



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, February 22, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

- COMMISSION MEMBERS:**
- PHILIP SUDING, Chair – Present
 - WILLIAM LA VOIE, Vice-Chair – Present
 - LOUISE BOUCHER – Present
 - STEVE HAUSZ – Present, left at 2:33 p.m., returned at 2:50 p.m.
 - VADIM HSU – Present at 1:42 p.m., left at 3:40 p.m., returned at 4:12 p.m.
 - ALEX PUJO – Present at 1:38 p.m.
 - CAREN RAGER – Present
 - FERMINA MURRAY – Absent
 - SUSETTE NAYLOR – Present
- ADVISORY MEMBER:** DR. MICHAEL GLASSOW – Absent
- CITY COUNCIL LIAISON:** ROGER HORTON – Absent
- PLANNING COMMISSION LIAISON:** WILLIAM MAHAN – Absent
- STAFF:**
- JAIME LIMÓN, Design Review Supervisor – Present at 1:37 p.m., left at 1:53 p.m.
 - JAKE JACOBUS, Urban Historian – Present, left at 4:01 p.m., returned at 4:04 p.m.
 - SUSAN GANTZ, Planning Technician II – Present
 - GABRIELA FELICIANO, Commission Secretary – Present
 - KATHY GOO, Commission 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.

PLEASE BE ADVISED

- ** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- ** The 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.
- ** **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.**
- ** **AMERICANS WITH DISABILITIES ACT:** 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.
- ** **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. 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 Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

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

NOTICE:

- A. That on February 17, 2006, 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.
- 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 (1:30):

- 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 8, 2006.

Motion: Approval of the Minutes of the Historic Landmarks Commission Meeting of February 8, 2006, with corrections.

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

- C. Consent Calendar

Motion: Ratify the Consent Calendar as reviewed by William La Voie.

Action: Boucher/Naylor, 6/0/0. Suding abstained on Items I (21 E Anapamu Street) and L (1221 Anacapa Street).

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

- 1. Ms. Gantz announced the following:

- a) Commissioner Murray will be absent from today's meeting.
- b) Commissioner Hsu will be late to today's meeting.
- c) Commissioner Suding will be stepping down from Item 6, 1221 Anacapa Street.
- d) Jaime Limón, Senior Planner, wanted to know if any Commissioners would be interested in joining him and Commissioner Rager on an *ad hoc* Mills Act subcommittee.

Commissioner Boucher volunteered.

2. Mr. Jacobus reminded the Commission that, at a previous meeting, they discussed the possibility of using digital photography as an alternate method of documenting projects. Eric Smith, who has an 11 megapixel digital camera, was hired to take photographs of the 116 Chapala Street project. Mr. Jacobus explained that photographs taken with a camera like this are stored in a fully expanded file, so that data is not lost in the downloading and copying process. The photographs are printed on archival photo paper and impregnated with gold for a longer shelf life. He added that information such as the photographer, address, equipment and file type would be included on both the case and the disk.
3. Mr. Limón discussed the following:

- a) A Neighborhood Preservation Ordinance (NPO) update package will be available next week. It is being produced as a result of the NPO update Steering Committee meetings. Following the direction on crafting, the package will indicate the recommended necessary amendments to the Single Family Residential Design Guidelines which this Commission uses occasionally when dealing with NPO information projects. Staff will be revising the Architectural Board of Review guidelines and proposing ordinance amendments specific to single family residences.

Hearings to unveil this package to the public have been scheduled, and the first one will be on March 4, 2006, at City Hall's Council Chambers from 1:30 to 6:00 p.m. An "Inside Santa Barbara" radio piece will explain the proposals. Residents will also have the opportunity to speak on the floor-to-lot area ratio standards at that hearing. As the program moves forward, there are plans to have a public hearing at a Historic Landmark Commission meeting as well.

