



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, October 15, 2008**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**  
**COMMISSION MEMBERS:**

- SUSETTE NAYLOR, *Chair* – Present
- DONALD SHARPE, *Vice-Chair* – Present at 1:45 p.m.
- ROBERT ADAMS – Present
- LOUISE BOUCHER – Present
- KEN CURTIS – Present until 4:02 p.m.
- MICHAEL DRURY – Present
- STEVE HAUSZ – Present
- FERMINA MURRAY – Present
- ALEX PUJO – Present

**ADVISORY MEMBER:**                      DR. MICHAEL GLASSOW – Absent  
**CITY COUNCIL LIAISON:**                ROGER HORTON – Absent  
**PLANNING COMMISSION LIAISON:**    STELLA LARSON – Absent

**STAFF:**                      JAIME LIMÓN, Design Review Supervisor – Absent  
                                     JAKE JACOBUS, Urban Historian – Present  
                                     SUSAN GANTZ, Planning Technician – Present  
                                     GABRIELA FELICIANO, Commission Secretary – Present

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; Submittal Fee</u> - (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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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 received a mailed notice and were subject to a public hearing.
- \*\* The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- \*\* The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would 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 were brought to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- \*\* Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- \*\* 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 gain access to, comment at, or participate in these meetings, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- \*\* **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](http://www.SantaBarbaraCa.gov/hlc). **Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** 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. Please check our website under City Calendar to verify closure dates.

**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. On Friday, October 10, 2008, 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](http://www.SantaBarbaraCa.gov/hlc).
- B. This regular meeting of the Historic Landmarks Commission was be broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to [www.santabarbaraca.gov/Government/Video](http://www.santabarbaraca.gov/Government/Video) and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting is viewable on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking Online Meetings.

**GENERAL BUSINESS(1:33):**

- A. Public Comment:

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of October 1, 2008.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of October 1, 2008, with corrections.**

Action: Hausz/Pujo, 6/0/0. (Curtis/Murray/Sharpe abstained.) Motion carried.

- C. Consent Calendar.

**Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Items H and I, which were reviewed by Robert Adams.**

Action: Boucher/Adams 9/0/0. Motion carried.

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

1. Ms. Gantz made the following announcements:

- a. Chair Naylor would be stepping down from Item 3, 203 Chapala Street.
- b. Two items on the Consent agenda were referred to the Full Board: Items B and H, 791 Chapala Street and 500 Niños Drive, respectively.
- c. Item 6, 710 Anacapa Street, has been postponed two weeks to the October 29<sup>th</sup> meeting at the applicant's request.
- d. There will be an El Pueblo Viejo Design Guidelines Subcommittee meeting at 10 a.m. on Wednesday, October 29, in the Fishbowl Conference Room at 620 Garden Street.

2. Commissioner Drury announced he will not be attending the October 29<sup>th</sup> meeting.

3. Commissioner Adams announced that he and Commissioner Pujo participated in the preparation of a photography show that displays the City's historic architecture. The exhibit will continue through the end of the month at the Architectural Foundation located at 229 E. Victoria Street.

## E. Subcommittee Reports.

No subcommittee reports.

## F. Possible Ordinance Violations.

No violations reported.

**ARCHAEOLOGY REPORT**

## 1. 2140 MISSION RIDGE RD

A-1 Zone

**(1:49)**

Assessor's Parcel Number: 019-071-003

Application Number: MST2008-00318

Owner: Disraeli Living Trust

Architect: Pete Ehlen

(Proposal for 1,179 square feet of additions to an existing two-story 1,904 square foot single-family residence. The additions consist of 1,102 square feet at the first floor including a small storage building, and 77 square feet at the second floor. The proposal includes 171 cubic yards of grading. The proposed total of 3,908 square feet on the 15,866 square foot lot in the Mission Area Special Design District is 89% of the maximum guideline FAR.)

**(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)**

Present: Pete Ehlen, Architect

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, and no mitigation measures are required.

Public comment opened at 1:49 p.m.

