



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, January 19, 2005

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

- ANTHONY SPANN, Chair, Present
- VADIM HSU, Vice-Chair, Present
- STEVE HAUSZ, Present, left at 2:27 p.m., returned at 2:28 p.m.
- WILLIAM LA VOIE, Present
- ALEX PUJO, Present
- CAREN RAGER, Present
- PHILIP SUDING, Present, left at 3:06 p.m., returned at 3:11 p.m., left at 3:31 p.m.
- FERMINA MURRAY, Present
- SUSETTE NAYLOR, Present, left at 2:57 p.m.
- DR. MICHAEL GLASSOW, Absent
- ROGER HORTON, Absent
- WILLIAM MAHAN, Absent

**ADVISORY MEMBER:**

**CITY COUNCIL LIAISON:**

**PLANNING COMMISSION LIAISON:**

**STAFF:**

- JAIME LIMÓN, Design Review Supervisor, Present at 3:11 p.m., left at 3:19 p.m.
- JAKE JACOBUS, Urban Historian, Present, left at 2:57 p.m.
- SUSAN GANTZ, Planning Technician I, Present
- BARBARA WALSH, Recording Secretary, Present

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	Master Application & Submittal Fee - (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 folded plans are required at the time of submittal & each time plans are revised. <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.

\*\* All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

- \*\* The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- \*\* The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- \*\* The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- \*\* Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- \*\* The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- \*\* In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- \*\* **Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**
- \*\* **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov) If you have any questions or wish to review the plans, please contact Susan Gantz at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.**

#### **LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Land Use Controls 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 January 14, 2005 at 4:00 P.M., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. and again the following Friday at 1:00 P.M. on Channel 18.

**GENERAL BUSINESS:**

## A. Election of Chair and Vice-Chair.

Motion: Nominate Tony Spann as Chair of the Historic Landmarks Commission.  
Action: Pujo/Suding, 8/0/1. La Voie abstained.

Motion: Close the nominations for Chair of the Historic Landmarks Commission.  
Action: Hausz/Suding, 8/0/1. La Voie abstained.

Motion: Nominate William La Voie as Vice-Chair of the Historic Landmarks Commission.  
Action: Pujo/ William La Voie declined the nomination.

Nomination of Steve Hausz as Vice-Chair of the Historic Landmarks Commission.  
Nomination of Vadim Hsu as Vice-Chair of the Historic Landmarks Commission.

Motion: Close the nominations for Vice-Chair of the Historic Landmarks Commission.  
Action: Pujo/Suding, 7/0/2. Hausz and Hsu abstained.

By secret ballot vote, Vadim Hsu was elected Vice-Chair of the Historic Landmarks Commission.

## B: Appointments to subcommittees:

Appointments were made to fill vacancies on various subcommittees.

## C. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

## D. Approval of the minutes of the Historic Landmarks Commission meeting of January 5, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of  
January 5, 2005, with corrections.  
Action: 8/0/1. La Voie abstained.

## E. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by William La Voie.  
Action: Hausz/Hsu, 9/0/0. Suding stepped down from Item G, 2050 Alameda Padre Sierra.

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

1. Ms. Gantz announced Planning Commissioner William Mahan will be the Historic Landmarks Commission liaison for 2005.

2. Jake Jacobus made the following announcements:

A. The Historic Landmarks Commission's decision on the Red Tile Walk has been appealed and will be heard by the City Council at the February 1, 2005 meeting. Mr. Jacobus requested that at least one Historic Landmarks Commissioner be present to represent the Commission.

B. The Historic Landmarks Commission's decision on the appeal of the Sign Committee's decision on the sign for 24 Hour Fitness has been appealed to the City Council. Mr. Jacobus requested that a Historic Landmarks Commission member be present to represent the Commission at the appeal, which has not yet been scheduled.

C. A house located at 30 E. Haley Street which is due to be demolished is available to anyone who is willing to move the building.

3. Mr. Limón announced the following:

A. There will be a vacancy for the Airport 101 subcommittee after the February 9, 2005 Airport 101 subcommittee meeting.

B. That he was appreciative of Commissioner La Voie's long standing as Chair and for his attendance to numerous meetings throughout the year.

C. He would like to arrange either a discussion item or form a subcommittee to address the issue of bylaws with respect to the election of officers.

4. Commissioner Pujo requested consideration that other Commissioners be added to the Consent Calendar subcommittee.

5. Commissioner Suding announced that he will step down from Item No. 8, 35 State Street.

6. Commissioner Hausz announced that he will be absent from the February 2, 2005 meeting.

G. Subcommittee Reports.

Commissioner Hsu stated that there was increased public interest at the last Neighborhood Preservation Ordinance meeting regarding Floor to Area Ratios (FARs). Mr. Hsu reported that most of the people present were in opposition of the proposed low FARs, however, several Committee members felt that the numbers may not be low enough. Discussion also focused on square footage, FAR percentage, simplifying the tables for easier public use, and the Neighborhood Visual Preferences survey.

