



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, January 21, 2009

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

SUSETTE NAYLOR, *Chair* – Present
 DONALD SHARPE, *Vice-Chair* – Present until 4:00 p.m.
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present until 4:00 p.m.
 KEN CURTIS – Present
 MICHAEL DRURY – Present
 FERMINA MURRAY – Present
 ALEX PUJO – Present
 CRAIG SHALLANBERGER – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

ROGER HORTON – Present 2:24 p.m. to 3:56 p.m.

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present until 2:07 p.m.
 DEBRA ANDALORO, Senior Planner/Environmental Analyst – Present 1:35 p.m. to 2:07 p.m.
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician – 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	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - 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. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - 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. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches 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: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - 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 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. **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, January 16, 2009, 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 was 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 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 and then clicking Online Meetings.

GENERAL BUSINESS (1:33):

- A. Public Comment:

Kellam de Forest, local resident, commented that he has nominated the “Y” at the intersection of De La Vina Street and State Street for the Landmark Designations Subcommittee to consider beginning landmarking procedures. Commissioner Pujo commented that it may have been part of the historic Camino Real as is the case with all of De La Vina Street, but the City is addressing severe and dangerous transportation issues at that intersection for pedestrians and bicyclists. He would oppose all considerations in this matter. Jake Jacobus, Urban Historian, responded that it is the proper procedure to forward a nomination to the Designations Subcommittee when a member of the public requests it, although historic material has not been found.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of January 7, 2009.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of January 7, 2009, with correction.

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

- C. Consent Calendar.

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

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

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

1. Ms. Gantz announced that Commissioner Naylor would need to leave the meeting at 7:00 p.m. and Commissioners Boucher and Sharpe would need to leave at 4:00 p.m.
2. Commissioner Shallenberger disclosed that he spoke with Roy Harthorn regarding the historic structure nomination request for 1809 Stanwood Drive, who consented to allow him to comment and vote on the project. Trish Allen also consented to allow him to comment and vote on the El Encanto Hotel project.
3. Mr. Jacobus announced that the designation request for the property located at 1809 Stanwood Drive will be heard by the Designations Subcommittee in mid-February.

4. Commissioner Adams announced that Santa Barbara has been chosen as one of 12 distinctive destinations by the National Trust for Historic Preservation due to its historic character, historic resources appreciation and its vitality. Commissioner Curtis stated that a video featuring the city is available on its web site. (www.preservationnation.org: "Beyond the Rooftops.") Mr. Jacobus added that the city will be featured in the March issue of Preservation magazine.

E. Subcommittee Reports.

Commissioner Boucher reported on the Sign Committee. The Sign Program for the San Marcos Building was found to be acceptable.

The Historic Landmarks Commission concurred that the use of foam and painting it to look like wood and the use of vinyl letters on windows are not acceptable in El Pueblo Viejo Landmark District.

F. Possible Ordinance Violations.

Commissioner Adams reported that Silvergreens restaurant has not completed the approved planters and landscaping in the outdoor dining area.

ARCHAEOLOGY REPORT

1. 2050 GARDEN ST E-1 Zone
(1:48) Assessor's Parcel Number: 025-331-001
 Application Number: MST2008-00593
 Owner: Melanie Ellison
 Architect: Harrison Design Associates
 Contractor: Giffin & Crane Projects, Inc.

(This structure is on the City's List of Potential Historic Resources: "Crointher Residence, Crocker Row." Proposal to rehabilitate the street facade of an existing three-story, 3,543 square foot, single-family residence to a close approximation of its historic appearance circa 1894-1905. Proposed exterior alterations include door and window changes, foundation replacement, facade rehabilitation, removal of an exterior staircase on the east elevation, new plaster finish, new Mission tile and metal roof, and new landscaping. No new square footage is proposed. A zoning modification is requested for proposed improvements to encroach into the front yard setback of this 10,125 square foot parcel.)

(Review of Phase I Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)

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 it is considered that there would be minimal risk of adversely impacting cultural resources if the proposed construction plan were to be implemented, and accordingly no further archaeological work is recommended or necessary at this time.

Motion: To accept the report as presented.
Action: Curtis/Sharpe, 9/0/0. Motion carried.

