



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, April 15, 2009

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

- SUSETTE NAYLOR, Chair – Present until 4:44 p.m.
- DONALD SHARPE, Vice-Chair – Present
- ROBERT ADAMS – Present until 4:44 p.m.
- LOUISE BOUCHER – Present
- KEN CURTIS – Present
- MICHAEL DRURY – Present
- FERMINA MURRAY – Present until 5:06 p.m.
- ALEX PUJO – Present at 2:18 p.m.
- CRAIG SHALLANBERGER – Present

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

ROGER HORTON – Absent

**PLANNING COMMISSION LIAISON:** STELLA LARSON – Absent

**STAFF:**

- BETTIE WEISS, City Planner – Present 3:47 p.m. to 3:58 p.m.
- JAIME LIMÓN, Design Review Supervisor – Absent
- JAKE JACOBUS, Urban Historian – Present
- JAMES DEWEY, Public Works Facilities Manager – Present until 2:02 p.m.
- PETER LAWSON, Associate Planner – Present from 2:28 p.m. to 2:41 p.m.
- 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	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded</u> plans are required <u>at the time of submittal &amp; 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.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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 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. That on April 10, 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](http://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](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 (1:34):**

- A. Public Comment:

Kellam de Forest, local resident, commented that he attended the Architectural Board of Review meeting of the former Saint Francis Hospital. He expressed concern that little attention was paid to the HLC's suggestions in reference to a statue and the inclusion of elements from the former hospital.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of April 1, 2009.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of April 1, 2009, with corrections.**

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

- C. Consent Calendar.

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

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

(4:43)

Motion: Reopen the ratifying of the Consent Calendar.

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

**Motion: Ratify the amended 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 made the following announcements:

- a) Chair Naylor would be stepping down from Items 3, 4 and 5, 2559 Puesta Del Sol Road, and would be leaving the meeting at 5:00 p.m. Commission Murray will also be leaving the meeting at 5:00 p.m.
- b) There will be a City Advisory Groups Workshop on Wednesday, April 22, 2009, from 4:30 to 5:30 p.m. in the Faulkner Gallery of the Central Library at 40 E. Anapamu Street.

2. Commissioner Adams announced that he would be stepping down from Item 10, 2134 Mission Ridge Road.
3. Mr. Jacobus announced that Items 3 and 4, agendized as 2559 Puesta Del Sol, have a specific address of 2565 Puesta Del Sol and the Historic Structures/Sites Report reflects this correctly.
4. Commissioner Murray asked if it would be appropriate to place the remaining five cottages on Rosemary Lane on the City's List of Potential Resources. Mr. Jacobus responded that it would be appropriate to do so and the subject will be agendized in the future. He also explained the current process for designating a neighborhood as a historic district.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No violations reported.

**DISCUSSION ITEM**

1. Brinkerhoff Avenue Streetlight Fixtures.

**(1:53)**

Present: James Dewey, Public Works Facilities Manager  
Caroline Vassallo and Carl Hightower, Representatives of Brinkerhoff Avenue

Mr. Dewey presented various lighting options for the Brinkerhoff Landmark District.

Public comment opened at 1:58 p.m.

Kellam de Forest, local resident, asked for confirmation that the cobra head lights will be removed.

Public comment closed at 1:58 p.m.

The Commission commented that the change will be wonderful and will add to the personality of the street.

**ARCHAEOLOGY REPORT**

2. 630 BATH ST R-4 Zone

**(2:02)** Assessor's Parcel Number: 037-121-020  
 Application Number: MST2008-00120  
 Owner: City of Santa Barbara Housing Authority  
 Designer: Tom Moore

(Proposal to construct two one-bedroom apartments totaling 1,477 square feet in a one-story duplex configuration on an existing 13,200 square foot lot in the R-3 Zone. The lot is currently developed with four three-bedroom apartments designed in two, two-story duplexes which total 4,740 square feet. The proposal will result in a total of 6 residential apartments to total 6,217 square feet. No alterations are proposed for the existing units. All units are available exclusively to low and very-low income renters. The proposal includes a total of 6 existing uncovered parking spaces.)

