



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, June 22, 2005

David Gebhard Public Meeting Room 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS:

ANTHONY SPANN, Chair, Present, left at 2:24 p.m., returned at 2:53 p.m., left at 4:31 p.m., returned at 5:28 p.m.
 VADIM HSU, Vice-Chair, Absent
 STEVE HAUSZ, Present at 1:53 p.m.
 WILLIAM LA VOIE, Present
 ALEX PUJO, Present
 CAREN RAGER, Present
 PHILIP SUDING, Present at 1:49 p.m., left at 2:35 p.m., returned at 3:18 p.m.
 FERMINA MURRAY, Present
 SUSETTE NAYLOR, Present, left at 3:12 p.m.

ADVISORY MEMBER:

DR. MICHAEL GLASSOW, Absent

CITY COUNCIL LIAISON:

ROGER HORTON, Present

PLANNING COMMISSION LIAISON:

WILLIAM MAHAN, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Absent
 JAKE JACOBUS, Urban Historian, Present
 SUSAN GANTZ, Planning Technician I, Present
 BARBARA WALSH, Recording Secretary, Present

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) <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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. 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: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

** 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 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 June 17, 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. 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.

B. Approval of the minutes of the Historic Landmarks Commission meeting of June 8, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 8, 2005, with corrections.

Action: Pujo/Rager, 6/0/0.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Anthony Spann with the exception of the lighting for Item B and the review of Item C, which were reviewed by Steve Hausz.

Action: La Voie/Pujo, 6/0/0.

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

1. Ms. Gantz announced the following:

- a) Commissioner Hsu will be absent from the meeting.
- b) Commissioner Naylor will be leaving the meeting at approximately 3:15 p.m.
- c) Commissioner Suding will be absent from the meeting from approximately 2:45 p.m. to 3:15 p.m.
- d) Items No. 4 and 5, 116 Chapala Street, and Item No. 15, 1903 State Street, have been postponed two weeks at the applicant's request.

Motion: Postpone Items No. 4 and 5, 116 Chapala Street and Item No. 15, 1903 State Street for two weeks.

Action: Pujo/Rager, 6/0/0.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No violations reported.

ARCHAEOLOGY REPORT1. **VOLUNTARIO ST AND PUNTA GORDA ST**

Zone

Assessor's Parcel Number: 099-MS-0PW

Application Number: MST2005-00025

Applicant: Hal Hill, Project Manager, II

Owner: City of Santa Barbara

(Proposal to construct approximately 1,000 linear feet of sidewalk, curb and gutter, additional paving to connect the existing roadway paving to the new curb, landscaping, and street lighting on Voluntario and Punta Gorda Streets.)

(Review of Phase I Archaeological Resources Report prepared by Bryon Bass, Ph.D.)

(1:48)

Staff Comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendations that no significant cultural resources were detected during the preparation of the report and no mitigation measures are recommended.

Motion: The Commission accepts the report as submitted.
Action: La Voie/Naylor, 6/0/0.

ARCHAEOLOGY REPORT

2. 1914 SANTA BARBARA ST

E-1 Zone

Assessor's Parcel Number: 025-382-023
Application Number: MST2005-00248
Owner: Robert Else and Ann Dundon
Architect: DesignArc

(This is on the Potential Historic Resource List: "Kennedy House." Proposal to add a 95 square foot entry, a new 450 square foot patio with 200 square foot wood trellis, and a new 95 square foot second floor balcony to an existing 2,600 square foot single-family residence. Also proposed is to replace 600 square feet of concrete paving with the same amount of permeable paving and add 26 linear feet of new fence, all on a 15,015 square foot lot.)

(Review of Phase I Archaeological Resources Report prepared by Macfarlane Archaeological Consultants.)

(1:48)

Robert Else, Owner; and Karl Kras, Architect, present.

Staff Comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendations that the project parcel shall be briefly re-examined by a qualified Archaeologist: 1) after removal of the landscaping and pavement and, 2) during excavation and trenching, followed by a brief letter report of the resurvey and limited monitoring.

Motion: The Commission approves the report as submitted.
Action: La Voie/Rager, 6/0/0.

