



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, February 16, 2005**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**  
**COMMISSION MEMBERS:**

ANTHONY SPANN, Chair, Present  
 VADIM HSU, Vice-Chair, Present  
 STEVE HAUSZ, Present, at 1:40 p.m., left at 2:45 p.m., returned at 2:51 p.m., left at 3:04 p.m., returned at 3:30 p.m.  
 WILLIAM LA VOIE, Present  
 ALEX PUJO, Absent  
 CAREN RAGER, Absent  
 PHILIP SUDING, Present, left at 2:27 p.m.  
 FERMINA MURRAY, Present, left at 4:03 p.m., returned at 4:06 p.m.  
 SUSETTE NAYLOR, Present

**ADVISORY MEMBER:** DR. MICHAEL GLASSOW, Absent

**CITY COUNCIL LIAISON:** ROGER HORTON, Present

**PLANNING COMMISSION LIAISON:** WILLIAM MAHAN, Absent

**STAFF:** JAIME LIMÓN, Design Review Supervisor, Present at 1:35 p.m., left at 1:46 p.m., returned at 2:49 p.m., left at 2:51 p.m.  
 JAKE JACOBUS, Urban Historian, Present  
 SUSAN GANTZ, Planning Technician I, Present  
 BARBARA WALSH, Recording Secretary, Present

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

\*\* All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

- \*\* The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- \*\* The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- \*\* The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- \*\* Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- \*\* The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- \*\* In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- \*\* **Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**
- \*\* **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov) If you have any questions or wish to review the plans, please contact Susan Gantz at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.**

#### **LICENSING ADVISORY:**

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

Unlicensed persons are limited to the preparation of plans for:

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

#### **NOTICE:**

- A. That on February 11, 2005 at 4:00 P.M., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. and again the following Friday at 1:00 P.M. on Channel 18.

**GENERAL BUSINESS:**

## A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

## B. Approval of the minutes of the Historic Landmarks Commission meeting of February 2, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of February 2, 2005, with corrections.

Action: Naylor/Hsu, 5/0/1. La Voie abstained.

## C. Consent Calendar.

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

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

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

## 1. Ms. Gantz announced the following:

- a) Commissioners Pujo and Rager will be absent from the meeting.
- b) The Appeal of the Historic Landmarks Commission's denial of the appeal of the Sign Committee's decision regarding the Agassi Sport's, 24-Hour Fitness signs was postponed to the April 12, 2005 City Council Meeting at the appellant's request in order to allow the appellant to work on a solution with the Sign Committee.
- c) There will be a discussion item at 6:00 p.m. at the March 1, 2005 City Council meeting regarding planning efforts in the Las Positas Valley.
- d) There will be a joint City Council/Planning Commission work session on March 10, 2005, at 9:00 a.m. in the David Gebhard Public Meeting Room to discuss the Planning Division's workload management. Chair Spann has been invited to attend.
- e) Commissioner Suding will be leaving the meeting at 2:30 p.m..
- f) Commissioner Murray will step down from Item No. 11, 223 E. Cota Street.
- g) The Airport Subcommittee will be meeting once a month through August, 2005.

## 2. Commissioner Suding announced he will be absent from the March 2, 2005 meeting.

## 3. Commissioner La Voie stated that during the February 8, 2005 appeal hearing of 623 State Street, 24-Hour Fitness, Mr. Hausz had left the room and was talking with the applicant in the hall. Mr. La Voie requested an explanation of what was discussed.

Commissioner Hausz replied that the applicant had requested to speak with him outside of Chambers during the City Council break because the applicant had questions about the appeal process and requested to return to the Sign Committee. Mr. Hausz directed him to talk to the City Administrator to understand the procedure. Mr. Hausz explained that the City Administrator informed the applicant that the appeal would continue for 60 days so the applicant would not have to re-file or re-notice. Mr. Hausz stated that it was his understanding that the City Council's objective was for the applicant to return to the Sign Committee for the sign issue to be resolved. Mr. Hausz also stated that, before the Sign Committee's decision was appealed to the HLC, the last

suggestion made to the applicant was for the applicant to meet with Mr. Hausz for suggestions, and that currently, both he and Dawn Ziemer are working with the applicant through e-mail to help him comply with the Sign Guidelines.

E. Subcommittee Reports.

1. Commissioners Murray and Hsu stated they attended the joint Airport improvement meeting, which included a slide show, a tour of the airport and dinner. Ms. Murray stated the tour revealed the need for the expansion due to overcrowded conditions. Mr. Hsu stated the Airport is a good example of temporary structures that become unacceptable permanent structures.
2. Commissioner Murray and Commissioner Spann were appointed to the Airport Subcommittee.

