



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 2, 2005

David Gebhard Public Meeting Room: 630 Garden Street

1:34 P.M.

COMMISSION MEMBERS:

- ANTHONY SPANN, Chair, Present, left at 4:05 p.m., returned at 4:23 p.m.
- VADIM HSU, Vice-Chair, Present
- STEVE HAUSZ, Present at 1:35 p.m., left at 4:14 p.m., returned at 4:16 p.m.
- WILLIAM LA VOIE, Present
- ALEX PUJO, Present
- CAREN RAGER, Present
- PHILIP SUDING, Absent
- FERMINA MURRAY, Present, left at 2:30 p.m., returned at 3:02 p.m.
- SUSETTE NAYLOR, Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW, Absent

CITY COUNCIL LIAISON:

ROGER HORTON, Absent

PLANNING COMMISSION LIAISON:

WILLIAM MAHAN, Present at 2:55 p.m., left at 3:50 p.m.

STAFF:

- JAIME LIMÓN, Design Review Supervisor, Present at 1:35 p.m., left at 2:26 p.m., returned at 4:31 p.m., left at 4:32 p.m.
- JAKE JACOBUS, Urban Historian, Present, left at 2:49 p.m., returned at 4:20 p.m., left at 4:23 p.m.
- SUSAN GANTZ, Planning Technician I, Present
- BARBARA WALSH, Recording Secretary, Present

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</u> 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.
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.

** 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 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 25, 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 16, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of February 16, 2005, with corrections.

Action: Murray/Naylor, 6/0/1. Rager abstained.

C. Consent Calendar.

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

Action: La Voie/Rager, 7/0/0.

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

1. Ms. Gantz announced the following:

a) Phil Suding will be absent from the meeting.

b) There will be a joint special meeting of the Park and Recreation Commission and the Cabrillo Sidewalk Replacement Subcommittee on Thursday, March 24, 2005, from 3:00 p.m. to 5:00 p.m., at the Chase Palm Park Center. Historic Landmarks Commissioners for the Subcommittee are Anthony Spann and Philip Suding.

c) 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 Planning Division's workload management.

2. Commissioner Murray announced she will step down from Item No. 5 and Item No. 6.

3. Chair Spann announced he will step down from Item No. 9.

E. Subcommittee Reports.

Commissioner Rager stated that the Designations Subcommittee has been working toward Landmark Designation for sandstone work in the public right-of-ways. There will be a discussion held with the Santa Barbara Conservancy at Arnoldi's on Wednesday, March 16, at 5:30 p.m. regarding the sandstone walls of Santa Barbara, and Historic Landmark Commission (HLC) members are invited to attend. This meeting is the Santa Barbara Conservancy's effort in assisting the HLC in pursuing the designation of the sandstone work. Ms. Rager also stated that she has been working with the Pearl Chase Society to assist with the designation.

Commissioner Spann requested that a Designations Subcommittee meeting be held on Wednesday, March 16, 2005 at 10:00 a.m.

F. Possible Ordinance Violations.

No violations reported.

DISCUSSION ITEM

City review of solar panel systems – Jaime Limón, Senior Planner; Mike Grimes, Facilities Manager; and Karen Feeney, Project Coordinator, present.

(1:42)

Mr. Limón, led a discussion on new Solar Design Guidelines and he stated that the City of Santa Barbara (City) has partnered with the Community Environmental Council (CEC) to increase the amount of solar energy systems installations. Mr. Limón stated Assembly Bill 2473, which passed and became effective January 1, 2005, will require cities to issue permits administratively and not require aesthetic review of the installations, which will result in applications being submitted directly to Building and Safety and permits issued without design review. Mr. Limón stated that the City Attorney agrees with Planning Staff that there are California Environmental Quality Act (CEQA) concerns regarding Historic Resources, and that Planning will require that systems proposed on Historic Resources have land use permits and aesthetic review. Mr. Limón stated that the City Attorney is in the process of determining the laws regarding the findings of health and safety issues to the public. Mr. Limón also stated that if, at this point, a project proposes solar installation on historic resources, Planning will call for review by the Historic Landmarks Commission (HLC).