Commissioner La Voie stated that the 721 Chapala subcommittee met and is requesting a two week continuance.

H. Possible Ordinance Violations.

No violations reported.

## **ARCHAEOLOGY REPORT**

1. **1227 QUINIENTOS ST A**

R-2 Zone

Assessor's Parcel Number: 017-142-021

Application Number: MST2004-00099

Owner: Linda Pimm

Agent: Dave Tabor

(Proposal to convert three 1,000 square foot detached rental apartments into condominium units on an 11,250 square foot lot. A 1,200 square foot detached six-car garage is also proposed.)

**(Review of Phase I Archaeological Resources Report by Heather Macfarlane and Michael Imwalle.)**

**(2:03)**

Staff Comment: Susan Gantz, Planning Technician, stated that Dr. Glassow has reviewed the report and agrees with its conclusions and recommendations.

- Motion: The Commission accepts the report as reviewed by Dr. Glassow with the condition that the applicant submit the required California Archaeological Inventory Information Center (UCSB) letter.  
 Action: Hausz/Suding, 9/0/0.

### **ARCHAEOLOGY REPORT**

2. **508 E DE LA GUERRA ST** R-3 Zone

Assessor's Parcel Number: 031-101-018  
 Application Number: MST2004-00233  
 Owner: Joe Butler & Beatryce Family  
 Architect: Hochhauser & Blatter

(The project consists of a lot line adjustment between two parcels (508 E. De la Guerra St. /APN 031-101-018 & 514 E. De la Guerra St. /APN 031-101-019). Four new condominium units in two (2) two-story buildings are proposed for the 508 E. De la Guerra St. parcel. Building A would consist of one (1) three-bedroom unit with an attached one-bedroom rental unit. Building B would consist of one (1) one-bedroom unit, one (1) two-bedroom unit and one (1) three-bedroom unit. Two new detached two-story apartments are proposed for the 514 E. De la Guerra St. parcel. Building A would be a one-bedroom apartment and Building B would be a three-bedroom apartment. Three single-family residences would be demolished on the 508 E. De la Guerra St. parcel and one single-family residence would be demolished on the 514 E. De la Guerra St. parcel.)

**(Review of Phase I Archaeological Resources Report from Compass Rose Archaeological, Inc.)**

**(2:03)**

Staff Comment: Susan Gantz, Planning Technician, stated that Dr. Glassow has reviewed the report and agrees with its conclusions and recommendations.

- Motion: The Commission accepts the report with Dr. Glassow's comments.  
 Action: Suding/Hausz.

- Motion: Rescind the previous motion.  
 Action: Suding/Hausz, 9/0/0.

- Motion: Continued two weeks with the following comments: 1) Revise the project description. 2) Return with the project accurately described in the report.  
 Action: Suding/Hausz, 9/0/0.

### **ARCHAEOLOGY REPORT**

3. **1215 CARPINTERIA ST** R-2 Zone

Assessor's Parcel Number: 017-183-011  
 Application Number: MST2004-00573  
 Owner: Montes and Emma De Oca Raimundo  
 Architect: Jose Esparza

(Proposal to demolish a 216 square foot garage and construct a detached 1,519 two-story three-bedroom unit with a 533 square foot garage. The proposal also includes an addition of 119 square feet to the existing single-story residence and two open parking spaces on the 7,300 square foot lot.)

**(Review of Phase I Archaeological Resources Report from Western Points Archaeology.)**

**(2:06)**

Staff Comment: Susan Gantz, Planning Technician, stated that Dr. Glassow has reviewed the report and agrees with its conclusions and recommendations.

- Motion: The Commission accepts the report with Dr. Glassow's comments.  
 Action: Hausz/Naylor, 9/0/0.

**CONCEPT REVIEW - CONTINUED**4. **232 E LOS OLIVOS ST** E-1 Zone

Assessor's Parcel Number: 025-252-002  
 Application Number: MST2004-00830  
 Owner: Marliynn Jorgensen & Errol Jahnke

(This residence is a City Landmark and the garden is a separate City Landmark. Replace iron gate on Los Olivos Street frontage with wooden gate to match existing gate on Garden Street frontage. Proposed landscape and other improvements including minor window alterations, replacement of gutters, leaderheads, and downspouts, roofing tile replacement, and repair of damaged site wall.)

**(Second Concept Review.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)**  
**(2:07)**

Errol Jahnke, Owner, present.

Public Comment opened at 2:24

Kellem De Forest, local resident, stated that he would like to see the historic gate retained and the olive trees thinned out.

Public comment closed at 2:26 p.m.