F. Possible Ordinance Violations.

No violations reported.

**ARCHAEOLOGY REPORT**

1. **121 W DE LA GUERRA ST**

C-2 Zone

Assessor's Parcel Number: 037-082-002  
 Application Number: MST2004-00774  
 Owner: The Rametto Company  
 Applicant: Thomas Luria  
 Architect: Brian Cearnal

(Proposal to demolish an existing 1,200 square foot commercial building and construct a three-story mixed use building with 52 parking spaces below. The development would be composed of 3,052 square feet of commercial space and 13 residential condominium units, two of which are proposed to be affordable.)

**(Review of Phase I Archaeological Resources Report from Macfarlane Archaeological Consultants.)**

**(1:43)**

Staff Comment: Susan Gantz, Planning Technician, stated that Dr. Glassow has reviewed the report and agrees with its conclusions and recommendations.

Motion: The Commission accepts the report as submitted.  
 Action: Naylor/Hsu, 7/0/0.

**ARCHAEOLOGY REPORT**

2. **523 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 037-163-021  
 Application Number: MST2004-00854  
 Owner: Leon Olson  
 Architect: Jeff Shelton

(Proposal for seven residential condominium units and two commercial units. The total residential square footage is proposed at 20,031 and the commercial units are 1,366 and 1,634 square feet each, for a total of 3,000 square feet.)

**(Review of Phase I Archaeological Resources Report from Stone Archaeological Consulting.)**

**(1:46)**

Staff Comment: Susan Gantz, Planning Technician, stated that Dr. Glassow has reviewed the report and agrees with its conclusions and recommendations.

Motion: The Commission accepts the report as submitted.  
 Action: La Voie/Murray, 7/0/0.

**ARCHAEOLOGY REPORT****3. 226 W DE LA GUERRA ST**

R-3/R-4 Zone

Assessor's Parcel Number: 037-041-015  
 Application Number: MST2004-00675  
 Owner: Steve Harrel  
 Architect: Steve Harrel  
 Applicant: Steve Harrel

(Proposal to add 132 square feet to an existing 978 square foot single family residence, construct a second-story with two attached residential units and construct an attached 231 square foot one-car garage. The project will result in a two-story, 3,225 square foot triplex with five parking spaces on a 6,250 square foot lot.)

**(Review of Phase I Archaeological Resources Report from Western Points Archaeology.)****(1:46)**

Staff Comment: Susan Gantz, Planning Technician, stated that Dr. Glassow has reviewed the report and agrees with its conclusions and recommendations, and he added his recommendation that the pavement should be removed as the initial phase of construction, an archaeological study be completed, and a report of survey results be provided to City Staff before additional construction activities commence.

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

**HISTORIC STRUCTURES REPORT****4. 1156 N ONTARE RD**

A-1 Zone

Assessor's Parcel Number: 055-160-028  
 Application Number: MST2004-00196  
 Owner: John and Carol Nagy  
 Agent: Kim Schizas  
 Engineer: Flowers & Associates

(Proposal to subdivide an existing 14.77-acre lot into nine lots through a Planned Residential Development (PRD).)

**(Review of Historic Structures Report prepared by Post/Hazeltine Associates.)****(1:47)**

Tim Hazeltine, Preparer, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that Staff has reviewed the report and agrees with its conclusions and recommendations. Mr. Jacobus also stated that there is a recommended mitigation measure in the report to be considered by the Historic Landmarks Commission. In addition, Mr. Jacobus explained that to designate the building as a Structure of Merit, there needs to be a request made by the Commission, a civilian, or a property owner, and that it would be preferable to have the owner's approval before proceeding.

Staff Comment: Renee Brooke, Case Planner, stated that Staff is recommending a condition that all future homes on this project site go to the Architectural Board of Review for design review and approval.

- Motion: Continued two weeks with the following comments: 1) Rebuild the existing pylons at the location of the new private road entrance. 2) Seriously consider the Historic Landmarks Commission as the review body for the review of the new dwelling units to assure that they are compatible with the historically significant adobe. 3) Reconsider page 1, third paragraph, to state "it is the intent of the owner to". 4) Replace "Lion Ranch" with "Alder Tree" on page 10, second paragraph. 5) Change page 13, first paragraph, to reflect what characterizes the "Hacienda Style" from the "Hispanic Colonial Revival." 6) Change the wording from "photo-document the gates prior to their removal" to "the existing design be recreated with as much salvage material as possible." 7) Change the following on page 31, 8.4.4: "Recommended mitigation measure" to "required mitigation measures"; "should reference" to "shall reference" and add the language regarding the project being conditioned to the Architectural Board of Review.
- Action: La Voie/Hsu, 7/0/0.