Patricia Aoyama, adjacent neighbor, expressed concern about the close proximity of the proposed addition to the historic sandstone walls. She requested assurance that the proposed development and construction activity will not damage the walls or the foundations and will not jeopardize their structural integrity.

Architect Pete Ehlen assured the HLC that the proposed project will not impact the historic walls because the project site is not near the walls.

Public comment closed at 1:55 p.m.

**Motion: To accept the report as submitted.**

Action: Hausz/Pujo, 9/0/0. Motion carried.

Commission comment: If the adjacent historic sandstone walls are to be impacted by the proposed project, the Historic Landmarks Commission should be alerted.

**ARCHAEOLOGY REPORT**

2. 329 W CANON PERDIDO ST R-4 Zone

**(1:57)** Assessor's Parcel Number: 037-032-001  
 Application Number: MST2008-00140  
 Owner: Church of the Open Bible  
 Designer: Joaquín Ornelas

(Proposal to abate violations in ENF2008-00165 to include the removal of deteriorated wood stairs and landing and replace with concrete; and to permit an as-built garden wall and new retaining wall along the south side of the parcel.)

**(Review of Phase I Archaeological Resources Report prepared by George Toren and John F. Romani, Compass Rose Archaeological, Inc.)**

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that the proposed project will not have a negative impact on any known cultural resources and no further archaeological work is recommended at this location. City Environmental Analyst Michael Berman also reviewed the report and agreed with Dr. Glassow's conclusion but requested that the standard condition regarding the discovery of unanticipated archaeological resources be placed on the project because the report does not reference the standard MEA mitigation for such unanticipated resources.

**Motion:** To accept the report as submitted.  
**Action:** Hausz/Adams, 9/0/0. Motion carried.

**ARCHAEOLOGY REPORT**

3. 203 CHAPALA ST R-4/SD-3 Zone

**(1:58)** 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.)

**(Review of Phase I Archaeological Resources Report prepared by David Stone of Dudek.)**

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, and no mitigation measures are required.

**Motion:** **Continued two weeks for the following additional information to be included in the report:** 1) References to other recent studies and reports that have addressed the proposed subject site, such as the Historic Structure/Site Report that was recently accepted by the Commission. 2) The proximity of the project to other important sites.

Action: Boucher/Hausz, 8/0/0. (Naylor stepped down.) Motion carried.

### **PRELIMINARY REVIEW**

4. 0-300 W CABRILLO BLVD HC/P-R/SD-3 Zone

**(2:09)** Assessor's Parcel Number: 033-120-018  
 Application Number: MST2006-00122  
 Owner: City of Santa Barbara  
 Applicant: Jeannette Candau  
 Architect: The Conceptual Motion Company

(Proposed enhancements to pedestrian linkage between Stearns Wharf and the Harbor including pedestrian crossings across Cabrillo Boulevard to the beachfront, new benches, lighting, trash/recycle cans, news racks, repairs to existing sidewalks, landscaping, improvements at Sea Landing, and viewing stations on West Beach. The project will require coastal review.)

**(Preliminary approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 016-08.)**

Present: Jeannette Candau, City Redevelopment Specialist  
 Steve Yates and Ed de Vicente, Architects  
 Sam Maphis, Landscape Architect

Public comment opened at 2:37 p.m. and closed at 2:40 p.m.; and reopened at 3:31 p.m.

Skip Abed, Harbor Merchants Association, expressed support for the project.

Tony Romasanta, local resident, expressed support for the project.

Dario Pini, local resident, commented that the loss of view and graffiti are a problem and suggested a sea wall designed in a manner to allow one to be able to see the ocean, such as the one in front of the Biltmore Hotel.

Public comment reclosed at 2:31 p.m.