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

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

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

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

**HISTORIC STRUCTURES REPORT**

3. 2559 PUESTA DEL SOL (AKA: 2565 PUESTA DEL SOL) E-1 Zone

**(2:04)** Assessor's Parcel Number: 023-271-003  
 Application Number: MST2006-00542  
 Owner: Santa Barbara Museum of Natural History  
 Architect: Dwight Gregory

(This is a Structure of Merit: "Museum of Natural History." This is a revised project description: Proposal to demolish an existing 736 square foot garage and construct a 621 square foot, one-story structure in its place for injured raptors on a 7.8 acre parcel. The location of the proposed structure would be on the western portion of the site instead of the originally proposed site to the south across Mission Creek.)

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

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, commented that a Historic Structure/Sites Report was requested with the proposal to demolish the garage adjacent to the McVeigh house and replace it with a one-story structure. This report determines the impact to and the significance of the McVeigh house. Staff has read the report and agrees with its conclusions and recommendations.

**Motion: To accept the report as presented with commendation to the preparers for the excellent research on the report.**

Action: Murray/Drury, 7/0/0. (Naylor stepped down. Pujo absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED**

4. 2559 PUESTA DEL SOL (AKA: 2565 PUESTA DEL SOL) E-1 Zone

**(2:10)**

Assessor's Parcel Number: 023-271-003

Application Number: MST2006-00542

Owner: Santa Barbara Museum of Natural History

Architect: Dwight Gregory

(This is a Structure of Merit: "Museum of Natural History." This is a revised project description: Proposal to demolish an existing 736 square foot garage and construct a 621 square foot, one-story structure in its place for injured raptors on a 7.8 acre parcel. The location of the proposed structure would be on the western portion of the site instead of the originally proposed site to the south across Mission Creek.)

**(Third Concept Review. Project requires Environmental Assessment and Historic Resource Findings.)**

Present: Dwight Gregory, Architect  
Gary Robinson, Museum Facilities Director  
John O'Brien, Audubon Society's Eyes in the Sky

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that this item was agendized as 2559 Puesta Del Sol, but that is the main building's address. 2565 Puesta Del Sol is the physical address of the proposed project.

Public comment closed at 2:16 p.m.

Kellam de Forest, local resident, confirmed that the proposal will be within inches of the footprint of the existing structure. He commented that the structure could be made to look like something that would have been built in a rural area at the turn of the century.

Public comment opened at 2:16 p.m.

**Motion: Preliminary Approval and continued indefinitely to the Consent Calendar, and the following Historic Resource Findings are made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.

Action: Boucher/Curtis, 7/0/1. (Naylor stepped down. Pujo abstained.) Motion carried.

**CONCEPT REVIEW - CONTINUED**

5. 2559 PUESTA DEL SOL E-1 Zone

**(2:28)** Assessor's Parcel Number: 023-271-003  
Application Number: MST2008-00317  
Owner: Santa Barbara Museum of Natural History  
Architect: Dwight Gregory

(This is a City Structure of Merit: Museum of Natural History. Proposal for the final installation of a 3,127 square foot temporary butterfly exhibit structure at the museum campus. The exhibit would be in place from May 15, 2009 through September 15, 2009. A substantial conformance determination was made at the Planning Commission on August 21, 2008.)

**(Second Concept Review. Project requires Historic Resource Findings. Action may be taken if sufficient information is provided.)**

Present: Dwight Gregory, Architect  
Gary Robinson, Museum Facilities Director  
Peter Lawson, Associate Planner

Public comment opened at 2:39 p.m.

Kellam de Forest, local resident, expressed support for the approval of this structure as a temporary exhibit.

Public comment closed at 2:39 p.m.

**Motion:** **Final Approval of the temporary structure for the time period specified through September 15, 2009, and the following Historic Resource Findings are made:** The project will not cause a substantial adverse change in the significance of an historical resource.

