



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, October 03, 2007

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

WILLIAM LA VOIE, *Chair*
 ALEX PUJO, *Vice-Chair*
 ROBERT ADAMS– Present
 LOUISE BOUCHER– Present
 KEN CURTIS– Absent
 STEVE HAUSZ– Present
 FERMINA MURRAY– Present
 SUSETTE NAYLOR– Present
 DONALD SHARPE– Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW- Absent

CITY COUNCIL LIAISON:

ROGER HORTON--- Present

PLANNING COMMISSION LIAISON:

STELLA LARSON- Present at 2:02 p.m.

STAFF:

JAIME LIMÓN, Design Review Supervisor - Present
 JAKE JACOBUS, Urban Historian- Present
 SUSAN GANTZ, Planning Technician II -Present
 AUDREY WILK, Acting Commission Secretary- Present

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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 September 28, 2007, 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. on Channel 18.

SUBCOMMITTEE MEETING:

- A. There will be a Subcommittee meeting for the project at 433 E. Cabrillo Blvd. prior to the Full Board meeting at 10:00 A.M. in the David Gebhard Public Meeting Room.
- B. Request to appoint a Subcommittee for the proposed patio expansion project for Chuck's at the Waterfront located at the Naval Reserve Armory, 113 Harbor Way.

GENERAL BUSINESS: (1:37)

- 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.)

Kellam De Forrest, a local resident, made the Commissioners aware that the owner of 710 Anacapa Street, is bringing the project to the Planning Commission [Staff Hearing Officer] on Wednesday, October 10, 2007. He asked the Commission to apprise the Planning Commission of the historical importance of this building because he felt that the building is at risk of being demolished.

- B. Approval of the minutes of the Historic Landmarks Commission meetings of September 5, 2007 and September 19, 2007.

James Kahan, attorney, stated that, if an item is not on the agenda, it would be inappropriate to consider it at the current meeting.

Tony Fischer, attorney, commented on a procedure being used on an item from previous minutes.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of the September 19, 2007 meeting with corrections.

Action: Naylor/Hausz, 7/0/1. (Curtis absent. LaVoie/Hausz abstained). Motion carried.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of the September 5, 2007 with corrections.

Action: Adams/Hausz, 8/0/0. (Curtis absent). Motion carried.

C. Consent Calendar. (2:00 P.M.)

Motion: Ratify the Consent Calendar as reviewed by Alex Pujo.

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

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

Ms. Gantz made the following announcements:

1. The annual recruitment for City Advisory Group members is in progress. The recruitment schedule is as follows:

The application deadline for new advisory group members is Thursday, November 1st at 5:30 p.m. Interviews will take place in November and December, with appointments announced on Tuesday, December 18th. Please note that the resignations must be received by the City Clerk's Office no later than Monday, October 15th in order for the position to be included in this recruitment process. Recruitment information, the list of current vacancies, and the application form is available online at www.santabarbaraca.gov/Government/Boards_and_Commissions/Application.htm or from the City Clerk's office at City Hall.

2. There will be a landscaping Subcommittee meeting for the project at 433 E. Cabrillo Blvd. project at 4:00 p.m. on Tuesday, October 9th in the conference room at the City Parks and Recreation Division at 620 Laguna Street.

3. The project at 1025 Santa Barbara Street for Hayward's will be considered by the Planning Commission at its October 18th meeting. Planning Commissioner Stella Larson has requested one or two HLC members to attend that hearing in order to clarify or speak on behalf of the HLCs review of this project.

Chair La Voie and Don Sharpe volunteered to attend the hearing.

4. The HLC's preliminary approval of the project at 519 Chapala Street and their final approval of the sidewalk improvement project for 0-800 E. Cabrillo Blvd have been appealed. The City Council appeal hearing dates have not yet been set.

5. The Rental Housing Mediation Task Force will hold their regularly scheduled meeting in this room tonight so the HLC will need to be finished up by 7:00 p.m.

