



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, September 3, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:
 SUSETTE NAYLOR, *Chair* – Present
 DONALD SHARPE, *Vice-Chair* – Present
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present
 KEN CURTIS – Present
 MICHAEL DRURY – Present
 STEVE HAUSZ – Present
 FERMINA MURRAY – Present
 SUSETTE NAYLOR – Present
 ALEX PUJO – Present

ADVISORY MEMBER: DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON: ROGER HORTON – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Present 2:02 p.m. to 3:25 p.m.

STAFF: JAIME LIMÓN, Design Review Supervisor – Present at 2:40 p.m. to 2:46 p.m. and again at 4:03 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	<u>Master Application & Submittal Fee</u> - (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 <u>folded plans</u> are required at the <u>time of submittal & each time plans are revised</u> . <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.

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.
- ** A Preliminary approval by the Historic Landmarks Commission is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- ** 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 you need special assistance to gain access to, comment at, or participate in a meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- ** **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. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. 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 4:00 p.m., Monday through Thursday, and every other Friday. 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, August 29, 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 will be viewable by Friday, September 5th, on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

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.)

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of August 20, 2008.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of August 20, 2008.

Action: Boucher/Sharpe, 9/0/0. Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of the landscape plans for Item G, 1811 El Encanto Road, which were reviewed by Robert Adams.

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

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

1. Ms. Gantz made the following announcements:

- a) Chair Naylor would be stepping down from Item 6, 128 Castillo Street, and would need to leave the meeting by 6:30 p.m. Commissioner Sharpe would be stepping down from Item 4, 1829 State Street.
- b) The project at 901 E. Cabrillo Blvd., which was postponed two weeks to today's hearing, was postponed another two weeks at Staff's request.

- c) Item numbers 7 and 8 on today's agenda for 710 Anacapa Street were postponed two weeks at Staff's request. Environmental Analyst Debra Andaloro reviewed the Historic Structures/Sites Report and felt that, even though the report addressed many of the HLC's previous concerns, it still does not adequately analyze the potential impacts of the new structure on the historic resource.
- d) The last sentence of the project description for Item 4 on today's agenda was left on in error from a previous review and the project is *not* currently under appeal at City Council.
- 2. Commissioners Drury and Hausz announced they would not be attending the next HLC meeting.
- 3. Commissioner Murray announced she would be leaving by 5:30 p.m.
- 4. Commissioner Boucher announced that Kellam de Forest is at the Cottage Hospital Rehabilitation Center recuperating from surgery.
- 5. Commission Adams announced that the Architectural Foundation, located at Victoria and Garden Streets, will be presenting "An Exhibit of Water Colors" highlighting Santa Barbara architecture. The artists are Ed Lenvik, Peter Ehlen, Bill Mahan, and Fred Sweeney. The opening reception will be 5-7 p.m. on Friday, September 5th.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No violations reported.

ARCHAEOLOGY REPORT

1. 1000 BLK W CARRILLO ST (Carrillo Sidewalk Project)

(1:37) Assessor's Parcel Number: ROW-002-106
 Application Number: MST2008-00350
 Owner: City of Santa Barbara Public Works Department
 Applicant: Lisa Arroyo, Project Engineer

(Proposed project on the north side of Carrillo Street to include the installation of new sidewalk access ramps, parking (as feasible), curb and gutter, retaining structures (as needed), and sidewalk installation grading and formwork.)

(Review of Phase I Archaeological Resources Report prepared by Bryon Bass, Strata Science.)

Staff comment: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that no mitigation measures or actions are recommended or required, unless previously undiscovered cultural resources are detected during construction.

Motion: To accept the report as submitted.

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

**** THE COMMISSION RECESSED FROM 1:38 P.M. TO 1:45 P.M. ****

CONCEPT REVIEW - CONTINUED

2. 00 E ANAPAMU ST C-2 Zone

(1:45) Assessor's Parcel Number: 039-232-0RW
 Application Number: MST2008-00338
 Owner: City of Santa Barbara
 Architect: Blackbird Architects

(Proposal for conceptual review of MTD bus stop shelter designs for various downtown locations on City sidewalks.)

(Second Concept Review. Project requires Environmental Assessment.)