**Motion:** **Continued two weeks with the following comments:** 1) The Commission appreciates the applicant's response to previous comments. 2) **The new sea wall:** a) The height of the new sea wall is of concern because of the traditional and much valued view to the ocean. b) How the transition and construction of the new sea wall to the existing is done and what it will look like is of concern. It would be preferred that the proposed *faux* sandstone not be used. c) Natural cement plaster is preferred to a painted white finish. 3) Provide a Flag Program. 4) Restudy light fixtures that adhere to El Pueblo Viejo Landmark District Guidelines. 5) **The following functional concepts should be restudied:** a) The pedestrian traffic and construction material for the islands. b) Additional bicycle parking. c) Incorporating trash receptacles into the design. 6) **Landscaping:** a) Study the incorporation of Phoenix canariensis and Monterey cypress. b) Possibly include drought tolerant plantings to be integrated with the lawn at Los Baños. c) Consider more landscaping on the non-beach side of Cabrillo Blvd.

Action: Boucher/Adams, 9/0/0. Motion carried.

Commission comment: Commissioner Drury volunteered to take part in the public art selection process.

### CONCEPT REVIEW - NEW

5. 104 LOS AGUAJES AVE R-4/SD-3 Zone

**(3:32)** Assessor's Parcel Number: 033-041-002  
 Application Number: MST2008-00468  
 Owner: Dario Pini  
 Designer: Catherine Dunbar

(Proposal for exterior alterations to a 17-unit apartment complex. As-built work includes changes to material and location of individual unit privacy fences. The applicant proposes changes to exterior light fixtures and a window and door change. Also to be reviewed is trash storage area location, exterior colors and landscaping. This application will abate enforcement case ENF2008-01060.)

**(Comments only; project requires Environmental Assessment.)**

Present: Dario Pini, Owner  
 Catherine Dunbar, Designer  
 Heather Baker, City Project Planner

Public comment opened at 3:35 p.m. and, as no one wished to speak, public comment was closed.

**Motion:** **Continued two weeks to the Consent Calendar with the following comments:** 1) Applicant should indicate where the windows will be changed and provide details on the materials. 2) Vinyl will not be acceptable and the applicant is to study an alternative. 3) The lights are not acceptable as presented. What is proposed should adhere to El Pueblo Viejo Landmark District and City guidelines. 4) The most visible areas of the landscape should be improved.

Action: Pujo/Hausz, 9/0/0. Motion carried.

**PRELIMINARY REVIEW**

## 6. 710 ANACAPA ST

C-2 Zone

Assessor's Parcel Number: 031-081-013  
 Application Number: MST2008-00362  
 Owner: Adame Trust  
 Architect: Peikert Group Architects  
 Agent: Shelley Bookspan

(Previous project on this site has been withdrawn and this is a revised project. This structure is on the City's List of Potential Historic Resources: "Myers Cottage." Proposal to demolish 985 square feet of the non-historic portion of an existing mixed-use building (currently 162.5 square feet of commercial space and 1,399 square feet of residential duplex space) resulting in a 418 square foot commercial space and 337 square foot commercial basement storage area. Also proposed is to construct a new, three-story, 3,035 square foot mixed-use building with 448 square feet of commercial space and a 1,941 square foot, three-bedroom residential unit. This will result in an increase of 1,040 square feet for commercial use, which will require Development Plan Approval findings. Two residential parking spaces and one commercial parking space will be provided in a ground level garage, as well as one uncovered handicapped accessible parking space. The project will include permeable paving, landscaping, irrigation, and drainage improvements of the site. There will be 514 cubic yards of grading, of which 86 cubic yards will be exported off site.)

**(Preliminary Approval of the project is requested. Project requires Development Plan Approval findings.)**

**Postponed two weeks to October 29, 2008.**

**FINAL REVIEW – Referred from Consent****(4:00)** 500 NIÑOS DR

P-R/SD-3 Zone

Assessor's Parcel Number: 017-382-002  
 Application Number: MST2008-00436  
 Owner: City of Santa Barbara  
 Applicant: Tynan Group  
 Applicant: Brennan De Raad  
 Architect: Blackbird Architects  
 Business Name: Santa Barbara Zoological Gardens

(This site is on the City's List of Potential Historic Resources: "Site of Child's Estate and Chumash village archaeological site." Proposal for two off-exhibit small animal holding enclosures totaling 1,912 square feet to serve as a replacement for enclosures totaling 1,814 square feet to be demolished for the Discovery Pavillion project. These new open air enclosures will be roofed but unconditioned, and will have partial walls topped with chain link fencing. Coastal Review is required for this project located in the appealable jurisdiction of the Coastal Zone.)

