



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, February 16, 2011 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:
 SUSETTE NAYLOR, *Chair* – Present
 DONALD SHARPE, *Vice-Chair* – Present
 LOUISE BOUCHER – Present
 MICHAEL DRURY – Present
 WILLIAM LA VOIE – Present
 FERMINA MURRAY – Present until 5:00 p.m.
 JUDY ORÍAS – Present
 CRAIG SHALLANBERGER – Present at 4:50 p.m.
 PHIL SUDING – Present

ADVISORY MEMBER: DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON: MICHAEL SELF – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Present 1:40 p.m. to 5:00 p.m.

STAFF:
 JAIME LIMÓN, Design Review Supervisor – Absent
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician – Present until 4:55 p.m.
 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) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PROJECT DESIGN APPROVAL	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 Project Design 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 22.69 and with adopted HLC guidelines. Some agenda items received a mailed notice and were subject to a public hearing.
- ** The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- ** The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled 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 were brought to the meeting, motions for Project Design Approval or Final Approval would be contingent upon staff review for code compliance.
- ** Concept review comments are valid for one year. Project Design Approval 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 Project Design Approval 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 this meeting, please contact the Planning Division at (805) 564-5470, extension 3310. 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, extension 3311, or by email at SGantz@SantaBarbaraCA.gov. Office hours are 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, February 11, 2011, 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 is viewable on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking *Online Meetings*.

SUBCOMMITTEE MEETING:

There was an HLC Designations Subcommittee meeting at 11:00 a.m. on Wednesday, February 16, in the Housing and Redevelopment Conference Room, 630 Garden Street, 2nd Floor.

GENERAL BUSINESS:

- A. Public Comment:
No public comment.
- B. Approval of the minutes of the Historic Landmarks Commission meeting of February 2, 2011.
Motion: Approval of the minutes of the Historic Landmarks Commission meeting of February 2, 2011, with corrections.
Action: Suding/Boucher, 8/0/0. (Shallanberger absent.) Motion carried.
- C. Consent Calendar.
Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Item G, which was reviewed by Philip Suding.
Action: Boucher/Murray, 8/0/0. (Suding abstained from Item F. Shallanberger 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 Naylor would step down from Item 4 at 2559 Puesta Del Sol Road, and Commissioner Suding would step down from Item 7 at 330 State Street
 - b. Commissioner Shallanberger would be late to the meeting and would possibly arrive after 4:30 p.m., and Commissioner Murray would need to leave the meeting at 5:00 pm.
 2. Commissioner Orías requested that staff consider how repairs might be made to the building at 1324 State Street, recently damaged in an accident. She stressed the importance of the building due to its proximity to the Arlington Theater.

3. Commissioner Suding reported he attended the Architectural Board of Review meeting with respect to the CalTrans Highway 101 Milpas to Hot Springs/Cabrillo Operational Improvements Project.
4. Heather Baker, Project Planner, updated the Commission on the proposed revisions to the HLC Policies and Procedures. She explained that interim language has been created with respect to reconsideration of projects and abstentions. She emphasized that the goal is informed participation as well as fair and consistent direction to applicants.

E. Subcommittee Reports.

Commissioner Suding reported on the Street Tree Advisory Committee that met on February 3. He will obtain and distribute copies of the new publication entitled *Santa Barbara's Community Guide to Tree Planting* at the next HLC meeting.

Jake Jacobus, City Historian/Project Planner, reported on the Designations Subcommittee that met in the morning.

ARCHAEOLOGY REPORT

1. **200 BLK W COTA ST**

(1:54) Assessor's Parcel Number: ROW-001-989
 Application Number: MST2011-00054
 Owner: City of Santa Barbara
 Applicant: Jeff Palmer
 Applicant: Jessica Grant

(Proposal to demolish an existing bridge deck and abutments and replace them with cast-in-steel shell piles supporting a reinforced concrete pile cap at each end of the bridge. New bridge deck to be installed atop the new abutments.)