**Action:** Adams/Drury, 8/0/0. (Naylor stepped down.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 2:41 P.M. TO 2:53 P.M. \*\***

**FINAL REVIEW**

6. 914-A SANTA BARBARA ST C-2 Zone

**(2:53)** Assessor's Parcel Number: 029-292-031  
 Application Number: MST2008-00269  
 Owner: State of California  
 Designer: Kelly- Ondre Construction  
 Contractor: Dan George  
 Business Name: Alhecama Theater Site

(This site is on the City's list of Potential Historic Resources: "Part of reconstruction of original El Presidio de Santa Barbara State Historical Park." This is a second revised project description. Proposal to add a new handicapped ramp and to replace two aluminum awnings with a single wood awning. Also proposed on the site is the installation of a photovoltaic system consisting of 24 panels covering an area of 266 square feet. The installation will be screened from view by a new 60" box Coast Live Oak tree.)

**(Final Approval of the project is requested. Action may be taken if sufficient information is provided.)**

Present: Dan George, Santa Barbara Contractors Association  
 Karin Perissinotto, Built Green Executive Director  
 Steve Andre, Southwest Construction Company  
 Michael Imwalle, Santa Barbara Trust for Historic Preservation  
 Tom Burt, SunPacific Solar Electric  
 Bettie Weiss, City Planner

The applicant provided the Commission with copies of a review of the California Solar Rights Act, dated January 2007, prepared by the Energy Policy Initiatives Center (EPIC), University of San Diego School of Law. Also provided during the meeting were letters from the California State Park Superintendent and the Santa Barbara Trust for Historic Preservation.

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that a Historic Structures/Sites Report that will cover the entire northwest corner is being prepared. A Focused Letter Report was requested by the HLC and that is yet to be provided. The HLC's concerns are not design review issues, but rather whether the solar panel proposal would negatively impact the historic resource. Mr. Jacobus emphasized that the City is bound by both the California Environmental Quality Act and the Solar Rights Act state law.

Bettie Weiss, City Planner, gave a briefing of a meeting between the applicant, Mayor Marty Blum, Paul Casey, Community Development Director; and Jaime Limón, Senior Planner, regarding the proposed installation of solar panels. Ms. Weiss explained that, in order for this project to proceed, a statement is needed from a historic professional saying that the project does not have an adverse impact. The HLC is requesting this in order to make a decision on the proposed solar panels.

Public comment opened at 3:08 p.m.

Kellam de Forest, local resident, commented that the proposal should not be approved without a Historic Structures Report. He asked how permanent the photovoltaic panels would be and if they could be moved if they are found to impinge on the historic integrity of the campus. He commented that hiding the panels with an oak tree is questionable since it would take time for it to grow. A Historic Structures Report to identify if the proposed location for the planting of the oak tree would be appropriate.

Public comment closed at 3:10 p.m.



**First**

**Motion:** **Final Approval of all exterior changes with the exception of the proposed solar panels.**

Action: Boucher/Drury, 8/0/0. (Sharpe stepped down.) Motion carried.

**Second**

**Motion:** **Continued two weeks with the following comments:** **1)** The Commission is in support of photovoltaic panel installations. This is an opportunity to set an example of how solar panels on a historic building should be installed and to show the public not only the sustainability, but the merits of sustainability in historic preservation. **2)** Provide a Focused Letter Report or an equivalent written statement from the State Historian of the findings focusing on the impact of the proposed solar panel installation on the historic resource. **3)** The applicant is to provide on the roof plan and elevations the exact area where the panels are proposed to be installed. **4)** A *Quercus tomentella* (Island Live Oak tree) was suggested for the screening of the solar panels in a 48 to 60 inch box size. **5)** The solar panels should be a dark color and be integrated into the roof structure as much as possible.

Action: Pujo/Adams, 8/0/0. (Sharpe stepped down.) Motion carried.

Commission comment: If the applicant provides a written statement from the State Historian, Staff is to make sure it is equivalent to a Focused Letter Report.