Present: David Damiano, Manager of Transit Development & Community Relations, MTD
 Ken Radtkey and Kyle Bruce, Blackbird Architects

Motion: **Continued two weeks with the following comments:** **1)** The Commission appreciated that the design was considerably simplified in comparison to the previous design. **2)** Explore the following two options: **a)** Continue with the current design concept, yet demonstrate in various contexts and more detail graphically that it would be appropriate in El Pueblo Viejo Landmark District. **b)** Introduce a variant for different locations depending on its site specific context.* **3)** The Commission would be looking closely at how the use of the glass, the photovoltaic systems, and connections are expressed. **4)** The paving should be toned down. The paving is innovative, but it is not necessary to accentuate the sidewalk. **5)** Restudy the design for the screens and consider children's safety in the redesign.

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

*Commission comment: Several Commissioners expressed concern that the design of the bus stop shelter, to be located near the Anacapa and Anapamu Streets intersection across from the courthouse, be compatible and blend in with the surrounding architecture.

CONCEPT REVIEW - CONTINUED

3. 2410 STATE ST E-3 Zone

(2:28) Assessor's Parcel Number: 025-072-017
 Application Number: MST2008-00189
 Owner: Janet Knispel
 Applicant: LC Engineering Group, Inc.

(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.)

(Third Concept Review, referred up from Consent on May 28, 2008.)

Present: Mandy Liston, LC Engineering Group

Motion: **Continued indefinitely with the comment that the applicant should provide a paint analysis by a qualified historian to determine the original color of the house.**

Action: Boucher/Adams, 8/0/1. (Pujo abstained.) Motion carried.

Commission comment: It has been confirmed that the house is no longer dark brown and was painted yellow. It was requested that an enforcement case be initiated.

PRELIMINARY REVIEW

4. 1829 STATE ST C-2/R-4 Zone

(2:41) Assessor's Parcel Number: 027-031-007
Application Number: MST2004-00132
Owner: Emmet J. Hawkes Family Trust
Architect: Tom Ochsner

(This is a revised project description. Proposal for a mixed-use development on two separate parcels (027-031-007 for 1829 State Street and 027-031-006 for 11 W. Pedregosa Street). The commercial portion of the project would be located on the first and second floors of the three-story building facing State Street consisting of 3,000 square feet of retail space and 1,600 square feet of office space, with one residential unit on the second and third floors. The remaining residential units would be contained in a three-story building facing Pedregosa Street. The proposed residential unit mix includes four, three-bedroom units and three, two-bedroom units. The project includes 21 parking spaces, 14 of which are open spaces to allow for shared use. In addition, an existing single-family residence on the Pedregosa Street parcel is proposed to be demolished. The project is currently under appeal at City Council and may require Planning Commission approval for a Tentative Subdivision Map and a Development Plan.)

(Preliminary Approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 044-07.)

Present: Tom Ochsner, Architect

The following correction to the project description was announced by Staff at the beginning of the meeting: The project is not currently under appeal at City Council.

Motion: **Continued four weeks with the following comments:** 1) The Commission appreciated the applicant's thorough, concise and logical presentation. 2) Simplify superfluous details, such as the eyebrow under an eave. 3) Pay more attention to concepts related to Spanish-Mediterranean architecture in the sense of mass, such as the location of windows near corners or under chimney masses, lowering the garage opening and its mass on the sides, and the thickness of walls and their appearance thereof. 4) The chimneys should be more decorative without being over-designed. 5) Landscaping: a) Consider that there are many more opportunities to improve its extent, including the street parkways. b) The paving on the second floor should be compatible with that of the first floor. c) Consider more built-in planters. d) Increase landscaping on W. Pedregosa Street and on the lower level at the State Street parkway in the exterior stair. e) Study the use of a Canary Island Date Palm to substitute one of the canopy trees.

Action: Boucher/Hausz, 6/0/2. (Curtis/Drury abstained. Sharpe stepped down.) Motion carried.

PRELIMINARY REVIEW

5. 316 CASTILLO ST C-2 Zone

(3:23) Assessor's Parcel Number: 037-232-015
Application Number: MST2008-00038
Owner: Santa Barbara Genealogical Society
Architect: Gary Jensen

(Proposal to construct a 2,709 square foot one-story library addition, new patio cover at the interior courtyard, and make interior alterations. Also proposed is a new screen wall to be constructed around an existing electrical panel next to the driveway. The project will result in 6,995 square feet of development on this 20,040 square foot parcel.)

(Preliminary Approval of the project is requested.)

Present: Gary Jensen, Architect
Sheryl Jensen, Landscape Architect

Public comment opened at 3:28 p.m. and, as no one wished to speak, it was closed.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar.