(Review of Phase I Archaeological Resources Report prepared by Anne Munns of Applied Earthworks.)

Present: Michael Berman, City Environmental Analyst

Staff comments: 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 although no historic archaeological resources were identified during the survey, the standard condition applies regarding the discovery of unanticipated archeological resources and shall be reproduced on the plans prior to building permit issuance.

Motion: To accept the report as submitted.

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

FINAL REVIEW**2. 121 STATE ST**

HRC-2/SD-3 Zone

(1:59) Assessor's Parcel Number: 033-075-001
 Application Number: MST2010-00390
 Owner: Santa Barbara Beach Hotel, LP
 Applicant: AB Design Studio
 Landscape Architect: Chris Gilliland

(Proposal for exterior alterations to an existing hotel to include new storefront windows, doors, awnings, and lighting. The existing parking lot will be improved with new landscaping planters and will be restriped to provide nine uncovered parking spaces. New trash and mechanical wall enclosures with trellis structure are also proposed. Interior alterations will reduce the number of hotel rooms from 53 to 41 and will be under a separate permit.)

(Final Approval of the project is requested.)

Present: Clay Aurell and Anthon Ellis, Architects
 Chris Gilliland, Landscape Architect

Public comment opened at 2:11 p.m.

Kellam de Forest, local resident, expressed concern over the green wall concept.

Public comment closed at 2:13 p.m.

Motion: Final Approval and continued two weeks to the Consent Calendar with the following comments and conditions:

1. A canopy tree shall be required in the parking lot. Species to be approved at Consent.
2. Reduce the box size of the Eucalyptus (*Corymbia citriodora*).
3. Green wall plant palette shall be simplified and reduced in number. Look for vibrancy of color.
4. The green wall approval is with the condition that it shall be maintained in a constant, living, green condition.
5. Light fixtures proposed shall be changed to a smaller, simpler, more appropriate light fixture for El Pueblo Viejo Landmark District.

Action: Suding/Orías, 7/1/0. (Boucher opposed because she does not consider the metal awnings to be appropriate. Shallenberger absent.) Motion carried.

CONCEPT REVIEW - NEW**3. MISSION CREEK**

HRC-2/SD-3 Zone

(2:26) Assessor's Parcel Number: 033-041-012
Application Number: MST2008-00360
Owner: Redevelopment Agency/Santa Barbara
Applicant: Thomas Conti, City Project Engineer
Applicant: Jon Frye

(Proposal to remove and replace Mission Creek banks with a combination of vertical walls and landscaped slope protection. The Mason Street bridge will also be replaced as part of this project.)

(Phase I of this project includes demolition of existing flood walls, construction of new flood walls, and installation of new flood wall fencing. The project received Planning Commission approval of a Coastal Development Permit and requires compliance with Planning Commission Resolution No. 036-08.)

Present: David Black, Architect
Tom Conti, City Project Engineer
Michael Berman, City Environmental Analyst

Public comment opened at 2:38 p.m.

Kellam de Forest, local resident, commented on the imitation sandstone.

Public comment closed at 2:39 p.m.

Straw vote: How many Commissioners could support the mixture of materials for the sandstone wall?
5/3. (La Voie/Murray/Sharpe opposed.)

Motion: Continued two weeks with the following comments:

1. Provide corrected wrought iron fence details. The pickets should to be square and the steel should be galvanized.
2. The majority of the Commission could support the mixture of real sandstone and imitation sandstone.
3. Provide a constructible elevation with depiction of the intent for the break up of the imitation sandstone wall.

Action: Suding/Boucher, 7/0/1. (La Voie abstained. Shalanberger absent.) Motion carried.