Mr. Grimes, stated that the Mayor and City Council discussed a demonstration project being proposed in the City which will be tied into California rebate programs and that the Central Library has been chosen as the building for the potential demonstration project. Mr. Grimes stated that he will be returning to City Council in late March with more information on the project, and that they have not received direction from City Council to proceed, but have received direction to provide information on the project. Mr. Grimes stated that there are three organizations that are looking at the project: 1) The California Indian Commission, 2) Southern California Edison, and, 3) The Solar Roof Partnership. He will be returning to the HLC with photo documentation for comments and recommendations regarding aesthetics.

Mr. Limón stated that the Central Library is on the Potential Historic Structures list and is not a City Landmark and that the City will request review for solutions and guidelines on this project.

Ms. Feeney discussed the various barriers regarding the project and the location of the project at the Central Library. She stated that there are numerous involved parties and stated the need for guidelines that would encourage more installations that are aesthetically pleasing and efficient.

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

1. Asked about the exact location of the panels.
2. Requested the applicant return with plans showing the pedestrian line of sight.
3. Asked if the program would allow for geothermal systems such as what is currently being used at the Santa Barbara County Courthouse.
4. Inquired as to how many projects are being submitted for review by the City.
5. Requested that the applicant return with details regarding alternative energy system currently available.
6. Asked if the program allows for transferable development rights.
7. Asked about the parameters of efficiency.
8. Suggested that a sub-committee could help draft guidelines.
9. Asked when the guidelines would be available for public use.

Mr. Grimes explained that the installation of the panels would encompass the flat surface of the library facility and would cover about 6,000 square feet at the west and northwest section. The panels would be set back far enough from the edges of the roof to be out of pedestrian line of sight. Mr. Grimes also explained that the life cycle and the payback are about 15 years, and that the best quality systems and components need to be used. He stated that the installation of solar panels requires a large footprint for efficient operation and that the California Energy Commission guidelines set the panel standards. He concluded by saying that data available from the California Energy Commission shows the parameters of efficiency.

Mr. Limón explained that the HLC will eventually review proposals that may propose the placement of solar panels on Mission tile and that the impact of the new law would also allow some installations be exempt from review. At this point in time, projects that are not City Landmarks or Structures of Merit are exempt from review. He also explained that photo documentation of preferable systems and systems that are not acceptable will be incorporated into the City's Design Guidelines. Mr. Limón explained that the City is seeing a few residential solar installation projects coming forward. Mr. Limón also explained that there are several architects working with the City in the development of the draft guidelines and that the finished guidelines should be available to the public by the end of the year.

Ms. Feeney explained that the current program is for solar energy only; however, the Community Environmental Council has a program that uses all forms of renewable energy. She also stated that products are always changing and that the traditional panel is probably most efficient out of all the systems available. Ms. Feeney concluded by clarifying that energy generated by a solar system must be used within the property boundaries of that particular building.

ARCHAEOLOGY REPORT

1. **0 BLOCK OF VISTA DEL MAR** ? Zone

Assessor's Parcel Number: 099-MSC-0PW
 Application Number: MST2005-00035
 Applicant: Kevin Roberson

(Proposal to construct a new pedestrian bridge parallel to the existing vehicular bridge over Sycamore Creek along Mason Street.)

(Review of Phase I Archaeological Resources Report by URS.)

(2:05)

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/Rager, 8/0/0.

HISTORIC STRUCTURES REPORT

2. **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)).

(Continued review of Historic Structures/Sites Report by Post/Hazeltine Associates.)

(2:06)

Kim Schizas, Agent, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that Staff has reviewed the report and agrees with its conclusions and recommendations made in the revised draft.

Staff Comment: Renee Brooke, Associate Planner, confirmed Mr. La Voie's comment that a hearing can be requested to set in motion the designation of the adobe house and garage as City Landmarks and the cottage as a Structure of Merit.