## **HISTORIC STRUCTURES REPORT**

### 5. **202 STATE ST** HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-051-018  
 Application Number: MST2003-00890  
 Owner: Howe Family Partnership  
 Architect: Brian Cearnal

(Proposal for a 910 square foot addition to an existing 3,000 sq.ft. restaurant, and parking lot improvements.)

**(Review of Historic Structures Report prepared by Alexandra Cole.)**

**(2:01)**

Alex Cole, Preparer, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that Staff has reviewed the Report and agrees with the conclusions and recommendations found in the report.

- Motion: The Commission accepts the report as submitted.  
 Action: La Voie/Naylor, 7/0/0.

## **DISCUSSION ITEM**

### **Discretionary Review Process**

**(2:04)**

Beatriz Ramírez, Project Planner; Bettie Weiss, City Planner; Danny Kato, Senior Planner; and Jan Hubbell, Senior Planner, present.

Ms. Ramírez presented proposed changes to the Discretionary Review Process that would defer smaller Planning Commission type projects to a Staff Hearing Officer (SHO) and enable the Planning Commission to focus on broader planning policy issues. Ms. Ramirez summarized the projects that would be approved administratively by either Staff or the SHO.

Ms. Ramírez requested the HLC comment on the proposed changes and specify the different review processes for multi-family versus condominiums and asked if there is a higher level standard of review for one or the other.

The Commission either individually or collectively asked the following questions and/or had the following comments:

1. Asked if there will be a trial period.
2. Requested clarification of the five year waiting period if all the condominium standards are being met.
3. Stated that the HLC does not differentiate the level of review between multi-family and condominiums and that some low cost housing projects may expect favorable treatment.
4. Suggested the Planning Commission's standards be put into the Zoning Ordinance for ABR/HLC implementation.
5. Requested that open space be identified on the drawings reviewed by the HLC.
6. Asked about the time limitation after a completion letter and when the applicant would be heard by the SHO.

7. Expressed concern regarding the SHO handling the proposed projects, including the modifications, which would tend to back up the modification process.
8. Asked when the SHO position would be implemented.

Ms. Ramírez responded that Staff will be returning to the Planning Commission within one year for review of the SHO process; that the Planning Commission will receive a finished agenda one to two days immediately after a project is heard by the SHO; that the time between a completion letter and SHO review would be about 30 days; and that the process for implementation of the SHO will need approval by the Coastal Commission for Local Coastal Plan certification and that, ideally, the SHO position would be in place by the end of the year.

Ms. Weiss responded that all the condominium standards desired by the Planning Commission are not completely outlined in the Ordinance; that the Planning Commission needs to make findings of sound community planning, no adverse impact on the neighborhood, and compatibility with the neighborhood; she stated that the Planning Commission is struggling with the fact that all site planning and work is being done at the Design Review level when processing as multi-family then converting to condominiums soon after. Ms. Hubbell stated that, by the time a project comes before the Planning Commission, much of the design has been planned.

Mr. Kato stated that the current MHO would continue with normal procedure except for the actual hearing. Preliminary review would occur by the MHO and then would be presented to the SHO.

### **FINAL REVIEW**

6. **232 E LOS OLIVOS ST** E-1 Zone

Assessor's Parcel Number: 025-252-002

Application Number: MST2004-00830

Owners: Marliynn Jorgensen & Errol Jahnke

(This residence is a City Landmark and the garden is a separate City Landmark. Solder two leaves of existing iron gate on Los Olivos Street frontage to create a larger opening. Proposed landscape and other improvements including minor window alterations, replacement of gutters, leader heads, and downspouts, roofing tile replacement, and repair of damaged site wall.)

### **(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)**

**(2:33)**

Marliynn Jorgensen and Errol Jahnke, Owners, present.

Staff Comment: Jaime Limon, Senior Planner, stated that he recommends that the applicant be allowed to move forward on the architectural changes and return to address the landscaping issues.

Staff Comment: Susan Gantz, Planning Technician, stated that the Commission had requested a focused, landscape letter report and that the letter report that was submitted is usually not acceptable as part of the environmental analysis.

