



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 5, 2008

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

WILLIAM LA VOIE, *Chair* – Absent
 DONALD SHARPE, *Vice-Chair* – Present
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present
 KEN CURTIS – Present until 6:25 p.m.
 STEVE HAUSZ – Present
 FERMINA MURRAY – Present
 SUSETTE NAYLOR – Present
 ALEX PUJO – Present until 1:45 p.m. and again at 2:56 p.m.

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

ROGER HORTON – Present until 4:00 p.m.

PLANNING COMMISSION LIAISON:

STELLA LARSON – Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor – Absent
 JAKE JACOBUS, Urban Historian – Present
 KATHLEEN KENNEDY, Assistant Planner – Present from 3:00 p.m. to 4:55 p.m.
 SUSAN GANTZ, Planning Technician II – Present
 GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<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 plans</u> are required <u>at the time of submittal & each time plans are revised</u> . <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. <u>Plans</u> 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. <u>Materials</u> 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.
- ** **Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.**
- ** **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to 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/hlc. 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 4:00 p.m., Monday through Thursday, and every other 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 Friday, February 29, 2008, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission 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 (1:33):

- 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 Forest, local resident, commented about the City Council decision with regard to the proposed project at 517 Chapala Street. He mentioned that applicants need to provide information at the beginning of a project's review as to the following: 1) How the proposed structure fits into the neighborhood. 2) How the proposed building impacts designated historic structures.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of February 20, 2008.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of February 20, 2008, with corrections.

Action: Adams/Curtis, 7/0/1. (Hausz abstained. La Voie absent.) Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe.

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

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

- 1. Ms. Gantz made the following announcements:

- a) The project at 1903 State Street, which was continued two weeks to today's hearing, was postponed two weeks at the applicant's request. Item number 12 on the agenda at 928 State Street was postponed indefinitely at the applicant's request.
- b) Commissioner Naylor would be stepping down from Items 1 and 2 at 2127 Castillo Street, and Item 8 at 203 Chapala Street; and Commissioners Adams and Sharpe would be stepping down from Items 5 and 6 at 210 W. Carrillo Street.

- c) Reminded the Commission that a concept review of the Arlington Court project at 1330 Chapala Street would be held at the Planning Commission on Thursday, March 6th. The item is fifth on the agenda. Commissioners Adams and Sharpe would attend that hearing to represent the Commission.
 - d) On Tuesday, March 4th, the City Council upheld an appeal of the HLC's denial of the proposed project at 517 Chapala Street. The project was given preliminary approval and the applicant was directed to return to the HLC for an In-Progress review to address several concerns raised by the City Council.
 - e) The camphor tree that was cut down in the City right-of-way in front of the Rochin Adobe at 820 Santa Barbara Street had been damaged by a storm. Its removal was authorized by Urban Forest Superintendent Tim Downey of the Parks Department.
- 2) Mr. Jacobus announced that there will be a Survey Subcommittee meeting on Wednesday, March 19th at 10:00 a.m. in the City Director's Conference Room.
 - 3) Mr. Pujo announced he would be leaving before the review of Item 1 on the agenda, but would return by the beginning of Item 5. Mr. Pujo also announced he will be absent from the next two HLC meetings: March 19 and April 2, 2008.
 - 4) Ms. Murray announced she will be absent from the March 19, 2008, meeting.
 - 5) Mr. Adams announced there will be a presentation by urban design expert Stefanos Polyzoides entitled "The Vision of Sustainable Urbanism and the Future of Santa Barbara" on Saturday, March 15th, 10:30 a.m. to 12:00 p.m. at the Victoria Hall Theater. Admission will be free. (It is being co-sponsored by The Institute of World Culture, The Sustainability Project, Santa Barbara Contractors Association, Community Environmental Council, the U.S. Green Building Council, Santa Barbara Chapter of the American Institute of Architects and the Council for Sustainable Transportation.)

E. Subcommittee Reports.

Mr. Adams reported that the revisions to the EPV plant list is progressing and it will be more user-friendly. New plants were added and the list will be categorized in a better way.

Ms. Boucher reported on a recent State of the Art Gallery meeting. The art for the State Street exhibition is being more carefully selected this year to determine what the art will look like before it is approved. The art will be reviewed by various groups in July and will be displayed in August. The use of recycled materials is encouraged.

F. Possible Ordinance Violations.

No violations reported.