- b) At the last Historic Landmarks Commission meeting, this Commission had concerns relating to the 128 E Canon Perdido project as to whether or not the Staff Hearing Officer should approve parking conversion modifications. Part of the motion asked that the project be referred to the Planning Commission for review. Mr. Limón clarified that these types of projects are not being referred to the Planning Commission. Yet, the Ordinance states that there are methods for projects to be forwarded to the Planning Commission. It is done in the following two methods:

- 1) The approval can be suspended at the hearing by the Planning Commission Liaison, the Chair or Vice-Chair of the Planning Commission.
- 2) Members of the public and City Commissioners can also appeal the decision.

Mr. La Voie commented that the Commission's concern had been to set a precedent on these types of modifications for parking, and wanted to give Staff needed direction as to how to handle them.

Mr. Limón responded that it would be appropriate to address comments and concerns to Bettie Weiss, City Planner and Staff Hearing Officer.

D. Subcommittee Reports.

Mr. Hausz gave an update of the status of the application for the traffic signal at Santa Barbara and Ortega Streets. It was continued indefinitely from today's agenda. Mr. Hausz has urged Councilman Barnwell, the Streetlight Subcommittee Liaison, to direct this project to the City Council for guidance to avoid a series of denials by the Historic Landmark Commission. He also confirmed that the concept of Caltrans' standard "arm" streetlight is the issue.

Ms. Boucher asked when the Designation Subcommittee will be meeting and Mr. Jacobus responded that he will schedule a meeting.

F. Possible Ordinance Violations.

No violations reported.

DISCUSSION ITEM

(1:47) JOINT MEETING OF THE HISTORIC LANDMARKS COMMISSION AND THE CITY STREETLIGHT ADVISORY GROUP

Present: John Ewasiuk, Public Works Principal Civil Engineer
Steve Hausz, Historic Landmarks Commission Member
Michael Grimes, Public Works Facilities Manager

Public comments opened at 1:56 p.m.

Mr. Kellem De Forest expressed concern over the number of streetlights on the City's streetscape and suggested that only a few poles be used for different devices.

Public comments closed at 1:56 p.m.

1) The Commission would like to see further improvements to the Streetlight Maps (e.g., showing the harbor streetlights and providing illustrations of the streetlight types with correct proportions and photographs if possible). 2) The Commission feels that concrete poles are not acceptable in the El Pueblo Viejo Landmark District (EPV) and that any new or replacement poles should be traditionally designed and of painted metal. 3) A fixture type with a hood could be considered, but it would need to reflect a traditional design. 4) Other historic districts or special design districts should be given a unique identity through a variation on pole, fixture, or color choices. 5) Where mast arms are used on poles to locate traffic signals over traffic lanes, the configuration previously reviewed, approved, and installed on Carrillo Street is appropriate. 6) The Commission feels that mast arms for traffic signals are not appropriate for narrower streets, such as Santa Barbara Street and Anacapa Street, as they detract from the appearance of the City's streets. 7) The Commission understands that improvements such as referenced above will necessarily be incremental over a long time span, and that it is an acceptable approach to future change.

CONCEPT REVIEW - NEW**1. 33 E CANON PERDIDO ST**

C-2 Zone

(2:33) Assessor's Parcel Number: 039-322-009
 Application Number: MST2006-00067
 Owner: Lobero Theatre Foundation
 Applicant: David Asbell, Executive Director
 Applicant: Maryanne Clark

(This is a City Landmark: Lobero Theatre. Proposal for the temporary installation of a 30'x 50' tent for use in the courtyard behind the theatre. This tent will be erected during times of inclement weather for the protection of patrons attending receptions and other events. The tent is expected to be used approximately 39 days during the months of October through April.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)

Present: David Asbell, Executive Director; Maryanne Clark, Applicant; and John Leenhowers from Tent Merchants

Motion: Continued two weeks with the following comments: 1) The applicant should study the guidelines to see how the tent could be designed. 2) The color needs to be addressed and should not be bright white. 3) The Commission is a bit reticent about approving a temporary structure. 4) The tent should not be generic and could be more theatrical about its design. 5) Applicant should look to the Arlington Theater for patio awning design ideas.