Motion: Final Approval of the architectural changes and an indefinite continuance with the following comments and conditions: 1) Return for a resolution of the olive trees as requested by the Historic Landmarks Commission Landscape Architect. 2) The rain water leaders are to be replaced in copper. 3) Findings are as follows: The changes enhance and restore the structure to its original appearance.

Action: La Voie/Naylor, 5/0/0.

**CONCEPT REVIEW - NEW****7. 428 CHAPALA ST** C-M Zone

Assessor's Parcel Number: 037-211-026  
 Application Number: MST2005-00079  
 Owner: Casa De Sevilla Partners, LP  
 Architect: Designarc  
 Business Name: Casa De Sevilla

(Proposed 1,000 square foot dining patio including an additional restroom, masonry wall, fountain, bar, and fabric awnings for an existing restaurant.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)  
 (2:51)**

Mark Kirkhart, Project Architect; and Thomas Hashbarger, Architect, present.

Staff Comment: Jake Jacobus, Urban Historian, stated a proposal had been received to demolish the building and build a mixed-use project consisting of office space and a number of condominiums. Staff had requested a Historic Structures Report, which was completed as a draft and was not finalized by the Historic Landmarks Commission due to the project being withdrawn. Mr. Jacobus explained that the current proposal is part of a long term lease to continue to operate as a restaurant. Mr. Jacobus went on to explain that it will need to be determined if the building is a historic building and if the project will have an effect on the building or its setting. Also, on the site, there was an old adobe, of which it is believed the foundation still exists under grade. Mr. Jacobus requested that comments be conceptual only.

Motion: Continued indefinitely with the comment to return with a Historic Structures Report and a Phase I Archaeological Resources Report.

Action: La Voie/Naylor, 5/0/0.

**CONCEPT REVIEW - NEW****8. 17 W CANON PERDIDO ST** C-2 Zone

Assessor's Parcel Number: 037-400-001  
 Application Number: MST2005-00045  
 Owner: Redevelopment Agency, City of Santa Barbara  
 Applicant: Ken Quayle  
 Business Name: Nordstrom

(This is an enforcement case. Proposal to permit as-built bird netting around the perimeter of the third floor restaurant terrace.)

**(Abatement of enforcement case.)**

**(3:08)**

Ken Quayle, Applicant; Valerie Korac, Store Manager; and Martin Munoz, Maintenance Manager, present.

Motion: Continued two weeks with the following comments: 1) The solution needs to be consistent with the El Pueblo Viejo District Guidelines. 2) The current netting installation is not acceptable.

Action: La Voie/Naylor, 5/0/1. Hausz abstained.



**CONCEPT REVIEW - CONTINUED****9. 1345 STATE ST**

C-2 Zone

Assessor's Parcel Number: 039-131-002  
 Application Number: MST2005-00003  
 Owner: Betty Howard, Trustee  
 Architect: Rodney Stone  
 Contractor: Sierra Pacific  
 Business Name: Fremont Investment

(Proposal to upgrade existing parking stalls to meet ADA requirements, remove existing window, add new door, tiled walkway, landscaping, and interior tenant improvements.)

**(Second Concept Review)****(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)****(3:31)**

Stephanie Boldon, Designer, Susan Van Atta, Landscape Architect; and Rodney Stone, Architect, present.

Motion: Preliminary Approval of the project and a two-week continuance to the Consent Calendar with the condition to return with larger scaled details of the pergola and handrail, and revised brick stair.

Action: Murray/Hsu, 6/0/0. Suding, Pujo, and Rager absent.

**FINAL REVIEW****10. 601 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 037-123-018  
 Application Number: MST2003-00834  
 Owner: Eleonora Hofmann  
 Architect: Doug Reeves  
 Business Name: Enterprise Rent-a-Car

(Proposal to demolish a 1,256 square foot commercial structure with a covered canopy and to construct a one-story 980 square foot retail/commercial building on an 8,980 square foot lot. This proposal also includes new electrical, landscaping and reworking of curb cuts and sidewalks.)

**(Review of landscape plan.)****(PROJECT REQUIRES COMPLIANCE WITH THE CHAPALA STREET DESIGN GUIDELINES.)****(3:44)**

Doug Reeves, Architect; and Rob Fowler, Landscape Architect, present.

Staff Comment: Jake Jacobus, Urban Historian, stated given that development cannot be halted on the Chapala Street Corridor, approval can be granted with the condition that the applicant return prior to construction once the Chapala Street Guidelines are in place.