Motion: The Commission accepts the report as submitted with the following conditions: 1) Request the process begin to designate the adobe house and garage as City Landmarks, and the cottage as a Structure of Merit. 3) The Designation Subcommittee is to take immediate steps to work with the property owner, Staff, and Post/Hazeltine Associates to secure nomination and a designation resolution. 4) The Historic Landmarks Commission will send a letter of recommendation to the Architectural Board of Review and the Planning Commission, to include as a condition of approval, the request that the new housing in the subdivision be designed and built in a manner that will not create any potential adverse impact on the identified resources.

Action: Murray/La Voie, 7/0/1. Spann opposed.

HISTORIC STRUCTURES REPORT**3. 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 Historic Structures/Sites Report from Preservation Planning Associates.)

(2:12)

Alexandra Cole, Preparer; Nancy Robbins, Applicant, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that Staff has read the report and agrees with its conclusions and recommendations with the exception that, on page 14 of the report, under the "Norfolk Island pine tree," the words "Structure of Merit" be changed to read "Landmark." Mr. Jacobus stated that the City does not make a gradation between the importances of trees. Additionally, if the consultant does not agree that the tree would qualify for full Landmark status, Staff can request that the tree be listed as a specimen tree through the City Arborist's office. Mr. Jacobus also stated he feels confident that the project is being designed in a way that will best protect the tree. Additionally, specimen trees are protected by the Zoning Ordinance, are designated by the City Arborist office, and a recommendation can be made that the City Arborist consider the specific tree. Mr. Jacobus also stated that, under the California Environmental Quality Act (CEQA), full photo documentation cannot be requested; however, large format photography can be submitted and would be an excellent resource tool.

Motion: The Commission accepts the report with the following comments and conditions: 1) The Commission recommends that the City Arborist designate the Norfolk Island pine tree as a specimen tree. 2) The Commission requests that the applicant return with large scale black and white photographs of the building to be submitted to the City before the demolition. 3) Modify the grammar on page 4, 3rd paragraph, referring to the stucco restaurant.

Action: La Voie/Naylor, 8/0/0.

HISTORIC STRUCTURES REPORT**4. 3048 CALLE NOGUERA**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-341-009
 Application Number: MST2005-00104
 Owner: Kevin and Anne Gould
 Applicant: Michelle McToldridge

(Proposal for a 1,400 square feet first and second story addition to a one story residence and re-roof the existing 15' x 15' workshop attached to an existing detached garage.)

(Review of Historic Structures/Sites Report from San Buenaventura Research Associates.)

(2:26)

Michelle McToldridge, Architect, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that Staff has reviewed the report and agrees with its conclusions and recommendations. Mr. Jacobus added that the architecture shows a neo-classical facade, and that after demolition, there will be no element of the building left, with the exception of its front yard set-back.

Motion: The Commission accepts the report as submitted.

Action: Hsu/Pujo, 8/0/0.

HISTORIC STRUCTURES REPORT**5. 625 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 037-123-005
 Application Number: MST2004-00721
 Owner: Jaime Flores
 Applicant: Karl Eberhard
 Owner: Sid Carrera

(This is a Structure of Merit. Proposal to add the following to Chad's Restaurant: a 291 square foot storage area, an 894 square foot bar area and a 113 square foot restroom to the existing 1,935 square foot restaurant and to abate the violations outlined in ENF2004-00484 and ENF2004-00529. The project also includes reconfiguring the parking and expanding the outdoor seating. Two parcels (037-123-005 & 037-123-017) would be merged as part of the project.)

(Review of Historic Structures/Sites Report from Fermina B. Murray.)

(2:30)

Fermina Murray, Preparer; Karl Eberhard, Applicant; and Chad Stevens, Applicant, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that Staff has reviewed the report and agrees with its conclusions and recommendations. Mr. Jacobus also commented on the exceptional quality of Ms. Murray's photo documentation.

Motion: The Commission accepts the report as submitted with the condition that required Mitigation Measure number 2, page 36, and stipulate a six-inch "step out" instead of a "step-back."

Action: La Voie/Hsu, 7/0/1. Murray stepped down.