CONCEPT REVIEW - NEW**4. 2559 PUESTA DEL SOL**

E-1 Zone

(2:59) Assessor's Parcel Number: 023-271-003
Application Number: MST2011-00052
Owner: Santa Barbara Museum of Natural History
Applicant: Suzanne Elledge Planning & Permitting Services
Architect: Dwight Gregory

(This is a **City Structure of Merit: "Museum of Natural History."** Proposal to allow an existing 3,127 square foot greenhouse structure located in the south parking lot to operate as a seasonal butterfly exhibit. It is requested that the structure remain for a period not to exceed 10 years, while the museum processes a long term master plan.)

(Action may be taken if sufficient information is provided. Project was granted a Substantial Conformance Determination by the Planning Commission on August 8, 2008.)

Present: Trish Allen, SEPPS
Karl Hutterer, Museum Executive Director
Gary Robinson, Museum Facilities Director
Dwight Gregory, Architect
Peter Lawson, City Associate Planner

Motion: Approval of two year time extension of existing approval granted under MST2008-00317, approval of proposed changes to the interim building, and continued two weeks to the Consent Calendar with the following conditions:

1. The landscape finger shall be more permanently addressed.
2. The vinyl chain link fence shall be black.
3. After two years, the applicant shall not be limited to only two time extensions as is the city policy with building permit extensions.

Action: La Voie/Boucher, 6/0/1. (Orías abstained. Naylor stepped down. Shallenberger absent.)
Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 111 STATE ST & 116 KIMBERLY AVE**

HRC-2/SD-3 Zone

(3:44) Assessor's Parcel Number: 033-075-008
Application Number: MST2011-00036
Owner: 116 Kimberly Avenue, LLC
Architect: AB Design Studio

(Proposal for alterations to an existing 6,705 square foot one-story commercial building including door, window, and roof replacement, trellis refurbishment, new entry trellis, new trash enclosures, and approximately 265 lineal feet of temporary construction fencing. The 38-space parking lot is to remain unaltered and no new floor area is proposed. Staff Hearing Officer approval is requested for zoning modifications to allow improvements to encroach into the front yard setbacks on State Street and Kimberly Avenue. Approval of this project will address violations outlined in ENF2010-00385. The project area comprises five parcels located at 116 Kimberly Avenue and 111 State Street: APN 033-075-003, -004, -008, -009, and -010.)

(Project requires Environmental Assessment, Staff Hearing Officer approval, and Coastal Review.)

Present: Clay Aurell and Anthon Ellis, Architects
Chris Gilliland, Landscape Architect
Katie Hay, Owner Representative

Public comment opened at 4:02 p.m.

Mark Romasanta, local resident, spoke in support of the project.

Kellam de Forest, local resident, commented on the parking lot, La Entrada project, glass brick, and possibility of canopy trees.

Public comment closed at 4:05 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:

1. The three modifications requests are supportable as they improve the property and create no condition worse than currently exists.
2. The Commission commends the owner and applicants for the proposed improvements.
3. Restudy the doors and amount of lights so that they are more in keeping with El Pueblo Viejo Landmark District.
4. Remove the uplights on the columns as they no longer function.
5. Provide as much landscaping in the patio as possible between the patio and the parking.
6. Provide a canopy tree in view of the State Street Hotel at the adjacent property line.
7. Take caution as to the low wall proposed to be removed with respect to future use of the space and car lights that could be disturbing to those inside the building after sundown.

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

PROJECT DESIGN REVIEW**6. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(4:20) 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: Gensler
Architect: Henry Lenny
Landscape Architect: Katie O'Reilly-Rogers, Inc.
Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(Project Design Approval is requested for minor reconfiguration of the main entry off Alvarado Place, new trash enclosure, new screening gate, new retaining walls, relocation of four parking spaces, and landscaping in the service area adjacent to the Main Building. Project requires compliance with Planning Commission Resolution No. 004-09.)

Present: Minh Pham, Orient Express Hotels Representative
Trish Allen, SEPPS
Courtney Miller, Landscape Architect

Public comment opened at 4:33 p.m.

Trevor Martinson, local resident, commented on bicycle parking and height of building.

Kellam de Forest, local resident, commented on stone wall at the entrance and the fountain.

