor's Parcel Number: 099-MSC-0PW  
 Application Number: MST2008-00198  
 Owner: Caltrans  
 Agent: Mike Sandecki

(Proposal to install traffic monitoring systems at four locations on US Highway 101 at Castillo Street, Garden Street, Hermosillo Drive, and Olive Mill Road. The equipment for the Castillo and Garden Streets locations would be mounted on existing poles. The equipment for Hermosillo Drive and Olive Mill Road will require new poles, and will have solar panels and a microwave vehicle detection device. One of the locations is in El Pueblo Viejo Landmark District.)

**Final Approval as submitted.**

**NEW ITEM****I. 1212 DE LA VINA ST P-R Zone**

Assessor's Parcel Number: 039-172-004  
 Application Number: MST2008-00247  
 Owner: City of Santa Barbara  
 Agent: Keven Strasburg

(Proposed restriping and upgrade of an existing parking lot which serves the Spencer Adams Lawn Bowl Club. This parking lot will be brought up to City standards with new interior finger planters, landscaping, irrigation, directional arrows, and signage. There are 27 existing parking spaces and one ADA parking space is proposed to be taken away. Additional work includes improvements to existing stairs from Anapamu Street and the introduction of a bioswale in an existing planter.)

**Continued two weeks to July 9, 2008.**

**\*\* THE FULL BOARD MEETING ADJOURNED AT 5:46 P.M. \*\***