Staff Comment: Susan Gantz, Planning Technician, stated that she had spoken to Jaime Limon and he relayed that the Commission should review the project on a conceptual level and that the nexus between the bulb out and the applicant making that improvement has not yet been determined. It will be reviewed with the Redevelopment Agency in the future.

Motion: Final Approval of the landscape plan with the following conditions: 1) The off-site improvements shall return to the Historic Landmarks Commission at a later date. 2) Strike the word "downsize" on note A, sheet L-1. 3) The A/C paving shall be a natural paved material, which is a colored asphalt, in lieu of a chipped seal finish. 4) The planting shall be more natural and not be planted with the regularity indicated on the drawing.

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

**REVIEW AFTER FINAL**11. **223 E COTA ST** C-M Zone

Assessor's Parcel Number: 031-152-008  
 Application Number: MST2002-00413  
 Owner: Dan & Maya Upton, Trustees  
 Architect: Jeff Shelton

(Proposal to demolish two residential units with garages, and to construct seven one-bedroom condominium units and a 558 square foot commercial space, on a 13,020 square foot lot. This project requires a voluntary lot merger and a one-lot subdivision.)

**(Review of proposed tile memorial plaque.)**

**(4:03)**

Jeff Shelton, Architect, present.

Motion: Final Approval as submitted.  
 Action: La Voie/Hsu, 6/0/1. Murray stepped down.

**CONCEPT REVIEW - NEW**12. **15 E FIGUEROA ST** C-2 Zone

Assessor's Parcel Number: 039-282-029  
 Application Number: MST2005-00058  
 Owner: Levy William  
 Architect: Designarc  
 Contractor: Clause Construction

(Proposal to replace existing steel window system with three operable doors and windows.)

**(4:06)**

John Beecham, Architect; and Michael Holiday, Architect, present.

Motion: Final Approval as submitted.  
 Action: Hausz/Naylor, 6/0/0.

**CONSENT CALENDAR****CONTINUED ITEM**A. **601 CHAPALA ST** C-2 Zone

Assessor's Parcel Number: 037-123-018  
 Application Number: MST2003-00834  
 Owner: Eleonora Hofmann  
 Architect: Doug Reeves  
 Business Name: Enterprise Rent-a-Car

(Proposal to demolish a 1,256 square foot commercial structure with a covered canopy and to construct a one-story 980 square) foot retail/commercial building on an 8,980 square foot lot. This proposal also includes new electrical, landscaping and reworking of curb cuts and sidewalks.

**(Final approval of details.)**

**(PROJECT REQUIRES COMPLIANCE WITH THE CHAPALA STREET DESIGN GUIDELINES.)**

Final Approval of the details with the condition that the Steve Handelman lighting fixture "F" shall have a 60 watt maximum incandescent bulb.

**REVIEW AFTER FINAL****B. 524 CHAPALA ST**

C-M Zone

Assessor's Parcel Number: 037-171-004  
 Application Number: MST2004-00211  
 Owner: Santa Barbara Jewish Federation  
 Architect: David Winitzky

(Proposal to enclose the existing loading dock of 146 square feet and add 190 square feet of attic above with a 290 square foot) roof deck with stucco perimeter to an 8,380 square foot building.

**(Review After Final of revised courtyard wall height.)**

Final Approval as submitted of the revisions.

**NEW ITEM****C. 140 E CARRILLO ST**

C-2 Zone

Assessor's Parcel Number: 029-410-013  
 Application Number: MST2005-00053  
 Owner: Robert Niehaus  
 Agent: Dennis Peterson  
 Applicant: Karl Eberhard  
 Business Name: Pueblo Building

(Proposal to paint the exterior of an existing commercial building.)

Final Approval as submitted with the following colors specified: the body shall be Pratt & Lambert #2100 Vanilla; splash band/window surrounds shall be Benjamin Moore #1047; door surrounds shall be #1046.

**NEW ITEM****D. 619 PASEO NUEVO**

C-2 Zone

Assessor's Parcel Number: 037-400-002  
 Application Number: MST2005-00067  
 Owner: Redevelopment Agency/Santa Barbara  
 Agent: Glen Morris

(Proposal for one new steel canopy to be installed over entrance doors in Paseo Nuevo and two new canvas awnings on existing) frames on the Chapala Street elevation.

Final Approval as submitted with the condition that no signage is approved at this time. Applicant is to submit proposed signage to the Sign Committee for approval.

**\*\* MEETING ADJOURNED AT 4:15 P.M. \*\***