HISTORIC STRUCTURES REPORT

1. 2127 CASTILLO ST R-3 Zone

(1:48) Assessor's Parcel Number: 025-221-007
 Application Number: MST2007-00555
 Owner: Karen Haskell
 Applicant: Lauri Vivatson

(This structure is on the City's List of Potential Historic Resources and is included on the State Historic Resources Inventory: "Hunt Residence." Proposal for a 312 square foot one story addition to an existing 980 square foot one story residence on a 6,000 square foot lot. There is an existing 255 square foot detached one-car garage which will remain.)

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

Present: Lauri Vivatson, Applicant
 Pam Post and Tim Hazeltine, Post/Hazeltine Associates
 Karen Haskell, Owner

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, referred to Figure 11-A and stated that a report was requested for this small bungalow house because it used to have a significant porch which was removed. As part of the project, the applicant is proposing to reconstruct the porch. Staff has read the report and agreed with its conclusions and recommendations.

Motion: To accept the report as submitted.

Action: Hausz/Adams, 6/0/0. (Naylor stepped down. La Voie/Pujo absent.) Motion carried.

CONCEPT REVIEW – NEW: PUBLIC HEARING

2. 2127 CASTILLO ST R-3 Zone

(1:54) Assessor's Parcel Number: 025-221-007
 Application Number: MST2007-00555
 Owner: Karen Haskell
 Applicant: Lauri Vivatson

(This structure is on the City's List of Potential Historic Resources and is included on the State Historic Resources Inventory: "Hunt Residence." Proposal for a 312 square foot one story addition to an existing 980 square foot one story residence on a 6,000 square foot lot. There is an existing 255 square foot detached one-car garage which will remain.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Present: Karen Haskell, Owner
 Lauri Vivatson, Applicant

Public comment opened at 1:58 p.m.

Kellam De Forest, local resident, inquired as to how, in conformance with the Secretary of the Interior standards, the addition of the porch would be differentiated from the main house.

Ms. Gantz acknowledged receipt of a letter from Paula Westbury in opposition to the project.

Public comment closed at 1:59 p.m.

- Motion:** **Preliminary approval and continued four weeks with the following comments:**
1) The porch columns shall match the original drawings and photographs. **2)** The fascia shall be removed from the eaves of the house per the original photographs. **3)** Correct the drafting errors on the plans.
- Action:** Adams/Hausz, 6/0/0. (Naylor stepped down. La Voie/Pujo absent.) Motion carried.

HISTORIC STRUCTURES REPORT

3. 316 CASTILLO ST C-2 Zone

(2:09) Assessor's Parcel Number: 037-232-015
 Application Number: MST2008-00038
 Owner: Santa Barbara Genealogical Society
 Architect: Gary Jensen

(Proposal to construct a 2,709 square foot one-story library addition, new patio cover at the interior courtyard, and make interior alterations. Also proposed is a new screen wall to be constructed around an existing electrical panel next to the driveway. The project will result in 6,995 square feet of development on this 20,040 square foot parcel.)

(Review of Historic Structures/Sites Report prepared by Ronald L. Nye, Ph.D.)

Present: Gary Jensen, Architect
 Ron Nye, Historical Consultant
 Cheryl Jensen, Landscape Architect

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that Staff reviewed the report and agreed with its conclusions and recommendations. In response to a question from the Commission, Mr. Jacobus stated that the landscaping is usually only addressed in a Historic Structures Report when there is a formal intent or when there is evidence that a significant architect or landscape architect was involved.

Public comment opened at 2:19 p.m.

Kellam De Forest, local resident, commented that there should be more information in the report about the landscaping as to what portions of the original garden remain and if there are any other significant trees, besides redwood trees, or plant material that should be addressed.

Ms. Gantz acknowledged receipt of a letter from Paula Westbury in opposition to the project.

Public comment closed at 2:21 p.m.

- Motion:** **To accept the report with the following comments:** **1)** Include the landscape in the topography to show that it is an essential part of the site. **2)** On page 12, include the relevant Secretary of the Interior Standards that address the addition to the building, differentiating between the new and the old. **3)** The revisions to the report shall be reviewed by Staff.
- Action:** Boucher/Curtis, 7/0/0. (La Voie/Pujo absent.) Motion carried.