6. Mr. Jacobus announced that next Tuesday, October 9, 2007 is the appeal of the HLC's decision to keep 1849 Mission Ridge Road on the City's List of Potential Historic Resources and requested that one or more commissioners attend the meeting.

7. **Motion:** To reconsider the Preliminary Approval granted on September 19, 2007 for the project at 517 Chapala Street. Adams/Boucher, 0/0/0

Bettie Weiss, City Planner, clarified the process to reconsider preliminary approval of the project at 517 Chapala Street. The reconsideration cannot be done today since it was not placed on the agenda. The motion should be to request reconsideration on October 17, 2007 agenda.

Chair La Voie tabled the motion to the meeting of October 17, 2007.

E. Subcommittee Reports.

1. Mr. Jacobus, requested the appointment of a subcommittee for the patio project at Chuck's Waterfront Grill to come up with a solution.

Chair La Voie, Mr. Sharpe, and Ms. Murray volunteered to be members of the subcommittee.

2. Mr. Limon reported that Design Review is working with the City's graphic artist to create a library on the Web of all the images that the Commissioners reviewed in updating El Pueblo Viejo Design Guidelines. A selection of those images will be imported into the document along with draft texts once the draft document is completed, a subcommittee meeting will be scheduled.
3. Mr. Adams reported that on Sunday evening at the Lobero Theateur, John Pitman, a former Chair and Commissioner of the HLC, posthumously received the Morton Bay Fig Award.
4. A subcommittee was formed to work with the applicants and owner regarding enforcement of zoning violations at 813 Ancapa Street, (Wine Cask Restaurant) and consists of Mr. Sharpe, Mr. Adams, Ms. Naylor, and John Woodward as a public representative.

F. Possible Ordinance Violations.

No violations reported.

G. **DISCUSSION ITEM**
(2:05)

Discussion regarding Administrative Code enforcement procedures, penalties, and fines.

Staff Contact: Daniel Y. Kato, Senior Planner and Bettie Weiss, City Planner, added additional comments.

Public comment opened at 2:25 P.M.

James Kahan, attorney, expressed concerns about non-enforcement of zoning violations.

Kellam De Forrest, a local resident, expressed his concern about how it seems that people are using the ploy that it is easier to ask for forgiveness and then ask for permission after unpermitted work is done.

Stella Larson, Planning Commission Liaison, felt El Pueblo Viejo is becoming an "endangered species." She stated that, by making clear findings, it helps the Planning Commission help the HLC. Public comment closed at 2:34 P.M.

DISCUSSION ITEM

1. 813 ANACAPA ST

C-2 Zone

(2:10)

Assessor's Parcel Number: 037-052-033

Application Number: MST2007-00490

Owner: Sima El Paseo LP

Business Name: Wine Cask Restaurant

Applicant: Chris Vigilante, Regional Director Operations

Applicant: Bernard Rosenson, President of Wine Cask Inc.

(This structure is a City Landmark and is on the National Register of Historic Places: "El Paseo." Unpermitted exterior changes to the Wine Cask restaurant located in the El Paseo including the removal of an existing 80-foot tall eucalyptus tree, removal of the courtyard fountain, replacement of stone pavers, removal of landscaping, repainting building in courtyard, replacement of courtyard lighting, and outdoor portable heaters. This is to abate enforcement case ENF2007-00873 initiated on 8-27-07.)

(The purpose of this discussion is to determine the extent of violations and scope of restoration necessary prior to plan submittal.)

Present: Chris Vigilante, Regional Director Operations
Bob Cunningham, Landscape Architect
John Greer, attorney for Wine Cask
Jarell Jackman, Director of the Santa Barbara Trust for Historic Preservation
Mary Lou Days, member, the Santa Barbara Trust for Historic Preservation
John Poucher, attorney for the Santa Barbara Trust for Historic Preservation
Mike Imwalle, member, the Santa Barbara Trust for Historic Preservation

Jake Jacobus, Urban Historian, made a presentation about the history of El Paseo.

Public comment opened at 2:48 P.M.

Jim Kahan, attorney, commented that he was frustrated with the lack of enforcement.