Action: La Voie/Hsu, 7/0/0

CONCEPT REVIEW - NEW**2. 1320 MORRISON AVE**

R-2 Zone

(2:47) Assessor's Parcel Number: 029-091-022
 Application Number: MST2005-00526
 Owner: Richard Mokler
 Architect: Ernest A. Watson

(This is a contributing structure to the proposed Bungalow Haven Historic District and is Structure of Merit worthy. Proposal for a two story addition to an existing 1,265 square foot single-family residence on a 6,069 square foot lot. The addition includes 748 square feet of living space and an 84 square foot second-story balcony. The existing 426 square foot detached garage will not be changed.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Present: Ernest A. Watson, Architect; and Richard Mokler, Owner

Public comments opened at 2:59 p.m.

Chair Suding read the following letters:

- 1) Steven Dowty, neighbor, expressed his opposition to this project.
- 2) Hope Firestone and Christian Hill, neighbors, expressed their support of the project.

Public comments closed at 3:00 p.m.

- Motion: Continued indefinitely with the following comments: 1) The Commission is concerned about the overall compatibility with the neighborhood in respect to the two stories, but the placement and massing makes it more acceptable. 2) Details should be simplified, not necessarily repeated, and of a more traditional craftsman style. 3) Awning windows are out of character. 4) At least one Commissioner would prefer a stone chimney. 5) At least three Commissioners felt that the second story massing should be restudied and more integrated. 6) Aluminum sashes are unacceptable. 7) Drawings are to be simplified, indicating only what the applicant is proposing to do.
- Action: Boucher/Naylor, 8/0/0

HISTORIC STRUCTURES REPORT

3. **331 E VICTORIA ST** R-3 Zone
(3:18) Assessor's Parcel Number: 029-084-004
Application Number: MST2005-00752
Owner: Davi Back Revocable Trust 10/27/0
Owner: Raymond Hicks

(Proposal to demolish an existing two-story, five unit apartment building, two, one-story cottages, and a detached two-car garage, and construct a three-story, five-unit condominium project with five attached two-car garages/basements on a 13,497 square foot lot in El Pueblo Viejo Landmark District. The existing square footage to be demolished totals 4,032 square feet, and the proposed new square footage totals 16,296 square feet (10,810 square feet of living space and 5,486 square feet of garage/basement space.) Planning Commission approval is requested for a Tentative Subdivision Map, modifications, and a condominium development.)

(Review of Historic Structures/Sites Report prepared by Post-Hazeltine Associates.)

- Present: Raymond Hicks, Owner & Architect; Pamela Post from Post-Hazeltine Associates; and Tim Hazeltine from Post-Hazeltine Associates
- Motion: The Report was accepted by the Commission with the comment that the page 3, 4 and 10 references to permit number A609 should show the date of September 14, 1925 and not the year 2005.
- Action: La Voie/Rager, 8/0/0

CONCEPT REVIEW - CONTINUED**4. 331 E VICTORIA ST**

R-3 Zone

(3:26) Assessor's Parcel Number: 029-084-004
Application Number: MST2005-00752
Owner: Davi Back Revocable Trust 10/27/0
Owner: Raymond Hicks

(Proposal to demolish an existing two-story, five unit apartment building, two, one-story cottages, and a detached two-car garage, and construct a three-story, five-unit condominium project with five attached two-car garages/basements on a 13,497 square foot lot in El Pueblo Viejo Landmark District. The existing square footage to be demolished totals 4,032 square feet and the proposed new square footage totals 16,296 square feet (10,810 square feet of living space and 5,486 square feet of garage/basement space.) Planning Commission approval is requested for a Tentative Subdivision Map, modifications, and a condominium development.)

(Second Concept Review.)**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP AND CONDOMINIUM DEVELOPMENT.)**

Present: Raymond Hicks, Owner & Architect

Public comments opened at 3:29 p.m.

1) Chair Suding read the following comment:

Ms. Jill Kent, who resides at 1406 Grand Avenue, objects to the mass and scale of the proposed project in this neighborhood of historic buildings and bungalows.