**(Final Approval of the project is requested.)**



Present: Adam Sharkey, Architect  
 Tyler Salmon, Tynan Group  
 Allen Varsik, Director of Animal Programs

**Motion:** Continued two weeks to the Consent Calendar with the following comments:  
 1) Provide industrial landscaping. 2) The applicant has the option to modify the design of the building to accommodate a small tree.

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

**CONTINUED ITEM – Referred from Consent**

791 CHAPALA ST

C-2 Zone

**(4:17)** Assessor's Parcel Number: 037-082-006  
 Application Number: MST2008-00425  
 Owner: Ray Mahboob  
 Architect: Michael Holliday  
 Business Name: Silvergreens

(Proposal for a new exterior wall vent and new outdoor dining furniture including tables, chairs, umbrellas, and wall mounted heaters. Also proposed are new wrought iron guardrails and planters to enclose the existing patio dining area.)

**(Second Concept Review.)**

Present: Michael Holliday, Architect  
 Brian Rocha, Manager

**Motion:** Continued two weeks to the Consent Calendar with the following comments: 1) The consensus of the Commission is that there should be more of an open feeling to the enclosure being proposed. 2) It was suggested that, if planters are to be used, they should not follow the slope of the sidewalk.

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

**CONSENT CALENDAR**

**NEW ITEM**

A. 120 E DE LA GUERRA ST

C-2 Zone

Assessor's Parcel Number: 031-081-004  
 Application Number: MST2008-00430  
 Owner: HCAC West, LLC  
 Architect: Edwards & Pitman Architects  
 Business Name: Edwards-Pitman

(Proposal for exterior changes to existing commercial building including color change, new light fixtures and one exterior decorative grille.)

**Final Approval as noted on Sheet A1.00, except that the light fixtures shall be reviewed as a Review After Final item on the Consent Calendar.**

**CONTINUED ITEM**

B. 791 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 037-082-006  
Application Number: MST2008-00425  
Owner: Ray Mahboob  
Architect: Michael Holliday  
Business Name: Silvergreens

(Proposal for a new exterior wall vent and new outdoor dining furniture including tables, chairs, umbrellas, and wall mounted heaters. Also proposed are new wrought iron guardrails and planters to enclose the existing patio dining area.)

**(Second Concept Review.)**

**Referred to the Full Board.**

**FINAL REVIEW**

C. 201 E FIGUEROA ST C-2 Zone

Assessor's Parcel Number: 029-162-028  
Application Number: MST2008-00424  
Owner: Wells Family Trust  
Architect: Michael Holliday

(Proposal to remove an existing wood entry trellis and existing wood window grilles and install new wood shutters with wrought iron details. Also proposed is to plaster the existing adobe landscape planters and walls and repaint the exterior of this 3,500 square foot, one-story commercial building.)

**(Final Approval of the project is requested.)**

**Final Approval as noted on Sheet A-8.**

**CONTINUED ITEM**

D. 1117 STATE ST C-2 Zone

Assessor's Parcel Number: 039-231-030  
Application Number: MST2008-00414  
Owner: 1129 State Street  
Architect: Lenvik and Minor  
Contractor: Frank Schnipper  
Applicant: Klaus Graf  
Business Name: Antica

(Proposal to remove an existing 165 square foot trash enclosure and construct a new 420 square foot trash enclosure at the rear of a commercial building. Also proposed is to permit as-built exterior paint change to abate ENF2007-01238.)