HISTORIC STRUCTURES REPORT

2. 1712 ANACAPA ST

R-2 Zone

(1:48)

Assessor's Parcel Number: 027-111-014

Application Number: MST2008-00435

Owner: Richard Untermann & Gail Elnicky

(Proposal to subdivide an existing 23,160 square foot lot and create a three-lot subdivision, requiring a street frontage waiver. Parcel 1 would be 7,102 square feet and would include the existing 2,140 square foot single-family residence with a new two-car garage. Parcel 2 would be 7,407 square feet with a new two-car garage and a new 1,800 square foot square foot single-family residence. Parcel 3 would be 8,650 square feet and would be the site for a future single-family residence with a two-car garage and a secondary dwelling unit. Pedestrian and vehicular access for all three units would be via a new 14' wide easement along the northwest property line.)

(Continued review of Historic Structures/Sites Report prepared by Ronald L. Nye, Historical Consultant.)

Present: Ronald Nye, Historical Consultant
Richard Untermann, Owner
Debra Andalaro, City Environmental Analyst

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, commented that this is a revised report. Staff has read the report and agreed with its conclusion that the house is not historically significant and would not qualify as a Structure of Merit. If the Commission decided to accept the report and concluded that it is not historically significant, any proposed project would fall under the purview of either the Architectural Board of Review or Single Family Design Board. The owner would then not have any restrictions to demolish, move or change the direction of the house as long as the zoning in that area allows it. The division of the lot is also not an issue if the property is not historically significant.

Jaime Limón, Senior Planner/Design Review Supervisor, stated that the MEA Guidelines specify that historical significance must be determined before asking the applicant to investigate the impacts of development. Mitigation would not be an issue unless the property is determined to be historic.

Ms. Andalaro commented on the Commission's analysis of impacts to historic resources. The Commission could find that an adjacent property would have a potential impact on another potentially historic resource when its setting would be compromised and the setting itself was historic. She explained there is a difference between neighborhood compatibility versus CEQA environmental impact issues. Mr. Jacobus added that the other design review boards have neighborhood compatibility guidelines that they are required to follow.

Public comment opened at 1:59 p.m.

Kellam de Forest, local resident, commented that Anacapa Street is a very important historic street in Santa Barbara. He suggested that the Commission keep any proposed projects under its purview.

Public comment closed at 2:01 p.m.

Motion: To accept the report as presented with the following comments to be forwarded to the design board with purview over future proposed projects on this property:
1) The Commission finds some elements on the property that contribute to the neighborhood, such as the trees, sandstone walls, Monterey balcony and porch visible from Anacapa Street. **2)** Those elements should be retained or replicated in any future development.

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

CONCEPT REVIEW - NEW

3. 607 PASEO NUEVO (AKA: 209 PASEO NUEVO) C-2 Zone

(2:08) Assessor’s Parcel Number: 037-400-002
 Application Number: MST2009-00022
 Owner: Santa Barbara Redevelopment Agency
 Applicant: Paseo Nuevo Association
 Agent: Glen Morris
 Architect: Arcvision
 Business Name: Teavana

(Proposal for the storefront remodel of an existing retail store including two new entry doors and storefront glazing, infilling two existing arches and one window, and replacing the back-of-house rear entry with a display case.)

(Action may be taken if sufficient information is provided.)

Present: Glen Morris and Molly Gleason, Glen Morris Architect

Motion: Final Approval and continued two weeks to the Consent Calendar with the following comments: **1)** The overall design is acceptable. **2)** In the location of the existing, small window, either remove altogether or use a tile mosaic that is not signage. **3)** The proposed signage is excessive and shall be removed. **4)** Darker green planting would be a better choice than the proposed yellow-green palette.

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

REVIEW AFTER FINAL

4. 209 STATE ST HRC-2/SD-3 Zone

(2:26) Assessor’s Parcel Number: 033-042-012
 Application Number: MST2005-00266
 Owner: Santa Barbara Redevelopment Agency
 Agent: Marck Aguilar
 Business Name: Amtrak Passenger Station

(This is a City Landmark: "Southern Pacific Railroad Station." Proposal to place a rail car on existing rail spur at the west end of the existing rail station.)

(Review After Final of exterior color scheme and proposed lettering style to reflect the authentic colors of the period.)

Present: Marck Aguilar, City Redevelopment Specialist

Motion: Final Approval of Review After Final as presented.
Action: Pujo/Boucher, 9/0/0. Motion carried.