Kellam De Forrest, local resident, expressed concern about getting El Paseo put back to its former condition as soon as possible.

John Poucher stated that he is working with the owner of the Wine Cask to solve the violations.

Mary Lou Days stated that the site is not only the El Paseo Wine Cask, as noted on the agenda, but is also the Anacapa courtyard. She would like to support the subcommittee by showing historic photos at the appropriate time.

Dale Francisco, local resident, felt that we cannot depend on the goodwill of the applicant and that fines need to be assessed.

John Woodward, would like to help the subcommittee by showing what used to be at the El Paseo Wine Cask.

Jaime Limon, Design Review Supervisor, indicated that enforcement procedures had begun and a letter had been sent to the property and business owners.

Jarrel Jackman, Executive Director, Santa Barbara Trust for Historic Preservation, supported the idea of a Historic Structures report and verified the future applicant will pay for the report and that the violator should be held responsible.

Commission comments: 1) The Commission requested the preparation and submission of an Historic Structures Letter Report focused on the courtyard/patio. 2) The Commission requested that the applicant return in two weeks (October 17, 2007) to provide an update on the proposed timeline of the Letter Report. 3) The Commission would like the Subcommittee to work with the applicant and review the Letter Report prior to the report being placed on the full board agenda for review. 4) The Commission requested that Staff prepare information about when monetary fines could be levied and the amount of such fines.

Public comment closed at 3:14 P.M.

ARCHAEOLOGY REPORT

2. 1800 CLIFF

(3:14) Assessor's Parcel Number: 035-142-RW
Application Number: MST2007-00473
Owner: City of Santa Barbara
Applicant: Lisa Arroyo

(Proposed underground placement of existing overhead power lines and facilities for supplying electric, communication, or similar associated services. New streetlights would be installed to replace those attached to the wooden poles that will be removed. The area of work encompasses Cliff Drive from Fire Station No. 6 west to Mesa Lane, and includes portions of Lighthouse Road, Meigs Road, Camino Calma, and Flora Vista Drive.)

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

Staff Comments:

Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because no cultural resources were detected during the preparation of the report and the low potential for significant resources to occur in the proposed project area, no mitigation measures or actions are recommended or required unless previously undiscovered cultural resources are detected during construction.

Motion: Commission accepted report as presented.
Action: Hausz/Boucher, 8/0/0 (Curtis absent) Motion carried.

CONCEPT REVIEW - CONTINUED

3. 1829 STATE ST

C-2/R-4 Zone

(3:15)

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

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

(Sixth Concept Review.)

(COMMENTS ONLY, PROJECT REQUIRES PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, A CONDITIONAL USE PERMIT, AND ZONING MODIFICATIONS.)

Present: Troy White, Architect
 Tom Ochsner, Architect

Public Comment opened at 3:33 P.M.

Kellam De Forrest, a local resident, expressed concern about how this structure will tie into adjacent structures, which are smaller. Overall, he opposes the project.

Public comment closed at 3:35 P.M.

Straw vote: How many Commissioners feel the roof deck should be eliminated? 7/1/0

Motion: Continued two weeks to the Full Board with the following comments:

1) The Commission would like to review the project one more time prior to the project going to the Planning Commission. **2)** The Commission requested a model. **3)** Simplify the fenestration and articulation of the masses. **4)** Restudy the roof pitches. **5)** Increase landscaping wherever possible. **6)** Minimize and enhance the opening to the garage. **7)** The Commission accepts the applicant's proposal for a roof deck. **8)** The Commission appreciated the applicant's efforts on transitioning the building into a residential neighborhood. **9)** The Commission appreciated the applicant's efforts to recess the garage into the ground to the extent the he has. **10)** The Commission was impressed with the use of landscaping pockets.

Action: Naylor/Adams, 1/6/0(Curtis absent. Sharpe stepped down). Motion carried.