CONCEPT REVIEW – NEW: PUBLIC HEARING

4. 316 CASTILLO ST

C-2 Zone

(2:36)

Assessor's Parcel Number: 037-232-015

Application Number: MST2008-00038

Owner: Santa Barbara Genealogical Society

Architect: Gary Jensen

(Proposal to construct a 2,709 square foot one-story library addition, new patio cover at the interior courtyard, and make interior alterations. Also proposed is a new screen wall to be constructed around an existing electrical panel next to the driveway. The project will result in 6,995 square feet of development on this 20,040 square foot parcel.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Present: Gary Jensen, Architect
Ron Nye, Historical Consultant
Cheryl Jensen, Landscape Architect

Public comment opened at 2:45 p.m. and, as no one wished to speak, it was closed.

Ms. Gantz acknowledged receipt of a letter from Paula Westbury in opposition to the project.

Straw vote: How many Commissioners would like to initiate the process to designate the building as a Structure of Merit? 3/4. (Boucher/Curtis/Murray/Sharpe opposed. Pujo abstained.)

Motion: **Continued four weeks with the following comments:** 1) The south gable end needs to be broken up. It is out of scale with the rest of the project. 2) Pay attention to the arbor and other wood details so that they tie in as close as possible to the existing rafter tails, trellis, and other woodwork area. 3) The landscaping should soften the building as much as possible. 4) If possible, open up the entry in lieu of going past the storage structures. 5) Try to find Robert Ingle Hoyt's original drawings for clues to help define the character of the addition so that it will be more compatible with the existing. 6) Any improvements should be on a pedestrian scale. 7) Provide information on the proposed exterior wall material. 8) The addition should be as seamless as possible to the existing. Explore materials that would be appropriate for that goal.

Action: Boucher/Adams, 8/0/0. (La Voie absent.) Motion carried.

HISTORIC STRUCTURES REPORT

5. 210 W CARRILLO ST

C-2 Zone

(3:07) Assessor's Parcel Number: 039-271-025
Application Number: MST2007-00554
Owner: Old Town Mall
Owner: Steve Delson
Architect: Conceptual Motion

(This is a revised project. Proposal for demolition of the existing Radio Square shopping center which consists of 18,547 square feet of commercial square footage and the construction of a new three-story mixed-use development. The proposed project will be comprised of 12,851 square feet (net) of commercial space, 45,422 square feet (net) of residential space and two levels of underground parking with 122 parking spaces. There will be a total of 31 residential condominium units (27 market rate and 4 affordable). A modification to allow the 4 bonus density affordable units is requested. The project site is a 1.17 acre lot located in El Pueblo Viejo Landmark District. The previous proposal under MST2005-00772 has been withdrawn.)

(Review of focused Historic Structures/Sites Letter Report prepared by Alexandra C. Cole, Preservation Planning Associates. The report identifies potential historic resources adjacent to the site and potential impacts of the proposed project on those resources.)

Present: Alexandra Cole, Historical Consultant

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the conclusion of the preparer of the report is that the proposed project would not have a negative impact on the neighborhood.

Public comment opened at 3:08 p.m.

Kellam De Forest, local resident, requested information to be included in the report as to the buildings across the street from the proposed project.

Ms. Gantz acknowledged receipt of a letter from Paula Westbury with comments about the report and in opposition to the project.

Public comment closed at 3:10 p.m.

Motion: To accept the report with the comment that not all Commissioners agree with the findings as to the size, bulk, and scale of the project relative to the adjacent buildings and neighborhood.

Action: Hausz/Murray, 5/1/0. (Naylor opposed. Adams/Sharpe stepped down. La Voie absent.)
Motion carried.

CONCEPT REVIEW - CONTINUED

6. 210 W CARRILLO ST

C-2 Zone

(3:22) Assessor's Parcel Number: 039-271-025
Application Number: MST2007-00554
Owner: Old Town Mall
Owner: Steve Delson
Architect: Conceptual Motion

(This is a revised project. Proposal for demolition of the existing Radio Square shopping center which consists of 18,547 square feet of commercial square footage and the construction of a new three-story mixed-use development. The proposed project will be comprised of 12,851 square feet (net) of commercial space, 45,422 square feet (net) of residential space and two levels of underground parking with 122 parking spaces. There will be a total of 31 residential condominium units (27 market rate and 4 affordable). A modification to allow the 4 bonus density affordable units is requested. The project site is a 1.17 acre lot located in El Pueblo Viejo Landmark District. The previous proposal under MST2005-00772 has been withdrawn.)

(Third Concept Review.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP AND A MODIFICATION TO ALLOW BONUS DENSITY UNITS.)