Straw votes:

How many Commissioners can support the decomposed granite in the parkway? 2/7.

How many Commissioners can support the landscaping in the parkway? 9/0.

How many Commissioners can support the redesign of the existing gate in iron? 2/7.

How many Commissioners would like to see the existing gate retained? 6/2.

How many Commissioners can support a 6" copper gutter? 0/8.

How many Commissioners would like to see a redesign of the gutter to be more in keeping with the existing gutter condition? 8/0.

How many Commissioners can support a 5" copper gutter? 8/0.

How many Commissioners can support keeping the existing gate but allowing the two leafs to be welded together? 5/3.

Motion: Preliminary Approval and a one-month continuance with the following comments and conditions:  
 1) The windows are moving in the right direction. Window details to match existing. 2) Return with a paint analysis. 3) Consider replacing the existing gutter with a new gutter to match the existing profile or replace with a 5" half-round copper gutter with a rolled edge. 4) Provide an arborist report regarding the olive trees, which includes their discussion on the age and spacing. 5) Return with a specific proposal for the olive trees. 6) The existing iron gate is to remain but can be re-worked. 7) Return with landscape drawings showing the proposed landscape in the parkway.

Action: Spann/Pujo, 6/3/0. La Voie, Hsu, and Murray opposed.

**CONCEPT REVIEW - CONTINUED**5. **721 E COTA ST** R-3 Zone

Assessor's Parcel Number: 031-110-004  
 Application Number: MST2004-00406  
 Owner: Santa Barbara Junior High School  
 Architect: Kruger Benson Ziemer Architects  
 Applicant: Joe Wilcox

(Proposal to construct an ADA accessible ramp at the entrance to the main building of Santa Barbara Junior High School. This is a City Landmark. Resolution #85-041, March 26, 1985.)

**(Final Review of ADA entry ramp.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)**

**(2:50)**

Dave Hetyonk, Applicant; and Joe Wilcox, Applicant, present.

Motion: Final Approval as submitted with the following conditions: 1) Skate stops are to be spaced at 18" on center and are to be painted the adjacent handrail color. 2) Return with Historic Resource Findings.

Action: Hausz/Suding.

Motion: Withdraw the motion.

Action: Hausz/Suding.

The Commission took no action on the item due to the inability to make the Historic Resource Findings as required for approval.

### **CONCEPT REVIEW - CONTINUED**

#### 6. **623 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-131-006  
 Application Number: MST2004-00802  
 Owner: Chaffee Family Survivor S Trust 2/1  
 Applicant: Brandon Mix  
 Designer: Sam Linhardt  
 Agent: Raymond Appleton

(Revised proposal to remove two single existing entrance doors located on either side of the storefront and construct a centered, recessed, double-door entrance, and make interior tenant improvements to create a 1,300 square foot coffee shop. The existing tiled facade and stained glass transom will be studied for possible alteration.)

**(Third Concept Review.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**(2:57)**

Raymond Appleton, Agent; Brandon Mix, Applicant; and Peter Hunt, Architect, present.

Public Comment opened at 3:10 p.m.

Kellem De Forest, local resident, inquired into the effect of proliferation of front patios on the State Street streetscape.

Public comment closed at 3:10 p.m.

Motion: Continued two weeks with the following comments: 1) Consider a solid panel on the storefront doors in the lower section of the door. 2) Make the pilasters on either side of the opening less deep and less wide. 3) Restudy all moldings, including the recessed panel below the top cornice. 4) Consider replicating the existing Luxford glass transom above the new doors. 5) Restudy the details that conceal the heaters to be in accordance with El Pueblo Viejo Guidelines. 6) Restudy the rear elevation improvements. 7) Provide a larger cut-sheet of the rear elevation light fixtures. 8) Approval does not include color selection. 9) The concrete street front patio is not acceptable and should match the City sidewalk brick. 10) Restudy the new street left and right side elevations on sheet A-2. 11) Restudy the reflected ceiling plan. 12) One Commissioner supports retention of the existing glass in place.

Action: Pujo/Hausz, 5/2/1. Hsu and La Voie opposed. Murray abstained.

**FINAL REVIEW****7. 721 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 037-082-006  
 Application Number: MST2002-00405  
 Owner: Chadwick Pacific LP  
 Architect: Peikert Group Architects  
 Applicant: Bermant Development Company

(Proposal to demolish an existing 9,788 square foot commercial building and six residential units totaling 2,700 square feet, and to construct 9,788 square feet of commercial space, 29 residential units (including 12 bonus density units) totaling 43,357 square feet, and a 25,533 square foot on-grade parking structure.)

**(Continued Final Review of the details for electrical, iron stairway, and landscaping.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 005-04.)**

**(3:31)**

Motion: Continued two weeks to the Consent Calendar.  
 Action: La Voie/Pujo, 8/0/0.