**** THE COMMISSION RECESSED FROM 2:30 P.M. TO 2:36 P.M. ****

HISTORIC STRUCTURES REPORT

5. 1330 CHAPALA ST C-2 Zone

(2:36) Assessor's Parcel Number: 039-131-001
 Application Number: MST2007-00371
 Owner: Metropolitan Theatres Corporation
 Applicant: Peikert Group Architects

(This project is being re-noticed due to a revised project design. There is a Structure of Merit on this site: "Arlington Hotel Garden Arch." Proposal for a three-story, mixed-use project on a vacant parking lot site. The commercial portion would include 10,000 square feet and the residential portion would include 55,180 square feet and consist of 35 residential condominium units, including 26 market rate units, four workforce units, and five inclusionary units. A 6,200 square foot "village green" and courtyard would be provided on-grade between the theater and the proposed development. The project would include a 41,000 square foot underground parking garage providing 117 parking spaces, a certain number of which would be available in the evenings for theater patrons. This project will require Planning Commission approval of a Development Plan and a Tentative Subdivision Map.)

(Review of Focused Historic Structures Letter Report prepared by Alexandra Cole, Preservation Planning Associates.)

Present: Alexandra Cole, Historical Consultant
 Detlev Peikert, Architect

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, commented that the report has been revised based on the Commission's previous comments. Staff has read the report and does not agree with certain aspects of the report.

Public comment opened at 2:40 p.m.

Kellam de Forest, local resident, commented that the landscaping should be included in the report although it is not a structure. Some of the trees on the property date from the time of the Arlington Hotel garden that was located at the entrance to the hotel. Also of concern are the trees on Sola Street that would probably be destroyed with the building of this project. Historic pictures should be included as well.

Public comment closed at 2:41 p.m.

Motion: To not accept the report with the following comments: 1) The existing landscaping is a factor and should have been included in the report. 2) All sides of the building are character defining, not just the State Street side.

Action: Adams/Boucher, 7/1/1. (Pujo opposed because he agreed with the conclusions of the report, with the exception that landscape comments should have been included. Shalnanberger abstained.) Motion carried.

CONCEPT REVIEW - CONTINUED

6. 1330 CHAPALA ST

C-2 Zone

(3:06)

Assessor's Parcel Number: 039-131-001

Application Number: MST2007-00371

Owner: Metropolitan Theatres Corporation

Applicant: Peikert Group Architects

(This project is being re-noticed due to a revised project design. There is a Structure of Merit on this site: "Arlington Hotel Garden Arch." Proposal for a three-story, mixed-use project on a vacant parking lot site. The commercial portion would include 10,000 square feet and the residential portion would include 55,180 square feet and consist of 35 residential condominium units, including 26 market rate units, four workforce units, and five inclusionary units. A 6,200 square foot "village green" and courtyard would be provided on-grade between the theater and the proposed development. The project would include a 41,000 square foot underground parking garage providing 117 parking spaces, a certain number of which would be available in the evenings for theater patrons. This project will require Planning Commission approval of a Development Plan and a Tentative Subdivision Map.)

(Second Concept Review. Please note that the Project Description has been revised. Project requires Environmental Assessment, Historic Resources Findings, and Planning Commission approval of the condominium development.)

Present: Detlev Peikert, Lisa Plowman and Gordon Brewer, Architects

Public comment opened at 3:32 p.m.

Kellam de Forest, local resident, commented that there does not appear to have been any reduction in square footage and in the size, bulk, and scale as requested. The plans proposed in 1931 would assist to avoid the creation of huge, three-story structures. Mr. de Forest expressed appreciation for the conservation of the historic arch.

Public comment closed at 3:34 p.m.

Motion: **Continued four weeks with the following comments:** 1) The model was appreciated as well as the changes made to the proposal in response to Commission comments. 2) The retention of the garden concept is appreciated. 3) All elevations of the building are important and its scale and monumentality are important to preserve and appreciate. Preserve the view of the building as it reaches the ground and allow enough width and orientation within the proposed *paseos* to be able to view the building from various points of view, including the view from the existing arch on site of the building and from Chapala Street of the rear elevation. 4) The size, bulk and scale continue to be of concern and should be mitigated. Especially of concern are Buildings 1 and 5 because of their large size. It was suggested that two-story elements be incorporated or perhaps the grid-like orientation of the buildings should be revised into a more random one as was shown in the inspirational image of the Andalusian Village. 5) Other suggestions would be to fragment the buildings and increase the setbacks in the Village Green or eliminate the three story elements altogether. 6) It was suggested that some variation and serendipity of the design of openings as opposed to proposed more regular patterns be explored. 7) There is concern that as an unintended consequence existing trees may have to be removed. They should be saved. 8) The preservation of Canary Island Date Palms (*Phoenix Canariensis*) was appreciated. The use of skyline trees, such Eucalyptus, should be studied for the Sola Street elevation. 9) Preserve the rectangular space in the Village Square in a more open, natural, simpler way. 10) Study the mechanics of the solar panel layout and the area for trucks to back up. 11) Provide detailed information on the building heights and the development of the buildings' elevations. 12) Restudy the number of bridges connecting the buildings and how they affect the perception of the bulk and scale.