Public comment closed at 4:37 p.m.

Motion: Continued two weeks with the following comments:

1. Provide a sample of the fountain material.
2. The driveway throat into the service area shall be no wider than what was previously approved.
3. Restudy the material of the service area to be other than plain concrete.
4. Trash enclosure area shall be covered and the view shall be obstructed by screening or other differentiation.
5. Provide more landscaping at the head of the parking spaces and the walkway, unless wheel stops are to be placed.
6. The Commission appreciates the clarity, definition and delineation of the entry and exit, while retaining the historic narrowness and size.
7. Pay more attention to the design of the entry and exit area to the hotel. Study a more rustic entrance that is fitting to the historic importance of the site. Previous approval showed brick instead of plain scored concrete.
8. It would be preferred not to retain a fountain that does not have a historic attachment to this hotel.
9. Research the previous direction with respect to the provision of bicycle parking.

Action: La Voie/Sharpe, 8/0/1. (Shallanberger abstained.) Motion carried.

**** THE COMMISSION RECESSED FROM 4:57 P.M. TO 5:02 P.M. ****

CONCEPT REVIEW - CONTINUED**7. 330 STATE ST**

C-M Zone

(5:02) Assessor's Parcel Number: 037-254-014
 Application Number: MST2011-00031
 Owner: Hicks & Topakas Family Trust
 Architect: Jeff Shelton
 Landscape Architect: Suding Design Landscape Architects
 Business Name: Río Bravo del Norte

(This is a **Structure of Merit: "Former Seaside Oil Company Building and Showroom, aka Andalucía Building."** Proposal for exterior alterations to a commercial building including new outdoor dining patio, patio walls, entry doors on east elevation, building finishes, light fixtures, fencing, landscaping, backflow device, and trash enclosure relocation. New roof-top mechanical equipment will be completely screened by an existing parapet. No new floor area is proposed. The parking requirement for this parcel in the 80% Parking Zone of Benefit is five spaces, with the parking lot to be restriped to maintain the 17 previously-approved parking spaces. No other parking lot work is being proposed.)

(Second Concept Review. Project requires Environmental Assessment and Historic Resource Findings.)

Present: Jeff Shelton, Architect
 Thomas and Adam White, Owners
 Philip Suding, Landscape Architect

Public comment opened at 5:19 p.m.

Kellam de Forest, local resident, commented on Moorish versus Andalucian design elements.

Public comment closed at 5:20 p.m.

Motion: Continued two weeks with the following comments:

1. The Commission appreciates the artistic restraint the architect has shown.
2. The artistic design of the project is supportable. This will be an attractive and inviting project.
3. There is some concern with respect to the use of the *Senecio Mandraliscae* (Blue Chalk Sticks).

Action: La Voie/Shallanberger, 7/0/0. (Suding stepped down. Murray absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 5:28 P.M. TO 5:32 P.M. ****

CONCEPT REVIEW - CONTINUED

8. **18 E ORTEGA ST** C-M Zone

(5:32) Assessor's Parcel Number: 037-132-025
 Application Number: MST2010-00384
 Owner: Alan Porter
 Architect: Sherry & Associates

(Proposal to change the exterior paint color of the building housing Dargan's Pub.)

(Second Concept Review.)

Present: Dawn Sherry and Carol Netzer, Architects

Motion: Project Design Approval and continued two weeks to the Consent Calendar with the condition that the color shall be in a muddier tone than the proposed Frazee CL2744D Dingo.

Action: Shallanberger/La Voie, 6/2/0. (Boucher/Orías opposed. Murray absent.) Motion carried.

SIGN COMMITTEE CONSENT CALENDAR:

The review of signage projects regularly scheduled at 10:15 a.m. was cancelled due to lack of applications.