**REVIEW AFTER FINAL****8. 35 STATE ST**

HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-102-004  
 Application Number: MST97-00357  
 Business Name: Ritz-Carlton Club  
 Applicant: Santa Barbara Beach Properties, LP  
 Architect: Doug Singletary  
 Landscape Architect: Philip Suding  
 Engineer: Patrick Gibson & Bryan Mayeda  
 Agent: Ken Marshall  
 Engineer: Penfield & Smith

(Proposal for the Ritz-Carlton Club involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right of way.)

**(Review After Final of additional street improvements.)**

**(PROJECT REQUIRES COMPLIANCE WITH CITY COUNCIL RESOLUTION NO. 01-103.)**

**(3:31)**

Brian Bosse, Housing and Redevelopment; and Rob Maday, present.

Motion: Continued two weeks with the following comments: 1) Study all possibilities to increase the landscaping opportunities, including over the bridge. 2) Restudy reducing the two driveway throats into the two existing parking areas. 3) The following comments are incorporated into the minutes from a memo dated January 19, 2005 from Debra Andaloro, Project Planner: a) Revise the plan to include a legend that clearly indicates that materials proposed are similar to the HLC approved streetscape and landscape plans for the Entrada Project. b) Applicant is to apply and receive approval for the removal of two existing street trees, and the trees shall be shown on the plan as indicated for removal. The Historic Landmarks Commission approval of this sidewalk and landscape plan shall follow the Parks and Recreation Commission and Tree Committee review and approval. c) Revise plan to relocate the two proposed trees that are located on top of a storm drain. d) The applicant should have trees located adjacent to driveways reviewed by Public Works Transportation Division, as they may pose visibility issues.

Action: Pujo/Hsu, 7/0/0.

**CONSENT CALENDAR****CONTINUED ITEM****A. 401 E CARRILLO ST** C-2 Zone

Assessor's Parcel Number: 029-222-020  
 Application Number: MST2004-00601  
 Owner: 401 East Carrillo Street, LLC  
 Applicant: Tracy Burnell  
 Owner: Allen Moelleken

(Proposal for an exterior alteration to the building facade including a new entry wall, new columns, windows,) planters, and roof equipment.

**(Final review of details.)**

Continued two weeks with the comment that the applicant is to design an enclosure or perforated screen for the generator.

**CONTINUED ITEM****B. 100 W CARRILLO ST** C-2 Zone

Assessor's Parcel Number: 039-272-023  
 Application Number: MST2004-00779  
 Owner: Chapala Street Investors  
 Architect: Pedro Angel  
 Contractor: Bruce Reicard

(Proposed new concrete stairway with three foot high metal railing to connect the existing Ralph's parking lot at 100) W. Carrillo Street with the existing Dance Academy/Ham. Hamlet parking lot at 1019 Chapala Street.)

Final Approval as submitted with the condition that the sidewall of the stairs shall be finished to match the adjoining plaster in texture and color.

**NEW ITEM****C. 1329 GARDEN ST** R-3 Zone

Assessor's Parcel Number: 029-072-005  
 Application Number: MST2005-00006  
 Owner: Waltraud Hartmann  
 Architect: Pete Ehlen

(This is an enforcement case. Proposal to remove a roof and replace with a 275 foot square foot deck on an existing) two story duplex.

**(Abatement of enforcement case ENF2004-00691.)**

Continued two weeks with the recommendation that the solid railing match the railing design of the front porch.

**NEW ITEM****D. 414 CHAPALA ST** C-M Zone

Assessor's Parcel Number: 037-211-027  
 Application Number: MST2005-00013  
 Owner: John and Martha Peterson  
 Applicant: Hayden Environmental  
 Business Name: Woody's Automotive Detail

(Construct a fenced treatment compound, 8'x12' by 6' high, to house an ozone treatment system, vacuum-blower, and) two vapor-phase carbon vessels.

Final Approval as submitted.

**NEW ITEM****E. 350 CHAPALA STREET**

C-M Zone

Assessor's Parcel Number: 037-251-007  
Application Number: MST2005-00024  
Owner: Kathy Corona

(Proposal to permit as-built gold reflective tint band in ground floor windows of the Chapala Lofts.)

**(Review of as-built gold tint on windows.)**

Denied with the comment that the reflective coating is inconsistent with El Pueblo Viejo Guidelines and not in character with the District. Applicant is to either remove the coating or replace the glass.

**NEW ITEM****F. 533 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-172-001  
Application Number: MST2005-00028  
Business Name: Starbucks  
Owner: Tamara Erickson  
Applicant: Art Martin

(Proposed privacy screening of windows on the Cota Street elevation.)

Continued indefinitely due to the applicant's absence.

**\*\* MEETING ADJOURNED AT 3:44 P.M. \*\***