CONCEPT REVIEW - NEW

4. 1501 STATE ST C-2 Zone

(3:56) Assessor's Parcel Number: 027-231-006
 Application Number: MST2007-00476
 Owner: Victor Susan Schaff
 Owner: Robert S. Herdman & Dorthy I. Trustees
 Architect: Larry E. Thompson Architects, Inc.
 Business Name: Community West Bank
 Owner: Cochran Property Management

(Proposal to replace all exterior windows and doors, install new skylights, and construct a new cupola on an existing commercial building.)

Present: Lawrence Thompson, Larry E. Thompson Architects, Inc.

Public comment opened at 4:07 P.M

Kellam De Forrest, a local resident, opposes the project.

Public comment closed at 4:08 P.M.

Motion: **Continued two weeks with the following comments:** 1) Simplify the cupola. 2) Reduce in the width of the window bay on the State Street elevation. 3) Provide a better solution to the roof on State Street (the north elevation). 4) Reduce the projection of the pop out windows.

Action: Hausz/Adams, 8/0/0 (Curtis absent) Motion carried.

**** THE COMMISSION RECESSED FROM (4:20) P.M. TO (4:30) P.M. ****

PRELIMINARY REVIEW

5. 819 GARDEN ST C-2 Zone

(4:30) Assessor's Parcel Number: 031-012-011
 Application Number: MST2005-00439
 Owner: Steven and Julie E. Shulem Revocable Trust
 Architect: Jeff Shelton

(This is a revised project. Proposal to demolish an existing 780 square foot office building and construct a new four-story, 4,515 square foot mixed-use building on a 1,881 square foot lot located in El Pueblo Viejo Landmark District. This development will be comprised of one 2,003 square foot one-bedroom unit, and 1,390 net square feet of office space. Four parking spaces will be provided: two on-site in a 1,122 square foot parking garage, and two on a separate parcel within 500 feet. Also proposed is a 602 square foot roof deck. Staff Hearing officer approval is requested for a zoning modification to provide less than the required 10% open space area.)

(Preliminary approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 061-07 AND PLANNING COMMISSION RESOLUTION NO. 038-07)

Present: Jeff Shelton, Architect
 Steven Shulem, Owner

Straw Vote: How many commissioners can accept the tile as a general concept, but not necessarily that specific tile? 8/0/0

Motion: **Continued two weeks with the following comments:** 1) The Commission does not want the building to lose its charm. 2) Would like to see a reduction in the elevation on Garden Street. 3) Would also like to see some reduction in the overall height of the building.

Action: Boucher /Hausz, 8/0/0 (Curtis absent). Motion carried.

CONCEPT REVIEW - CONTINUED

6. 325 E CANON PERDIDO ST C-2 Zone

(5:20) Assessor’s Parcel Number: 029-301-018
 Application Number: MST2007-00329
 Owner: Ken Olsen
 Architect: Carl Schneider

(Proposed demolition of an existing 929 square foot. single-family residence and construction of a new 2,044 square foot, three-story residence and 507 square foot. basement-level two-car garage. Zoning modifications are being requested for encroachment into all four setbacks and for not providing the required 10% open yard area on this 3,515 square foot. parcel. A total of 350 cubic yards. of grading excavation will be required.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF ZONING MODIFICATIONS.)

Present: Carl Schneider, Project Architect
 Ken Olsen, Owner

Public comment opened at 5:35 P.M.

Sally Terrell, a local resident, was concerned about the height of the building viewed from the front and the back part of the house. She was concerned that she will lose the mountain view from the living room and courtyard and at the upper deck.

Kellam De Forrest, a local resident, felt that the building does not seem to fit in with the rest of the house and neighborhood. Specifically, the cobblestone around the garage and chimney seems to be out of place in a contemporary building.

Public comment closed at 5: 40 P.M.

Motion: Four week continuance with the expressed support of the Commission for modifications if additional landscaping is provided as a mitigation and revisiting of the architecture to make it more coherent and interesting, and reducing the height of the building, including the basement floor.