Present: Steve Yates and Gerhard Mayer, Conceptual Motion
Katie O'Reilly-Rogers, Landscape Architect
Kathleen Kennedy, City Assistant Planner

Public comment opened at 4:05 p.m.

Lincoln Gray, owner of adjacent property, commented that the new design is acceptable and would ultimately improve the neighborhood, but an increase in the height of any of the proposed buildings would not be appropriate.

Kellam De Forest, local resident, commented that the Planning Commission's input would have been helpful during the Historic Landmarks Commission's review. He commended the applicant for resisting the desire to have more affordable units, avoiding the need to increase the height of the buildings to the center of the site. Mr. De Forest questioned what would be, from an esthetic point of view, the purpose of the building shown on the plans going into the lower plaza.

Public comment closed at 4:13 p.m.

Motion: **Continued two weeks with the following comments:** 1) The applicant's presentation and the response to previous comments made by the Commission is appreciated, although the changes are not significant as were seen in a previous presentation. 2) The Commission is not ready to make neighborhood compatibility findings until a physical or computer model is provided showing the project and its relationship to the neighborhood. 3) The Commission does not find a fourth story acceptable, although the applicant is not proposing a fourth story at this time. 4) The perimeter landscape proposed is found to be generally acceptable, but the Commission would like to see additional plantings in the courtyards and *paseos*. 5) A simplification of the architecture and a consistency within each separate building would be preferred. 6) The open plaza at the corner is supportable. 7) There is concern that the interior courtyards are too small relative to the heights of the buildings.

Action: Hausz/Boucher, 6/0/0. (Adams/Sharpe stepped down. La Voie absent.) Motion carried.

**** THE COMMISSION TOOK A BREAK FROM 4:53 P.M. TO 5:01 P.M. ****

CONCEPT REVIEW - CONTINUED

7. 129 E ANAPAMU ST C-2 Zone

(5:01) Assessor's Parcel Number: 029-121-013
 Application Number: MST2008-00039
 Owner: Bella Anapamu Properties, LLC
 Applicant: Mike Calderón
 Contractor: Channel Coast Corporation
 Business Name: Elements Restaurant

(Proposal to remove deteriorating post, beam, and trellis on the front porch and replace with new post and beam and vinyl lattice cover with retractable canvas awning over the exterior patio. The proposal also includes the installation of five exterior hanging gas heaters and new light fixtures.)

(Referred to Full Board from Consent for Second Concept Review.)

Present: Jesse Walz, Channel Coast Corporation

Public comment opened at 5:09 p.m.

Kellam De Forest, local resident, stated that this structure is across the street from a National Landmark: the Santa Barbara County Court House. He suggested more historical information be provided about this building. Mr. De Forest commented that it needs to break into the ambience of the streetscape.

Public comment closed at 5:10 p.m.

Motion: **Continued indefinitely to allow applicant to redesign the proposal.**

Action: Boucher/Adams, 8/0/0. (La Voie absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

8. 203 CHAPALA ST

R-4/SD-3 Zone

(5:27)

Assessor's Parcel Number: 033-041-001
Application Number: MST2007-00634
Owner: Sanders Family 2006 Revocable Trust
Owner: Richard Sanders
Architect: Cearnal Andrulaitis, LLP

(This structure is on the City's List of Potential Historic Resources. Proposal to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a new three story, 11,884 square foot addition for a total project area of 13,186 square feet. The existing commercial use would be changed to eight residential condominium units consisting of four 3-bedroom units, two 2-bedroom units, and two 1-bedroom units. The maximum building height would be 37'-0". Parking on this 20,553 square foot parcel would be provided in eight private garages, two carports, and two uncovered parking spaces, with two guest parking spaces also being provided. Planning Commission approval will be required for a tentative subdivision map, a Coastal Development Permit, and approval of a condominium development.)

(Third Concept Review.)**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)**

Present: Brian Cearnal, Architect
Richard Sanders, Owner

Public comment opened at 5:30 p.m.

Kellam De Forest, local resident, suggested that, since the "7-Up" tower design is much more modern than the Spanish Revival style, the design of the three story element should play off of the tower.

Public comment closed at 5:31 p.m.

Motion: **Continued indefinitely with the following positive comments to the Planning Commission:** 1) The scale and feel of the project, sensitive to the scale of the neighborhood, is appreciated. 2) The sensitivity to the iconic "7-Up" tower and the reconstruction of the tower is much appreciated. 3) The Commission values the preservation of important trees on the site and the integration of the architecture with the existing specimen trees. 4) The Commission appreciates that the patio walls have been pulled away from the sidewalk.