**CONCEPT REVIEW - CONTINUED**

7. 1732 SANTA BARBARA ST E-1 Zone

**(3:58)** Assessor's Parcel Number: 027-112-001  
 Application Number: MST2009-00114  
 Owner: Richard Nash  
 Designer: Peter Kavoian & Associates

(This is a City Landmark: "Huning Mansion." Proposal for a new landscape plan for an existing single-family residence on a 20,000 square foot parcel. The plan includes the removal of nine trees from the front yard to be replaced with a new hedge and 30 rose bushes. Also proposed are new trees and shrubs in the side and rear yards, a new fountain, and a new wood trellis in the backyard. Approval of this project will abate enforcement case ENF2009-00052.)

**(Second Concept Review. Project requires Environmental Assessment, Historic Resource Findings, and Findings for Alterations to an Historic Landmark.)**

Present: Peter Kavoian, Designer  
 Charles McClure, Landscape Architect

Public comment opened at 4:08 p.m. and, as no one wished to speak, it was closed.

Motion: Preliminary Approval.  
 Action: Adams/Drury, 9/0/0. Motion withdrawn.

**Substitute**

**Motion: Continued two weeks for review of the details for the pool, trellis, pergola, driveway gate and columns.**

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

**CONCEPT REVIEW - CONTINUED**

8. 2014 GARDEN ST

E-1 Zone

**(4:19)**

Assessor's Parcel Number: 025-331-016

Application Number: MST2009-00135

Owner: Gardner Family Trust

Landscape Architect: Matt Cota

Contractor: Santa Barbara Landscapes

(This structure is on the City's List of Potential Historic Resources: "Crocker Row." Proposal for a 50 square foot decorative water fountain to be located in the front yard of a 13,000 square foot parcel.)

**(Second Concept Review. Action may be taken if sufficient information is provided.)**

Present: Ron Stotts and Matt Cota, Santa Barbara Landscapes

Public comment opened at 4:24 p.m. and, as no one wished to speak, it was closed.

**Motion: Preliminary Approval and continued two weeks to the Consent Calendar with the following comments:** 1) The applicant's response to the Commission's previous comments is appreciated. 2) Sandstone for the pillars, including the caps, would be more appropriate. The use of sandstone would not compete with the front door design and would be a more practical approach. 3) The backsplash/facade of the fountain should be a traditional ceramic tile in an earthy color. 4) Substitute a more traditional spigot for the proposed spout. 5) Better integrate the fountain into the landscape as opposed to making it an object in the land.

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

**CONCEPT REVIEW - CONTINUED**

9. 1041 MISSION RIDGE RD A-1 Zone

**(4:31)** Assessor's Parcel Number: 019-031-015  
 Application Number: MST2008-00572  
 Owner: Alan & Katherine Van Vliet  
 Architect: Tom Jacobs  
 Contractor: Peter Copeland Construction, Inc.

(Proposal for an addition and alterations to an existing, three-story, single-family residence including the following: 356 square foot single-story addition to the existing attached two-car garage resulting in a three-car garage, new doors and windows on the main house, terrace railing, site retaining walls, flagstone paving, two water features, landscaping and tree relocation, and the restoration of doors, windows, shutters, and stucco cladding to their original locations. Also proposed is to abate enforcement case ENF2008-00406 by the removal of a sink located in the swimming pool cabana and to demolish a gazebo structure and its foundation in the front yard setback. A zoning modification is requested to replace the entry and main gates within the front yard setback. An encroachment permit from the Public Works Department will also be required. This existing 7,645 square foot residence is on a 2.15 acre parcel located in the Hillside Design District. The proposed total of 8,386 square feet is 132% of the maximum guideline floor-to-lot area ratio.)

**(Second Concept Review. Project requires compliance with Staff Hearing Officer Resolution No. 028-09 and requires a Public Works encroachment permit for the existing fence and changes to the entry gate in the public right-of-way.)**

Present: Tom Jacobs, Architect  
 Peter Copeland, Contractor

Motion: Final Approval of the project.  
 Action: Pujo/Drury, 9/0/0. Motion withdrawn.