CONSENT CALENDAR

CONTINUED ITEM

A. **6 W DE LA GUERRA ST** C-2 Zone

Assessor's Parcel Number: 037-400-013
 Application Number: MST2011-00008
 Owner: Hughes Land Holding Trust
 Agent: Dennis Stout

(This is a **Structure of Merit: "Las Tiendas Building."** Proposal to install a new awning above an automated teller machine in a "Forest Green" Sunbrella fabric.)

(Second review.)

Project Design Approval and Final Approval as submitted.

REVIEW AFTER FINAL**B. 1210 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-183-019
Application Number: MST2005-00323
Owner: Granada Tower, LLC
Architect: Cearnal Andrulaitis, LLP

(This is a revised project description: This structure is on the **City's List of Potential Historic Resources**. Proposal to convert the 7th and 8th and a portion of the 9th floors (approximately 6,444 square feet) from office space to two residential condominium units. The project also includes replacing the existing exterior fire escape with a new stair tower, replacing the existing wood frame roof structure with a new steel frame roof structure, constructing a recessed rooftop mechanical equipment well with roof access stairs, adding rooftop dormers and windows, reopening existing window rough openings (two windows each on six floors), adding wrought iron railing at the 7th floor patio on the south elevation, and relocation of a temporary wireless antenna installation frame to the rooftop.)

(Review After Final of paint color change to the two existing wooden storefront systems on the tenant spaces flanking the theater entrance doors.)

Continued four weeks to March 16, 2011, to the full board.

(Cross-reference: MST2004-00005)

FINAL REVIEW**C. 651 PASEO NUEVO****C-2 Zone**

Assessor's Parcel Number: 037-400-002
Application Number: MST2011-00025
Owner: Redevelopment Agency of Santa Barbara
Architect: Design Group Beau, Inc.

(Proposal to remodel the exterior storefront of a retail store in Paseo Nuevo to allow expanded floor area of Angl retail store. The project will include removal of an existing entry door on an adjacent tenant space and installation of a new window system in its place. New details to the facade are proposed to match the existing condition on the Angl storefront. No new square footage is proposed. Any new signage will be reviewed by the Sign Committee under a separate permit.)

(Final Approval of the project is requested.)

Project Design Approval and Final Approval as submitted.

NEW ITEM**D. 220 W CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 039-271-025
Application Number: MST2011-00056
Owner: DBN Carrillo, LLC
Architect: AB Design Studio, Inc.

(Proposal to repaint two of three buildings in the existing Radio Square retail center with a new five-color paint palette.)

Project Design Approval and Final Approval as submitted.

NEW ITEM

- E. **428 CHAPALA ST** **C-M Zone**
Assessor's Parcel Number: 037-211-026
Application Number: MST2011-00062
Owner: Marc Recordón
Applicant: Diana Arrieta
(Proposed building color change for an existing vacant commercial building.)

Project Design Approval and Final Approval as submitted.

NEW ITEM

- F. **35 STATE ST** **HRC-2/SD-3 Zone**
Assessor's Parcel Number: 033-102-004
Application Number: MST2011-00065
Applicant: Michael Rosenfeld, 35 State Street Partners
Applicant: DesignARC, Inc.
(Proposal to repaint the Californian Hotel.)

Project Design Approval and Final Approval as submitted.

NEW ITEM

- G. **217 HELENA AVE** **HRC-2/SD-3 Zone**
(1:10) Assessor's Parcel Number: 033-051-020
Application Number: MST2011-00064
Applicant: Rodney Schull Foundation
(Review After Final of changes to a proposed public parking lot. The number of parking spaces will be reduced from 31 to 29 parking spaces (with 2 motorcycle spaces) to accommodate additional planters and provide parking stalls consistent with current parking standards. The project will also include a runoff filtration system and groundwater monitoring equipment. HLC Approval was given under MST95-00044.)

(Requires compliance with Planning Commission Resolution No. 027-95.)

Project Design Approval and Final Approval with the condition that the ceramic paver is closer in color to common red brick "Saturn red" PCP.

**** THE FULL BOARD MEETING ADJOURNED AT 5:42 P.M. ****