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

CONCEPT REVIEW - CONTINUED

7. 2419 STATE ST E-3 Zone

(6:01) Assessor's Parcel Number: 025-071-009
 Application Number: MST2007-00041
 Owner: Hyder Family Trust
 Designer: Richele Mailand

(This structure is on the City's List of Potential Historic Resources: "Houners house." Proposal to remodel interior space and replace four windows, one entry door, and outdoor lighting fixtures. Also proposed is to demolish an unpermitted exterior stucco balcony wall and install a combination wrought iron/wood railing. Project will require a Zoning Compliance Declaration due to the configuration of the legal first floor rear bedroom with no internal access.)

(Second Concept Review.)

Present: Richele Mailand, Designer

Motion: Two week continuance with the comment that the style of the railing and window design be more appropriate to the style of the house.

Action: Adams/Hausz, 7/0/0 (Curtis absent. Pujjo stepped down). Motion carried.

CONSENT CALENDAR

NEW ITEM

A. 721 LAGUNA ST R-3 Zone

Assessor's Parcel Number: 031-091-008
 Application Number: MST2007-00422
 Owner: Housing Authority of the City of Santa Barbara
 Applicant: Christine Pierron

(Proposal for alterations to the building housing the Community Room of the Presidio Springs residential development. The proposed project includes a new roof with four new skylights, replacement of existing windows and doors, and a new entry at the gable end of the building. Also proposed is the demolition of an exterior six foot tall wall, upgraded hardscaping, and an interior remodel.)

Continued two weeks.

NEW ITEM**B. 808 STATE ST C-2 Zone**

Assessor's Parcel Number: 037-052-030
Application Number: MST2007-00482
Owner: Greg Caputo
Applicant: Michael Busch
Business Name: Coach

(This is a City Landmark: "El Paseo." Proposed replacement of awning fabric for two existing store front awnings. Existing hardware to remain.)

Final approval as submitted without the Greek key pattern.

FINAL REVIEW**C. 636 STATE ST C-M Zone**

Assessor's Parcel Number: 037-132-001
Application Number: MST2007-00257
Owner: Gallina Family Trust
Architect: Kenneth Gruskin
Applicant: Derrick Prudigalidad
Business Name: Verizon Wireless

(Proposal for exterior alterations of the streetscape facade including changes to finishes, doors, and windows. Proposed new signage to be reviewed by the Sign Committee under a separate permit.)

(Final Approval of the project is requested.)

Final approval as submitted with corrected details to return to HLC Staff for approval.

REVIEW AFTER FINAL**D. 1201 ANACAPA ST C-2 Zone**

Assessor's Parcel Number: 039-183-035
Application Number: MST2006-00030
Owner: 1201 Anacapa Partners
Business Name: Coffee Cat
Architect: Peikert Group Architects
Applicant: City of Santa Barbara Housing & Redevelopment

(Proposal to relocate three HVAC condensing units from 1201 Anacapa Street to a public plaza. The units are proposed to be screened with a new concrete masonry screening wall.)

(Review After Final of proposed changes to exterior details.)

Continued two weeks with the following comments: The gate on the mechanical equipment is approved. The light fixture on the Coffee Cat building should be designed to be similar to the existing fixtures on the building; the door on the Coffee Cat building should be the height of the existing opening; provide details and materials; provide sound level attenuation calculations for the second and third floors of both the Coffee Cat and Casas Las Granadas; and, the handicapped ramp is not approvable without a landscape plan for that area.

FINAL REVIEW

E. 904 CAMINO VIEJO RD A-2 Zone

Assessor's Parcel Number: 015-060-048

Application Number: MST2007-00233

Owner: Christine Garvey

Applicant: Peter Becker

(This structure was deemed to be eligible for Structure of Merit status. Proposal to convert an existing 529 square foot detached two-car garage to a 500 square foot detached accessory building. (The garage was previously proposed to be demolished under approved application MST2007-00077.) The proposal also includes retaining an existing 917 square foot lath house which was previously proposed to be reduced to 417 square feet. A zoning modification is required to allow the detached accessory space to exceed 500 square feet. The proposal will result in a floor-to-lot-area ratio of .02.)

(Final Approval of the project is requested.)

Final approval as submitted.

**** MEETING ADJOURNED AT 5:57 P.M. ****