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

CONCEPT REVIEW - NEW

6. 128 CASTILLO ST HRC-1/SD-3 Zone

(3:32) Assessor's Parcel Number: 033-061-001
Application Number: MST2008-00329
Owner: Epic Hospitality, LLC
Designer: Saúl Cortez Landscape Design
Business Name: Avania Inn

(Proposal for an as-built revised landscape plan at an existing three-story hotel. This application will abate ENF2008-00295. Changes consist of planter removal, tree and plant replacements, and walkway reconfiguration. No new square footage is proposed. A Coastal Exemption is required.)

(Project requires Environmental Assessment.)

Present: Saúl Cortez, Landscape Designer

Staff comment: Susan Gantz, Planning Technician, conveyed comments from Steve Foley, Supervising Transportation Planner, stating that the removal of the landscaping does not alter the parking lot functionality; however, if the HLC requires landscaping replacement, plants should be limited to groundcover with a maximum mature height of six inches within twenty-eight inches of the vehicle wheel stop.

Public comment opened at 3:43 p.m. and, as no one wished to speak, it was closed.

Motion: **Continued two weeks with the following comments:** 1) Restore planting adjacent to the building. 2) Study using a continuous curb instead of wheel stops to define the edge of the parking lot and to control drainage. 3) Take out the asphalt to the bumper blocks throughout the parking lot and in areas that are against the building and replace with groundcover. 4) Propose a landscape plan that includes replacing what was removed with drought tolerant plants and evergreen pears to provide more screening. 5) Provide a landscaping plan for the dirt areas located between the fence and the back of the sidewalk along Yanonali Street. 6) The trellis and the two archways over the entrances should have planting. Vines were suggested. 7) An espalier should be used against the plaster buildings. 8) Any trees proposed should be in 24 inch minimum box size; and any vines proposed should be in five gallon minimum size.

Action: Pujo/Hausz, 8/0/0. (Naylor stepped down.) Motion carried.

FINAL REVIEW (Referred from Consent)

310 & 402 E ORTEGA ST

C-M Zone

(4:03) Assessor's Parcel Number: 031-160-015
 Application Number: MST2008-00299
 Owner: City of Santa Barbara Public Works Department
 Applicant: Bill Davis, Project Engineer

(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.)

(Final Approval of the project is requested.)

Present: Bill Davis, City Project Engineer
 Jim Dewey, City Facilities Manager

Motion: **Final Approval and the landscape plan continued two weeks to the Consent Calendar with the following condition and comments:** 1) There shall be screening around the inverter box on Laguna Street as proposed. 2) Augment the existing landscaping of the Butler buildings with trees and vines to reduce their impact on the public right-of-way as much as possible. 3) At a minimum, five 15-gallon trees and (5) five gallon vines should be added; although more planting is encouraged.

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

HISTORIC STRUCTURES REPORT

7. 710 ANACAPA ST C-2 Zone
Assessor's Parcel Number: 031-081-013
Application Number: MST2008-00362
Owner: Adame Trust
Architect: Peikert Group Architects

(Previous project on this site has been withdrawn and this is a revised project. This structure is on the City's List of Potential Historic Resources: "Myers Cottage." Proposal to demolish 985 square feet of the non-historic portion of an existing mixed-use building (currently 162.5 square feet of commercial space and 1,399 square feet of residential duplex space) resulting in a 418 square foot commercial space and 337 square foot commercial basement storage area. Also proposed is to construct a new, three-story, 3,035 square foot mixed-use building with 448 square feet of commercial space and a 1,941 square foot three-bedroom residential unit. This will result in an increase of 1,040 square feet for commercial use, which will require Development Plan Approval findings. Two residential parking spaces and one commercial parking space will be provided in a ground level garage, as well as one uncovered handicapped accessible parking space. The project will include permeable paving, landscaping, irrigation, and drainage improvements of the site. There will be 514 cubic yards of grading, of which 86 cubic yards will be exported off site.)

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

This item was postponed two weeks at Staff's request.

CONCEPT REVIEW - NEW

8. 710 ANACAPA ST C-2 Zone
Assessor's Parcel Number: 031-081-013
Application Number: MST2008-00362
Owner: Adame Trust
Architect: Peikert Group Architects

(Previous project on this site has been withdrawn and this is a revised project. This structure is on the City's List of Potential Historic Resources: "Myers Cottage." Proposal to demolish 985 square feet of the non-historic portion of an existing mixed-use building (currently 162.5 square feet of commercial space and 1,399 square feet of residential duplex space) resulting in a 418 square foot commercial space and 337 square foot commercial basement storage area. Also proposed is to construct a new, three-story, 3,035 square foot mixed-use building with 448 square feet of commercial space and a 1,941 square foot three-bedroom residential unit. This will result in an increase of 1,040 square feet for commercial use, which will require Development Plan Approval findings. Two residential parking spaces and one commercial parking space will be provided in a ground level garage, as well as one uncovered handicapped accessible parking space. The project will include permeable paving, landscaping, irrigation, and drainage improvements of the site. There will be 514 cubic yards of grading, of which 86 cubic yards will be exported off site.)