Action: Adams/Curtis, 7/0/0. (Boucher/Sharpe absent.) Motion carried.

Commission comments: The project has been improved dramatically with the following positive aspects: 1) Removal of parking lot; 2) underground parking; 3) *paseos* open to the public; 4) intent to break-up the masses and create the Village; and 5) the court next to the Arlington Theater.

NEW ITEM – Referred from the Consent Calendar

340 W CARRILLO ST

(4:19) Assessor's Parcel Number: 039-262-036
 Application Number: MST2009-00017
 Owner: Nicholas G. and Lena Dumas Trust
 Agent: Tesoro Sierra Refining & Manufacturing Company

(Proposal to install a new Phase II Enhanced Vapor Recovery (EVR) System at an existing gasoline service station.)

Present: Ahmad Ghaderi, A & S Engineering

Straw vote: How many Commissioners could approve what is being presented today? 0/7. (All opposed.)

Motion: Continued indefinitely to allow the Vapor Recovery System ad hoc Subcommittee to review the applicant’s proposal for making this equipment as least intrusive as possible. Staff is to proceed with the Subcommittee’s recommendation.

Action: Adams/Pujo, 7/0/0. (Boucher/Sharpe absent.) Motion carried.

Commission comment: Commissioners Adams and Pujo volunteered to be part of a Vapor Recovery System Subcommittee.

NEW ITEM – Referred from the Consent Calendar

401 W MONTECITO ST

C-2/SD-3 Zone

(4:43) Assessor’s Parcel Number: 033-022-020
 Application Number: MST2009-00019
 Applicant: Mario Sadaka
 Business Name: Harbor Car Wash, Inc.

(Proposal to add a new roof mounted carbon canister vapor polisher to existing vent lines at an existing gasoline service station.)

Present: Ross Maclaven, Business Owner

Motion: Continued indefinitely to allow the Vapor Recovery System Subcommittee to review the applicant’s proposal for making this equipment as least intrusive as possible. Staff is to proceed with the Subcommittee’s recommendation.

Action: Pujo/Drury, 7/0/0. (Boucher/Sharpe absent.) Motion carried.

Commission comment: Commissioners Adams and Pujo volunteered to be part of a Vapor Recovery System Subcommittee.

CONSENT CALENDAR

CONTINUED ITEM

A. 1114 STATE ST

C-2 Zone

Assessor's Parcel Number: 039-232-009
 Application Number: MST2008-00504
 Applicant: Paul R. Burns, Esq.
 Owner: La Arcada Investment Corporation
 Architect: W.S. Jones Architecture
 Business Name: Stateside

(This structure is on the City's List of Potential Historic Resources: "La Arcada Court." Proposal to permit existing outdoor dining amenities including tables, chairs, wall mounted heaters and stereo speakers, pole heaters, umbrellas, lounge furniture, and two, wall-mounted canvas awning structures in the patio area of La Arcada Plaza. This will abate ENF2007-01084.)

(Third Concept Review.)

Continued two weeks to February 4, 2009.

REVIEW AFTER FINAL

B. 2300 GARDEN ST RETIRED Zone

Assessor's Parcel Number: 025-140-018
Application Number: MST2006-00311
Owner: SRS Garden Street, LLC
Applicant: Mary Rose & Associates
Architect: Machin & Mead
Contractor: Plant Construction

(This structure is on the City's List of Potential Historic Resources. Proposed upgrade of site utilities including electrical, gas, and plumbing comprised of trench work on existing roadways and in front of the main building, new transformer on concrete pad, new switchgear, and four new fire hydrants. Accessibility improvements will be in conformance with current California Building Code to be implemented in phases related to building upgrades under separate permits. Some parking spaces are proposed to be either slightly shifted or relocated to accommodate accessibility route.)

(Review After Final of proposed alterations to path of travel to Gymnasium wing, Infirmary wing, and Main wing.)

This item was postponed to February 4, 2009, at the applicant's request.

REVIEW AFTER FINAL

C. 2300 GARDEN ST E-1 Zone

Assessor's Parcel Number: 025-140-024
Application Number: MST2006-00190
Applicant: Mary Rose
Architect: Machin & Mead Architecture
Contractor: Plant Construction Company
Business Name: San Roque High School Garden Street Campus

(This structure is on the City's List of Potential Historic Resources. Proposal for seismic, safety, and utility upgrades in the Main Building of San Roque High School. Improvements include seismic strengthening, installation of new fire sprinkler system, accessibility upgrades including the installation of a new elevator, new drinking fountains, and restrooms. Exterior work includes new rooftop penetrations for ventilation, elevator overrun, and new handrails.)