2) Mr. Kellam De Forest, local resident, agreed with Ms. Kent's comments and urged the Commission not to consider a three story building because it is too big and more three-story buildings are not needed in Santa Barbara.

Public comments closed at 3:30 p.m.

Motion: Continued indefinitely with the following comments: 1) The character of the neighborhood is extremely important. 2) The Historic Structures Report should be followed. 3) The existing building should be retained. 4) The design of the project should respect the existing building.

Action: Pujo/Rager, 8/0/0

CONCEPT REVIEW - NEW**5. 206 CASTILLO ST**

HRC-1/SD-3 Zone

(3:41) Assessor's Parcel Number: 033-031-016
 Application Number: MST2006-00064
 Owner: Harborside Inns of Santa Barbara Inn
 Architect: Julio Veyna
 Applicant: Jeannette Webber

(This is on the City's Potential Historic Resource list: Contributing historic resource - West Beach District. Proposal to change 55 existing windows to white trimmed Milgard vinyl, add 17 in-wall air conditioning/heat units, and seven freestanding air conditioning/heat pumps, which will be screened from view. Also proposed are one 400-amp power unit, one 100-amp power unit, and two 200-amp power units which will be enclosed and screened from view.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Present: Julio Veyna, Landscape Architect

Motion: Continued two weeks with the following comments: 1) The windows are not acceptable as proposed. 2) The recessed through-wall heating and air conditioning units are not acceptable as proposed.

Action: Boucher/Rager, 7/0/0

Motion: Reopen the Motion.

Action: Naylor/Boucher, 7/0/0

Motion: Continued two weeks with the following comments: 1) The windows are not acceptable as proposed. 2) The recessed through-wall heating and air conditioning units are not acceptable as proposed. 3) Electrical units, in concept, are acceptable, but applicant needs to provide more details.

Action: Boucher/Rager, 7/0/0

REVIEW AFTER FINAL**6. 1221 ANACAPA ST**

C-2 Zone

(4:00) Assessor's Parcel Number: 039-183-034
 Application Number: MST2003-00908
 Owner: City of Santa Barbara
 Applicant: John Schoof
 Architect: Henry Lenny
 Agent: Heather Horne

(This is a revised project. The proposal is to construct a new parking structure composed of two floors below grade and four floors above grade. The project would provide approximately 575 parking stalls and would include approximately 10,000 square feet of staff offices, a bicycle parking station and public restrooms in Parking Lot No. 6, located at the rear of the Granada Theater building.)

(Review After Final of door and window changes due to Title 24 Energy Regulations.)

Present: Henry Lenny, Architect

- Motion: Continued indefinitely with the following comments: 1) There should be a horizontal division of the grille to make it a more traditional grille. 2) The wrought iron members need to be larger. 3) The applicant shall supply a full-scale prototype.
- Action: Hausz/Naylor, 7/0/0. Suding stepped down.

IN-PROGRESS REVIEW

7. **1900 LASUEN RD** R-2/4.0/R-H Zone

(4:15) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: Tynan Group, Inc.
 Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings, the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Review of Buildings 2, 3, 17, 18, 19, 20, and 21.)

Present: Henry Lenny, Architect; and James Jones, Representative of Orient Express Hotels

Motion: Continued indefinitely with the following comments: 1) On buildings 17, 18, and 19, the applicant should be cognizant of moving the chimneys. 2) On buildings 2, 20 and 21, the applicant shall proceed with working drawings. 3) No comment on building 3. 4) The Commission does not need to further review the proposal of these buildings until the final working drawings are presented.

Notice: Hausz/Rager, 8/0/0

CONCEPT REVIEW - CONTINUED

8. **1900 LASUEN RD** R-2/4.0/R-H Zone

(4:32) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: Tynan Group, Inc.
 Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings, the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Review of corrected site plan and the Main Building stone pattern below the dining deck and an extended dining deck with new arcade below, all from Group B.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

Present: Henry Lenny, Architect; and James Jones, Representative of Orient Express Hotels

Motion: Continued indefinitely with the comment that the beam be made more like an entablature.