Action: Hausz/Adams, 7/0/0. (Naylor stepped down. La Voie absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

9. 16 E CARRILLO ST C-2 Zone

(5:39) Assessor's Parcel Number: 039-322-044
 Application Number: MST2008-00055
 Owner: Masonic Properties Santa Barbara, Inc.
 Applicant: Gil García
 Business Name: Santa Barbara Bank & Trust

(This structure is on the City's List of Potential Historic Resources: "Masonic Temple." Proposal to relocate an existing ATM, replace a storefront window, add new plant pots and light fixtures, and paint a colored band on the exterior of the office of Santa Barbara Bank & Trust.)

(Second Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Present: Gil García, Architect

Straw vote: How many Commissioners feel that arched openings are more appropriate than rectangular openings? 7/1. (Pujo opposed.)

Motion: Continued two weeks with the comment that the majority of the Commissioners feel arched openings are more appropriate.

Action: Boucher/Naylor, 8/0/0. (La Voie absent.) Motion carried.

CONCEPT REVIEW - NEW

10. 834 STATE ST C-2 Zone

(6:04) Assessor's Parcel Number: 037-052-021
 Application Number: MST2008-00071
 Owner: First States Investors 5000a, LLC
 Applicant: Yvonne Michals
 Designer: Bruce Marshall
 Business Name: Bank of America

(Proposal to replace five automatic teller machines. New signage is to be reviewed by the Sign Committee under a separate application.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Present: Yvonne Michals, Applicant

Public comment opened at 6:15 p.m.

Kellam De Forest, local resident, commented that the proposed tile is a wonderful idea. He would like the applicant to look at the tile plaques that are in the El Paseo area as a design idea. Mr. De Forest is opposed to red ATM machines anywhere in the City.

Public comment closed at 6:17 p.m.

- Motion:** **Continued four weeks with the following comments:** 1) The Commission does not find the proposed red ATMs acceptable. 2) Relocate the night depository box to replace one of the ATM machines on State Street. 3) The light fixture above the night depository should be removed and the opening replastered. 4) It was suggested to use a tile surround around both pieces of equipment on State Street to fill the gap. 5) A tile or stone shelf would be supportable. 6) With regard to the ATM at the parking lot side, Staff and applicant are to determine the permit status of the existing equipment.
- Action:** Boucher/Hausz, 8/0/0. (La Voie absent.) Motion carried.

CONCEPT REVIEW - NEW

11. 634 SANTA BARBARA ST C-M Zone
(6:29) Assessor's Parcel Number: 031-152-001
 Application Number: MST2008-00095
 Owner: Milton Schmerzler Trust
 Designer: J. Grant Design Studio
 Contractor: Sky Line Construction

(Proposal to demolish an existing 195 square foot exterior canopy and replace with a new 315 square foot canopy, repave disturbed area, and install new 180 square planter area on Santa Barbara Street. Abatement of approximately four cubic yards of contaminated soil to be completed under a separate application in accordance with County of Santa Barbara Hazardous Materials Unit guidelines.)

(PROJECT REQUIRES ENVIRONMENTAL REVIEW.)

Present: Skye McGinnes, Designer

- Motion:** **Continued two weeks with the following comments:** 1) The Commission cannot support the project as proposed. 2) The applicant has the option to rebuild the structure as it exists now as a repair. 3) The Commission would welcome introduction of landscaping in front of the property by a licensed landscape architect.
- Action:** Hausz/Boucher, 7/0/0. (Curtis/La Voie absent.) Motion carried.

FINAL REVIEW

12. 928 STATE ST C-2 Zone
 Assessor's Parcel Number: 039-322-032
 Application Number: MST2007-00615
 Owner: Llewellyn Goodfield Jr., Trustee
 Applicant: Cearnal Andrulaitis

(This structure is on the City's List of Potential Historic Resources: "Rogers Furniture Building." Proposal to remove an existing 4,375 square foot interior mezzanine, stairwell, and elevator and to construct a new 285 square foot stairwell and elevator tower and other work including two new windows and new 186 square foot stairwell. A new breezeway with trellis will be constructed on the roof to connect the elevator and stairs to the existing second story.)

(Final approval of the project is requested.)

This item was postponed indefinitely at applicant's request.