**Substitute**

**Motion: Preliminary Approval and continued two weeks to the Consent Calendar to provide landscape details.**

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

**FINAL REVIEW**

10. 2134 MISSION RIDGE RD A-1 Zone

**(4:44)** Assessor's Parcel Number: 019-071-015  
 Application Number: MST2008-00271  
 Owner: Aoyama Living Trust  
 Architect: Paul Poirier

(This structure is on the City's List of Potential Historic Resources and was determined to be eligible for Structure of Merit status. Proposal for a new 600 square foot swimming pool and 499 square foot, detached pool cabana. There will be a total of 305 cubic yards of grading excavation on this one acre parcel located in the Hillside Design District. No alterations are proposed to the existing house or garage.)

**(Final Approval of the project is requested. Project requires Historic Resource Findings.)**

Present: Paul Poirier, Architect

Public comment opened at 4:52 p.m.

Donald Disraeli, neighbor, expressed concerns with the stucco placed on top of the stone wall adjacent to his property as well as the proposed landscape screening that would affect his property.

Public comment closed at 5:08 p.m.

**Motion:** **Final Approval with the following comments:** 1) The applicant is to verify on the field that the five foot enclosure is retained and, if that wall does not suffice, the applicant is to return on the Consent Calendar for review of any proposal to fulfill the zoning requirement. 2) **Historic Resource Findings are made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.

Action: Pujo/Boucher, 6/0/0. (Murray/Naylor absent. Adams stepped down.) Motion carried.

## CONSENT CALENDAR

### REVIEW AFTER FINAL

A. 1715 STATE ST C-2/R-4 Zone  
Assessor's Parcel Number: 027-101-021  
Application Number: MST2008-00578  
Owner: Girsh Family Trust  
Owner: Ruth Hochman  
Architect: Lenvik & Minor Architects

(This property is on the City's List of Potential Historic Resources: "Site of the Samuel Edwards House." Proposal to replace entry doors and install new wood windows on the east and south elevations, canvas awnings, roof equipment and screening, photovoltaic roof panels, and hardscape.)

**(Review After Final of change to windows at rear of building.)**

Indefinitely continued due to applicant's absence.

At 4:03 p.m. Jeff Gorrell, Architect, presented the proposal to Vice-Chair Sharpe. The following action was taken:

**Final Approval of Review After Final as submitted.**

**NEW ITEM**

B. 314 E CARRILLO ST C-2 Zone

Assessor's Parcel Number: 029-301-002  
Application Number: MST2009-00133  
Owner: Jackson & Jackson 314, LLC  
Applicant: Meridian Group Real Estate Management  
Architect: Poirier & David Architects

(Proposal to abate violation outlined in ENF2008-01352 to legalize "as-built" HVAC rooftop equipment. The proposal includes construction of a 4'-0" tall parapet to screen the HVAC equipment and repair of an existing sandstone wall and concrete entry pathway to the building.)

**Final Approval as submitted.**

**NEW ITEM**

C. 500 ANACAPA ST C-M Zone

Assessor's Parcel Number: 031-201-031  
Application Number: MST2009-00128  
Owner: Louis and Leonila Sanchez  
Architect: Studio G  
Business Name: EOS Lounge

(Proposal to install a new awning along the Anacapa Street frontage, change exterior paint color, replace the existing wood wall treatment with smooth-troweled plaster, replace the existing frosted glazing with clear glazing, and construct a new trellis at the rear patio. Approval of a similar project under MST2007-00052 (without the proposed new trellis) has expired.)

**Final Approval with the following conditions:** 1) The moss green tile wainscot is approved without the wood trim surround. 2) The new entry door and new wood paneling shall match existing trellis stain color. 3) The light fixtures are not approved.

**CONTINUED ITEM**

D. 500 N MILPAS ST C-2 Zone

Assessor's Parcel Number: 031-241-038  
Application Number: MST2009-00155  
Owner: Leslie, Ann Elizabeth Leslie Trust  
Architect: Garcia Architects

(This structure is on the City's List of Potential Historic Resources and was found to be worthy of Structure of Merit status. Proposal for exterior changes to a commercial building including replacement of the front and rear entry doors, installation of security system lights and cameras, and a wrought iron security fence at the trash enclosure wall.)