Action: Hausz/Hsu, 8/0/0

CONSENT CALENDAR

NEW ITEM

A. 1800 STATE ST C-2/R-1 Zone

Assessor's Parcel Number: 027-032-020
Application Number: MST2006-00074
Owner: World Oil Corp
Agent: Fahan Holguin & Associates
Business Name: Exxon Service Station

(Proposal to install a remediation system inside an existing unused service bay for remediating soils containing hydrocarbons at Exxon service station. Also proposed as part of this remediation program is excavating a two-foot deep trench in the driveway and placing a temporary (one to two years) power source on the east side of the building.

Final approval of the project as submitted.

NEW ITEM

B. 233 W MONTECITO ST C-2/SD-3 Zone

Assessor's Parcel Number: 033-032-002
Application Number: MST2006-00071
Owner: George Alexiades, Trustee
Business Name: Blue Collar Bistro
Designer: Richele Mailand

(This structure is on the City's Potential Historic Resource List. Proposal to install a new rooftop exhaust and return air) blower on the roof of Blue Collar Bistro, a one-story building located on a 3,248 square foot parcel in El Pueblo Viejo Landmark District.

Final approval of the project as submitted.

REVIEW AFTER FINAL**C. 800 STATE ST**

C-2 Zone

Assessor's Parcel Number: 037-052-010
Application Number: MST2004-00472
Owner: Westen Fam Group
Architect: B 3 Architects
Business Name: Starbuck's Coffee Company

(Proposal to remodel the exterior facade of the building, to construct a trash enclosure area and to rehabilitate the building's exterior. Work to include new plaster, replacement of windows like for like except for four windows which will be enlarged, replacement of doors, awnings, and add new wrought iron details. Additionally, the applicant proposes to replace roof tiles and extend the roof area of the building.)

(Review After Final of revised balcony railing design to comply with Uniform Building Code.)

Final approval of the Review After Final changes as submitted.

REVIEW AFTER FINAL**D. 333 JUNIPERO PLAZA**

E-1 Zone

Assessor's Parcel Number: 025-261-003
Application Number: MST2003-00911
Owner: Roland & Mary Hanson
Architect: Kent Mixon
Landscape Architect: David Pfifer

(This is a City Landmark (Francisca de la Guerra Dibblee Residence). Proposal to convert an existing 520 square foot garage to storage use and construct a detached 440 square foot, two-car garage with an attached 150 square foot storage area on the east side of the house. The project also includes removing two sets of trellis and fruit trees on the west side of the house, the construction of a new 280 square foot master bath, a new door entry, and the reconfiguration of six courtyard openings on the south elevation. Additionally proposed is a 12 by 40 foot swimming pool, arbor, fountain, Zen garden, and new access to the upper garden. As part of the building construction, the existing plaster and brick substrate will be removed and replaced with dimensional framing and replastered to exactly match the existing condition.)

(Review After Final of handrail and pergola details.)

Final approval of the Review After Final details as submitted.

FINAL REVIEW**E. CITYWIDE**

? Zone

Assessor's Parcel Number: 099-MS-0PW
Application Number: MST2006-00020
Owner: City of Santa Barbara

(Chapala Street Design Guidelines.)

(Final approval of final sidewalk specifications.)

Final approval of the details with the strong recommendation for the use of Scofield color admixture.

FINAL REVIEW**F. 416 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-212-023
 Application Number: MST2006-00069
 Owner: Hughes Land Holding Trust 5-9-84
 Agent: Ron Newman
 Architect: AB Design Studio
 Business Name: Aloha Sharkeez

(Proposed alterations to the exterior patio at Sharkeez Restaurant including: new covered cabana seating with built-in booths, overhead palapa-style awnings, new redwood stained flooring and varnished siding, re-painted existing doors and walls, new gates at the west end of the patio, new firepit, and a fountain niche.)

(Final approval of rear patio details.)

Final approval of the details as submitted.