CONSENT CALENDAR**NEW ITEM**

A. 138 E CANON PERDIDO ST C-2 Zone

Assessor's Parcel Number: 031-011-004
Application Number: MST2008-00063
Owner: Pueblo Viejo Properties, Ltd.
Applicant: Joseph Swain
Contractor: Bob's Canvas Shop
Business Name: Pizza Perdido

(Proposal to install a new forest green colored awning at the front elevation.)

Final approval with the condition that the valance shall match the length of that at the Sojourner Café, have a flat edge, and be a Sunbrella terracotta color.

FINAL REVIEW

B. 2300 GARDEN ST E-1 Zone

Assessor's Parcel Number: 025-140-018
Application Number: MST2008-00036
Owner: SRS Garden Street, LLC
Applicant: Mary Rose & Associates
Architect: Jorge Machin, M2

(This is a revised Project Description. The former St. Anthony's Seminary is on the City's List of Potential Historic Resources. Proposal to install 10 temporary portable classroom units and two temporary portable restroom units to be used during previously-approved structural upgrades to existing campus buildings. Nine of the units are 24'x40', one of the units is 36'x60', one of the units is 24'x60', and the two bathroom units are 12'x40' for an overall total of 11,520 net square feet. The portable units will be located in the existing play court area and their estimated date of removal is proposed to be September of 2011. The project will also include installation of utilities to accommodate the portable classrooms and temporary relocation of the existing play court area.)

(Final approval of the project is requested.)

Final approval with comments as noted on Sheet CS.

FINAL REVIEW

C. 199 W MONTECITO ST C-2/SD-3 Zone

Assessor's Parcel Number: 033-010-013
 Application Number: MST2008-00008
 Owner: Redevelopment Agency of the City of Santa Barbara
 Applicant: Althouse and Mead, Inc.
 Agent: Michael Berman, City Environmental Analyst
 Engineer: HDR Engineering

(Proposal to replace the bridge deck and railing of the Union Pacific railroad bridge over Mission Creek just south of the west end of the Moreton Bay Fig Tree Park. This project will require Planning Commission approval of a Coastal Development Permit.)

(Final approval of the project is requested.)

(PROJECT MUST COMPLY WITH PLANNING COMMISSION RESOLUTION NO. 007-08.)

Final approval as submitted.

REVIEW AFTER FINAL

D. 636 STATE ST C-M Zone

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

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

(Review of changes to glazed brick replacement and building finish.)

Final approval of Review After Final with the following conditions: 1) Plaster shall be a smooth, steel troweled plaster. 2) The equipment screen shall have a 6 inch tall, 3 inch deep profile matching the existing building parapet.

FINAL REVIEW

E. 1230 STATE ST C-2 Zone

Assessor's Parcel Number: 039-183-027
 Application Number: MST2008-00049
 Owner: Ray Mahboob
 Architect: Henry Lenny

(Proposal to replace storefront doors and windows in same size openings and materials.)

(Final approval of the project is requested.)

Final approval and the storefront shop drawings shall return to the Consent calendar in two weeks.

NEW ITEM

F. 600 N MILPAS ST C-2 Zone

Assessor's Parcel Number: 031-183-022
Application Number: MST2008-00082
Owner: Sara Luna
Tenant: Carlos Luna
Business Name: Los Agaves

(This structure is on the City's List of Potential Historic Resources as being eligible for Structure of Merit status. Proposal to repaint exterior of building.)

Final approval with the condition that the body color shall be Frazee "Polished" # 705 and the trim shall be Frazee "Schooner" # 5034D.

NEW ITEM

G. 630 STATE ST C-M Zone

Assessor's Parcel Number: 037-132-027
Application Number: MST2008-00086
Owner: Jodell A. Williams, Trustee
Applicant: Sherry & Associates
Business Name: Zelo Restaurant and Bar

(Proposal to expand an enclosed patio including new plaster walls with wrought iron to match existing and new landscaping. This project may require an encroachment permit for new tile in the public right-of-way.)

Final approval as submitted.

REVIEW AFTER FINAL

H. 962 ISLETA AVE E-1 Zone

Assessor's Parcel Number: 035-242-012
Application Number: MST2005-00103
Owner: Sydney Gabriel

(Residential addition and new garage.)

(Review After Final of change to garage door design and exterior stairs.)

Final approval of Review After Final as noted on Sheet A-2.

**** MEETING ADJOURNED AT 6:52 P.M. ****