(Project requires Environmental Assessment and Development Plan Approval findings.)

This item was postponed two weeks at Staff's request.

CONSENT CALENDAR**FINAL REVIEW**

A. 200 BLK STATE ST

Assessor's Parcel Number: ROW-002-026

Application Number: MST2008-00250

Owner: City of Santa Barbara Public Works Department

Agent: Jessica Grant, Project Planner

(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.)

(Final approval of the project is requested.)

Final Approval as submitted.

CONTINUED ITEM

B. 20 E CARRILLO ST

C-2 Zone

Assessor's Parcel Number: 039-322-044

Application Number: MST2008-00370

Owner: Masonic Properties of Santa Barbara, Inc.

Architect: García Architects

Business Name: Santa Barbara Bank & Trust

(This structure is on the City's List of Potential Historic Resources: "Masonic Temple." Proposal to remove an existing arch above the rear double entry doors and install a new sheet metal canopy with decorative wrought iron trim. Signage to be reviewed under separate application to the Sign Committee. Also proposed is to add light fixtures, planter areas, and an accessible ramp.)

(Third Concept Review.)

Continued two weeks to September 17, 2008.

FINAL REVIEW

- C. 310 & 402 E ORTEGA ST C-M Zone
Assessor's Parcel Number: 031-160-015
Application Number: MST2008-00299
Owner: City of Santa Barbara Public Works Department
Applicant: Bill Davis, Project Engineer
(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.)

(Final Approval of the project is requested.)

Referred to the Full Board.

FINAL REVIEW

- D. 325 E CANON PERDIDO ST C-2 Zone
Assessor's Parcel Number: 029-301-018
Application Number: MST2007-00329
Owner: Ken Olsen
Architect: Carl Schneider
(This is a revised project description: Proposed demolition of an existing 929 square foot single-family residence and construction of a new 2,030 square foot, three-story residence and 519 square foot basement-level two-car garage. Zoning modifications are being requested for encroachment into three setbacks on this 3,515 square foot parcel. A total of 350 cubic yards of grading excavation will be required.)

(Final Approval of the project is requested.)

Final Approval as submitted.

NEW ITEM

- E. 315 W CARRILLO ST C-2 Zone
Assessor's Parcel Number: 039-302-030
Application Number: MST2008-00411
Owner: Housing Authority of Santa Barbara
Architect: Tom Moore
(Proposal to install a new roof ladder for access from the second-story roof to the first-story roof.)

Continued two weeks to September 17, 2008.

CONTINUED ITEM

F. 16 E CARRILLO ST C-2 Zone

Assessor's Parcel Number: 039-322-044
Application Number: MST2008-00055
Owner: Masonic Properties of Santa Barbara, Inc.
Architect: García Architects
Business Name: Santa Barbara Bank & Trust

(This structure is on the City's List of Potential Historic Resources: "Masonic Temple." Proposal to relocate an existing ATM, replace a storefront window, add new plant pots and light fixtures, and paint a colored band on the exterior of the office of Santa Barbara Bank & Trust.)

(Second Concept Review.)

Continued two weeks to September 17, 2008.

REVIEW AFTER FINAL

G. 1811 EL ENCANTO RD E-1 Zone

Assessor's Parcel Number: 019-170-018
Application Number: MST2006-00750
Owner: Emily and Blake Jones
Architect: Peter Becker

(This structure was found to be eligible for City Landmark status and is to be placed on the City's List of Potential Historic Resources. The proposed changes are to a site comprised of two existing single-family residences. A remodel and addition is proposed for one of the residences including a 699 square foot addition, 2,019 interior remodel, 100 square foot crawl space conversion for pool equipment and remodel of basement space. New structures would include a 750 square foot detached garage, a new 220 square foot pergola with fireplace and a new 20' x 50' swimming pool. The other residence would include a remodel and window change. A modification is requested for conversion of a non-conforming garage to an accessory space.)

(Review After Final of changes to approved Landscape Plan: remove existing lily pool, add new fountain, change location of door in hedge, construct approved star fountain in bocce ball court at a later date, and change perimeter hedge from Rhamnus alaternus to five gallon Laurus nobilis.)

Continued two weeks to September 17, 2008.

**** THE FULL BOARD MEETING ADJOURNED AT 4:30 P.M. ****