CONTINUED ITEM**G. 803 STATE ST**

C-2 Zone

Assessor's Parcel Number: 037-400-012
 Application Number: MST2005-00830
 Owner: ESJ Centers
 Applicant: Christine Pierron
 Architect: Christine Pierron
 Business Name: Juice Couture (Left at Albuquerque)

(Proposed storefront alterations including window and door changes, signage, and the removal of existing awnings and light fixtures.)

(Final approval of window details.)

Postponed two weeks to March 8, 2006 at applicant's request.

NEW ITEM**H. 1811 STATE ST**

C-2/R-4 Zone

Assessor's Parcel Number: 027-031-012
 Application Number: MST2006-00095
 Owner: 1811 State Street, LLC
 Applicant: Tom Ochsner

(Proposal for interior and exterior alterations to an existing two-story commercial building located in El Pueblo Viejo Landmark District including the replacement of two exterior doors and eight windows, a new handicapped-accessible tiled access path, one new skylight, and new rooftop HVAC equipment which will be screened from view by an existing parapet.)

Final approval as noted on sheet A-6.1 with the revised plan to be submitted to the Historic Landmarks Committee Staff for final approval.

REVIEW AFTER FINAL**I. 21 E ANAPAMU ST** ? Zone

Assessor's Parcel Number: 039-183-037
 Application Number: MST2004-00173
 Owner: City of Santa Barbara Redevelopment
 Applicant: People's Self-Help Housing
 Architect: Peikert Group Architects

(Proposal to construct a three-story structure composed of twelve residential units. The units would be rental for low-income clients of People's Self-Help Housing. The units are approximately 575 square feet and provide private outdoor areas on the 3,780 square foot lot. The project requires Planning Commission approval for modifications.)

(Review After Final of change to exterior gate design in order to comply with ADA requirement.)

Final approval with the condition that the approval does not include any additional exiting or locking hardware, any screening, or back plate.

REVIEW AFTER FINAL**J. 800 STATE ST** C-2 Zone

Assessor's Parcel Number: 037-052-010
 Application Number: MST2004-00472
 Owner: Westen Fam Group
 Architect: B 3 Architects
 Business Name: Starbuck's Coffee Company

(Proposal to remodel the exterior facade of the building, to construct a trash enclosure area and to rehabilitate the building's exterior. Work to include new plaster, replacement of windows like for like except for four windows which will be enlarged, replacement of doors, awnings and add new wrought iron details. Additionally, the applicant proposes to replace roof tiles and extend the roof area of the building.)

(Review After Final of revised balcony detail.)

Final approval of the Review After Final details as submitted.

NEW ITEM**K. 906 GARDEN ST** C-2 Zone

Assessor's Parcel Number: 029-301-037
 Application Number: MST2006-00101
 Owner: Environmental Defense Center Inc
 Applicant: Cameron Benson

(This is a City Landmark: Refugio Cordero Adobe. Proposal for a like-for-like replacement of three existing wood windows and repaint exterior same color.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)

Final approval of the project as submitted and Historic Resource findings made that this project will not cause a substantial adverse change in the significance of an historical resource.

REVIEW AFTER FINAL**L. 1221 ANACAPA ST**

C-2 Zone

Assessor's Parcel Number: 039-183-034
Application Number: MST2003-00908
Owner: City of Santa Barbara
Applicant: John Schoof
Architect: Henry Lenny
Agent: Heather Horne

(This is a revised project. The proposal is to construct a new parking structure composed of two floors below grade and four floors above grade. The project would provide approximately 575 parking stalls and would include approximately 10,000 square feet of staff offices, a bicycle parking station and public restrooms in Parking Lot No. 6, located at the rear of the Granada Theater building.)

(Review After Final of rooftop striping color.)

Final approval of Review After Final changes as submitted.

NEW ITEM**M. 431 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-211-008
Application Number: MST2006-00102
Owner: W & D Faulding Family Trust
Applicant: Neil Advani

(Proposal to replace existing entry door and storefront windows, add a new trellis, and repaint exterior of a one-story commercial building in El Pueblo Viejo Landmark District.)

Continued two weeks to the Full Board meeting.

**** MEETING ADJOURNED AT 4:33 P.M. ****