CONCEPT REVIEW - CONTINUED**6. 625 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 037-123-005
 Application Number: MST2004-00721
 Owner: Jaime Flores
 Applicant: Karl Eberhard
 Owner: Sid Carrera

(This is a Structure of Merit. Proposal to add the following to Chad's Restaurant: a 291 square foot storage area, an 894 square foot bar area and a 113 square foot restroom to the existing 1,935 square foot restaurant and to abate the violations outlined in ENF2004-00484 and ENF2004-00529. The project also includes reconfiguring the parking and expanding the outdoor seating. Two parcels (037-123-005 & 037-123-017) would be merged as part of the project.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, HISTORIC RESOURCE FINDINGS, DEVELOPMENT PLAN APPROVAL FINDINGS, AND A VOLUNTARY LOT MERGER. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(2:39)

Karl Eberhard, Architect; Chad Stevens, Applicant; and Martha Degasis, Landscape Architect, present.

Motion: Preliminary Approval of the project with the following recommendations and conditions: 1) The applicant is to consider locating the fireplace inside the footprint of the building and simplifying the chimney top. 2) Restudy the storefront entrances to be more in character with the barn building. 3) Restudy the parapet and the handrail details. 4) Restudy the guardrail to provide more rhythm and eliminate the linearity. 5) The project requires archaeological monitoring.

Action: Pujo/Hausz, 4/3/1. Naylor, La Voie and Hsu opposed. Murray stepped down. Suding absent.

CONCEPT REVIEW - NEW**7. 101 GARDEN**

HRC-2/SP-2/SD-3 Zone

Assessor's Parcel Number: 017-630-018
 Application Number: MST2004-00134
 Owner: Wright Partners
 Agent: Suzanne Elledge
 Architect: Peikert Group Architects

(The proposal consists of demolition of all existing structures on the sites and construction of 119 residential condominiums and 12 apartment units on four lots, totaling 5.3 acres. The site at 101 Garden Street is within the boundaries of Specific Plan #2. The proposal consists of a range of unit types, mix and affordability levels. Please refer to lengthy project description letter.)

(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISSION APPROVAL, TENTATIVE SUBDIVISION MAP, MODIFICATION, AND A COASTAL DEVELOPMENT PERMIT.)

(3:02)

Gordon Brewer, Architect; Detlev Peikert, Architect; Dave Davis, Consultant, and Suzanne Elledge, Planning Consultant, present.

Motion: Continued indefinitely with the following comments: 1) The Commission appreciates the effort to keep the cars out of view. 2) Consider varied elevations. 3) Simplify the architecture. 4) The project is too dense. 5) Add more landscaping to the middle of the project. 6) Consider fewer garages as a method to reduce the massing of the overall structure. 7) Vary or lower the plate heights and vary the floor levels for more varied massing at the lower level. 8) Distribute the affordable units more evenly. 9) Reconsider the rigidity and linearity of the project. 10) Consider opportunities for public transportation stops. 11) Clearly identify the finish floor level relative to the adjacent grade and street elevation. 12) Clarify private and public open spaces. 13) Provide paseos and make sure pedestrian pathways are wide (12 feet).

Action: Hausz/Pujo, 8/0/0.

CONCEPT REVIEW - CONTINUED**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.)

(3:53)

Martin Munoz, Maintenance; and Ken Quayle, Applicant, present.

Motion: Continued indefinitely with the comment that the Commission does not support the netting solution and will consider other options.

Action: Hausz/Rager, 8/0/0.

CONCEPT REVIEW - NEW**9. 1035 STATE ST**

C-2 Zone

Assessor's Parcel Number: 039-281-032
 Application Number: MST2005-00095
 Owner: Howard Children S Gift Trust
 Business Name: Business First National Bank
 Architect: Elisa Garcia
 Contractor: Thomas Bortolazzo Construction

(This is on the Potential Historic Resources List. Proposal to install a new ATM through an existing wall, reconfigure an existing window above the location of the new ATM, install a new depository, and add a light fixture to illuminate the adjacent area.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)**(4:05)**

Dennis Woodall, Applicant; and Gil Garcia, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The applicant is to provide historic photographs indicating the original location and design of the old depository in the proposed location. 2) The ATM is to be relocated to another location on the building other than on the State Street facade. 3) If the applicant wishes to pursue the ATM on the State Street facade, a Historic Structures Report evaluating the impact of the proposal is to be prepared. 4) The Commission expressed the desire to work with the applicant.