(Review After Final of change to the method of structural strengthening of the front facade columns.)

This item was postponed to February 4, 2009, at the applicant's request.

REVIEW AFTER FINAL

D. 2300 GARDEN ST RETIRED Zone

Assessor's Parcel Number: 025-140-018
Application Number: MST2005-00812
Owner: SRS Garden Street, LLC
Applicant: Mary Rose & Associates
Architect: Machin and Associates, Inc.

(The former St. Anthony's Seminary is on the City's List of Potential Historic Resources. Proposed changes to occur to the Gymnasium and Chapel. Interior work: seismic strengthening and upgrades for life safety consisting of a new elevator, fire sprinkler system, and accessibility upgrades including drinking fountains and signs. Exterior work: like-for-like replacement of the arcade stairs, new accessibility handrails, three new rooftop penetrations for exhaust vents at the Gymnasium, and a new switchgear box to house electrical service upgrade for the entire campus to be located on the west side of the Chapel in an existing niche.)

(Review of change in location of accessible path on southwest side of the gymnasium and restoration of the original stairs leading to the south side of the gymnasium.)

This item was postponed to February 4, 2009, at the applicant's request.

FINAL REVIEW

E. 1120 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 039-231-034
Application Number: MST2008-00585
Owner: City of Santa Barbara
Agent: Victor Garza and Jessica Grant

(Proposal for changes to City Parking Lot #4 including improved access to the parking lot, a new ADA accessible kiosk, enhanced landscaping, restriped ADA parking spaces, and installation of underground fiber optic links.)

(Final Approval of the project is requested.)

Final Approval as submitted.

FINAL REVIEWF. 00 E CABRILLO BLVD P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-ORW
Application Number: MST2004-00878
Owner: City of Santa Barbara
Agent: Hal Hill, City Project Manager

(Proposed replacement of the Cabrillo Boulevard vehicular and pedestrian bridge over Mission Creek. The new bridge will be 131 feet long by 110 feet wide and will carry the same five lanes of traffic and pedestrian traffic that the existing bridge carries. The sidewalk on the north side will be six feet wide and the sidewalk on the south side will vary from 11 feet to 14.5 feet wide. The new multi-use trail bridge will be 20 feet wide. Banks of lower Mission Creek are to be reconstructed to allow for passage of 20-year storms, and this project will construct the portion of the Lower Mission Creek Project from Cabrillo Blvd. to State Street in accordance with the Lower Mission Creek EIR/EIS. Grading will include 490 cubic yards of excavation.)

(Final Approval of the project is requested. Project must comply with Planning Commission Resolution No. 029-07.)

Final Approval as submitted.

NEW ITEMG. 2917 DE LA VINA ST C-2/SD-2 Zone

Assessor's Parcel Number: 051-202-006
Application Number: MST2009-00014
Owner: Bernard Friedman
Designer: Peter Novak

(This structure is on the City's List of Potential Historic Resources: "Chamber of Commerce/Auto Camp Site." Proposal to permit various as-built window changes and a patio cover at the rear of an existing commercial building. Approval of this project will abate enforcement case ENF2008-01324.)

Referred to the Architectural Board of Review.

NEW ITEM

H. 340 W CARRILLO ST

Assessor's Parcel Number: 039-262-036
Application Number: MST2009-00017
Owner: Nicholas G. and Lena Dumas Trust
Agent: Tesoro Sierra Refining & Manufacturing Company

(Proposal to install a new Phase II Enhanced Vapor Recovery (EVR) System at an existing gasoline service station.)

Referred to the Full Board.

NEW ITEM

- I. 401 W MONTECITO ST C-2/SD-3 Zone
Assessor's Parcel Number: 033-022-020
Application Number: MST2009-00019
Applicant: Mario Sadaka
Business Name: Harbor Car Wash, Inc.
(Proposal to add a new roof mounted carbon canister vapor polisher to existing vent lines at an existing gasoline service station.)

Referred to the Full Board.

**** THE FULL BOARD MEETING ADJOURNED AT 4:51 P.M.
TO A SITE VISIT AT 2300 GARDEN STREET
TO BE CONDUCTED AT 8:30 A.M. ON JANUARY 26, 2009. ****