**(Second Concept Review.)**

**Final Approval with the condition that the body color shall be CW033W "Floral white" and the trim shall be 8224M "Balsam Bark."**

**FINAL REVIEW**

E. 1123 STATE ST C-2 Zone

Assessor's Parcel Number: 039-231-037  
Application Number: MST2008-00427  
Owner: 1129 State Street  
Applicant: D.A. Levy & Associates  
Architect: RCE Construction & Engineering  
Contractor: Burdg, Dunham & Associates  
Business Name: Anthropologie

(This structure is on the City's list of potential historic resources and is on the California Inventory of Historic Resources: "San Marcos Court Building." Proposal for front and rear entry door changes in a retail store. At the front elevation, the project will entail relocating a pair of entry doors and enclosing the recessed area with windows to match existing. There will be an increase of 52.5 square feet of Measure "E" commercial square footage. Proposed signage to be reviewed under a separate application by the Sign Committee.)

**(Final Approval of the project is requested.)**

**Continued two weeks to October 29, 2008.**

**CONTINUED ITEM**

F. 24 E CARRILLO ST C-2 Zone

Assessor's Parcel Number: 039-322-034  
Application Number: MST2008-00458  
Owner: Santa Barbara Bank & Trust  
Applicant: Gil García  
Business Name: Santa Barbara Bank & Trust

(Proposal for new awnings at the street frontage of a two-story commercial building.)

**(Second Concept Review. Previously reviewed under application MST2008-00055 at 16 E. Carrillo Street.)**

**Final Approval as noted on Sheet A5.10 of Option Two with the condition that the awnings shall be Sunbrella "spruce."**

**FINAL REVIEW**

G. 1528 STATE ST C-2 Zone

Assessor's Parcel Number: 027-232-012  
Application Number: MST2008-00282  
Owner: Camilla Chandler Frost Trust  
Agent: Sharon Spear  
Architect: Steve Morando  
Designer: Mark Morando  
Business Name: Divine Inspiration Gallery of Fine Art

(Proposal to permit the following as-built alterations on a 1,225 square foot commercial building: new exterior paint colors, new wrought iron railings and driveway gate, new paving material on the front porch, new landscaping, new rear entry door, new 128 square foot detached storage shed, new entry door hardware, and new light fixtures. Also proposed but not yet installed are six new window awnings in tan Sunbrella fabric. Awning signage to be reviewed by the Sign Committee under a separate application.)

**(Final Approval of the project is requested.)**

**Final Approval as submitted.**

**FINAL REVIEW**

H. 500 NIÑOS DR P-R/SD-3 Zone

Assessor's Parcel Number: 017-382-002  
Application Number: MST2008-00436  
Owner: City of Santa Barbara  
Applicant: Tynan Group  
Applicant: Brennan De Raad  
Architect: Blackbird Architects  
Business Name: Santa Barbara Zoological Gardens

(This site is on the City's List of Potential Historic Resources: "Site of Child's Estate and Chumash village archaeological site." Proposal for two off-exhibit small animal holding enclosures totaling 1,912 square feet to serve as a replacement for enclosures totaling 1,814 square feet to be demolished for the Discovery Pavillion project. These new open air enclosures will be roofed but unconditioned, and will have partial walls topped with chain link fencing. Coastal Review is required for this project located in the appealable jurisdiction of the Coastal Zone.)

**(Final Approval of the project is requested.)**

**Referred to the Full Board.**

**FINAL REVIEW**

I. 310 & 402 E ORTEGA ST C-M Zone

Assessor's Parcel Number: 031-160-015  
Application Number: MST2008-00299  
Owner: City of Santa Barbara Public Works Department  
Applicant: Bill Davis, City Project Engineer

(Proposal for installation of a 384.3 kilowatt-peak (kWp) photovoltaic solar panel project on eight City corporate yard buildings. The installation will consist of 1,830 modules, flush mounted on roofs. Three electrical equipment enclosures are proposed on grade at the exterior of the buildings.)

**(Final Approval of the landscape plan details is requested.)**

**Continued two weeks to October 29, 2008.**

**\*\* THE FULL BOARD MEETING ADJOURNED AT 4:38 P.M. \*\***