**(Second Concept Review.)**

**Final Approval as submitted.**

**CONTINUED ITEM****E. 914 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 039-321-047  
 Application Number: MST2007-00541  
 Owner: City of Santa Barbara Redevelopment Agency  
 Applicant: Victor Garza  
 Agent: Jessica Grant, Project Planner  
 Architect: Paul Poirier

(Proposal to demolish five arcades at City Parking Lot #2 and replace with enhanced landscaping and planters at the W. Canon Perdido Street elevation. The existing raised planters on the north and east elevations are proposed to be clad in sandstone. On the north elevation, new landscaping will include four Sweetshade trees, one Queensland Umbrella tree, two Giant Birds of Paradise, one Jacaranda tree, and nine Tree Ferns. One eight foot tall King Palm tree will be removed. On the east elevation, one Cork Oak tree will be replaced with a more appropriate specimen, and six Tree Ferns and six Pygmy Date Palms will be planted. On the south elevation, two Eucalyptus citriodora trees will be replaced. Project includes five (5) light pole fixtures.)

**(In-Progress review of five exterior pole lights for paseo/alley adjacent to Parking Lot 2.)**

**Final Approval as noted on Sheet E1.0.**

**FINAL REVIEW****F. 209 E PEDREGOSA ST**

E-1 Zone

Assessor's Parcel Number: 025-382-009  
 Application Number: MST2008-00074  
 Owner: Gary Ricks  
 Architect: Kurt Magness

(This structure is on the City's List of Potential Historic Resources: "Palmer House," and is considered to be eligible for City Landmark status. This is a revised project description: Proposal to demolish 209 square feet of floor area in an existing, 5,603 square foot one-story, single-family residence and construct an 815 square foot single-story addition. Ten cubic yards of grading excavation is proposed. This project will result in 6,209 square feet of development on a 33,750 square foot parcel, which is 127% of the maximum guideline floor-to-lot-area ratio. The project will be required to meet a Built Green two-star rating or equivalent.)

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

**Final Approval as submitted.**

**NEW ITEM**

G. 320 E CARRILLO ST C-2 Zone

Assessor's Parcel Number: 029-301-004  
 Application Number: MST2009-00105  
 Owner: Everildo and Maria Mendez  
 Architect: Jose Luis Esparza

(Proposal for various alterations and a minor addition to a single-family residence including the demolition and reconstruction of a deck, new stairs, new wood fence, new water heater enclosure, and roof replacement on an as-built, 54 square foot bathroom.)

**Final Approval with the condition that an as-built metal awning over the front streetscape window shall be removed.**

**NEW ITEM**

H. 118 E ORTEGA ST C-M Zone

Assessor's Parcel Number: 031-151-002  
 Application Number: MST2009-00177  
 Owner: Gary and Rebecca Eldridge Family Trust  
 Applicant: Jesse Kent

(Proposal to change the exterior paint color of an existing commercial building.)

**Final Approval with the condition that body color Biscotti CL2741W is approved, but trim color Tasman CL3107A is not approved.**

**REVIEW AFTER FINAL**

I. 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  
 Business Name: Former Pier One Tenant Space

(This structure is on the City's List of Potential Historic Resources: "Rogers Furniture Building." This is a revised project description: Proposal to remove an existing 4,375 square foot interior mezzanine and stairwell and the replacement of an existing elevator and stairs with new elevator and stairs at the rear of the building. Also proposed is a new secondary exit stair at the northeast corner of the building and construction of 3,706 square feet of new second story floor area. The existing north and south parapet wall will be raised to the height of the existing tile roof. The rear facade improvements include the relocation of the secondary exit door, restoring the existing rear door, and the addition of seven new windows.)

**(Review After Final of the plaster-to-brick relationship at the north elevation and front corner and the giant bird of paradise in the parking lot planter, both of which were conditions of final project approval on October 1, 2008.)**

**Final Approval of Review After Final as submitted.**