Action: La Voie/Hausz, 7/1/0. Spann stepped down.

FINAL REVIEW**10. 623 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-131-006
 Application Number: MST2004-00802
 Architect: Peter Hunt
 Owner: Chaffee Family Survivors Trust 2/1
 Applicant: Brandon Mix
 Designer: Sam Linhardt
 Agent: Raymond Appleton

(Revised proposal to remove two single existing entrance doors located on either side of the storefront and construct a centered, recessed, double-doored entrance, and make interior tenant improvements to create a 1,300 square foot coffee shop. The existing tiled facade and stained glass transom will be studied for possible alteration.)

(4:23)

Brandon Mix, Applicant; and Peter Hunt, Architect, present.

Motion: Final Approval of the project with the condition that the project drawings are to return to the Consent Calendar indicating retention of the existing brick facade.

Action: La Voie/Naylor, 3/4/1. Spann, Rager, Pujo, and Hausz opposed. Murray abstained.

Motion failed.

Motion: Final Approval of the project and a two-week continuance with the following conditions: 1) Detail A-3 is to return to the Consent Calendar. 2) The wall sconce shall hold a maximum of three 40-watt bulbs. 3) Use paint on the storefront instead of stain. 4) Iron work shall be green-black.

Action: Hausz/Naylor, 5/2/1. Hsu and La Voie opposed. Murray abstained.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 210 E FIGUEROA ST**

R-O Zone

Assessor's Parcel Number: 029-212-029
Application Number: MST2002-00803
Owner: Mark Cornwall
Architect: Everett Woody

(Revised proposal to construct a 9,077 square foot three-story residential building on an 8,904 square foot lot. Revisions to the previously approved project include the elimination of the commercial square footage, the addition of a fourth residential unit with eight covered parking spaces, and that the four residential units are now proposed to be condominiums. The existing 1,650 square foot, one-story commercial building is proposed to be demolished. Planning Commission approval of Tentative Subdivision Map and Modifications are requested.)

(Review After Final of door changes and revised scupper detail.)

Final Approval of Review After Final as submitted.

REVIEW AFTER FINAL**B. 213 PASEO NUEVO**

C-2 Zone

Assessor's Parcel Number: 037-400-002
Application Number: MST2004-00543
Owner: Redevelopment Agency, City of Santa Barbara
Agent: Glen Morris
Business Name: Tacone Rest (Former Palace Express)

(Proposal for new rooftop equipment, front glass on window, and exterior furniture.)

(Review After Final of proposal to install double entry doors.)

Final Approval of Review After Final as submitted with the condition that the existing frosted film be removed at the kitchen window and the wall behind the existing window be removed.

FINAL REVIEW**C. 8 E FIGUEROA ST**

C-2 Zone

Assessor's Parcel Number: 039-282-001
Application Number: MST2004-00837
Owner: Levon Investments
Architect: James LeCron

(Proposal to remodel existing ground floor lobby and enclose 175 square feet of exterior lobby space. New entry doors, tile floor, and light fixtures are proposed.)

(Final Review of details.)

Final Approval of the details as submitted.

FINAL REVIEW**D. 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.)

(Final Review of details.)

Final Approval of the details as submitted.

NEW ITEM**E. 1111 E CABRILLO BLVD**

HRC-1/SD-3 Zone

Assessor's Parcel Number: 017-352-004
Application Number: MST2005-00101
Contractor: Lovan Dzyn
Business Name: Radisson Resort of Santa Barbara
Owner: HDG Associates

(Proposal to replace existing wood railing with ornamental wrought iron railing on balconies on the front of the Radisson Hotel.)

Final Approval of the project with the following conditions: 1) The material shall be solid stock. 2) The installation shall be painted matte black.

**** MEETING ADJOURNED AT 4:48 P.M. ****