HISTORIC STRUCTURES REPORT

3. 826 BATH ST

R-3/R-4 Zone

Assessor's Parcel Number: 037-041-022
Application Number: MST2004-00747
Owner: Kevin Fewell
Applicant: Justin Van Mullem
Architect: On-Design Architects

(Proposal to demolish an existing 1,508 square foot two-story duplex, convert an existing 1,280 square foot single family residence to a two-story three unit condominium triplex resulting in a 1,644 square foot three-bedroom unit, and two one-bedroom units (690 square feet and 650 square feet). A two-story duplex containing two three-bedroom units with 1,308 square feet and 1,125 square feet is also proposed. A total of eight parking spaces are proposed within three two-car garages and two one-car garages, and a Modification to allow less than the required nine spaces is requested. The project will require grading of 300 cubic yards of cut and 300 cubic yards of fill.)

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

(1:50)

David Sullivan, Project Manager; Pam Post and Tim Hazeltine, Post/Hazeltine Associates, present.

Staff Comment: Jake Jacobus, Urban Historian, stated Staff has reviewed the report and agrees with the conclusions and recommendations.

Motion: The Commission accepts the report as submitted.

Action: La Voie/Murray, 6/0/2. Hausz and Suding abstained.

HISTORIC STRUCTURES REPORT

4. **116 CHAPALA ST** R-4/SD-3 Zone

Assessor's Parcel Number: 033-074-010
 Application Number: MST2005-00180
 Owner: Jerome and Gabrielle Boucher
 Applicant: Harrison Design Associates
 Agent: Harrison Design Associates

(This is on the City's Potential Historic Resources list. Proposal for a 529 square foot addition and relocation of the existing kitchen on an existing 1,090 square foot single-family residence.)

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

Postponed two weeks at the applicant's request.

CONCEPT REVIEW - NEW

5. **116 CHAPALA ST** R-4/SD-3 Zone

Assessor's Parcel Number: 033-074-010
 Application Number: MST2005-00180
 Owner: Jerome and Gabrielle Boucher
 Applicant: Harrison Design Associates
 Agent: Harrison Design Associates

(This is on the City's Potential Historic Resources list. Proposal for a 529 square foot addition and relocation of the existing kitchen on an existing 1,090 square foot single-family residence.)

(PROJECT REQUIRES PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

Postponed two weeks at the applicant's request.

THE COMMISSION RECESSED FROM 2:16 P.M. TO 2:24 P.M.

CONCEPT REVIEW - CONTINUED

6. **1035 STATE ST** C-2 Zone

Assessor's Parcel Number: 039-281-032
 Application Number: MST2005-00095
 Owner: Howard Children Gift Trust
 Business Name: Business First National Bank
 Architect: Elisa Garcia
 Contractor: Thomas Bortolazzo Construction

(Revised Project Description: This is on the Potential Historic Resources List. Proposal to install a new ATM with an awning and light fixture on the east elevation, reinstall a night depository at the front entrance, and move an existing planter on the State Street frontage a few feet to the north.)

(Third Concept Review.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**(2:24)**

Gil Garcia, Architect; and Eloy Ortega, CEO, Business First National Bank, present.

Motion: Preliminary approval of the ATM machine with the following conditions: 1) The location is acceptable. 2) There shall be no exposed lighting. 3) It is the Commission's understanding that the lighting is to be built into the recess of the building. 4) Provide a border around the ATM opening to match that of the adjacent window and the adjacent plane. 5) The approval is valid only with the provision that no other lighting will be mandated by the State of California. Findings: The imposition of the machine on the building does not alter the historic significance or character defining features of the building.

Action: La Voie/Suding.

Motion withdrawn.

Alternate

Motion: ATM: Continued two weeks with the following comments: 1) The Commission requests an embellishment of the ATM opening to match that of the adjacent window. 2) The location is approved pending the findings of the Historic Structures Report and is conditioned upon no additional State-mandated external lighting requirements.

Night Depository: Final approval with the following conditions: 1) The finish shall be a medium to dark bronze color. 2) No signage is proposed beyond the engraved lettering in the machine. If additional signage is requested, it will need Sign Committee approval. 3) The amount of recess of the depository into the building is to be six inches or more.

Action: Hausz/Murray, 5/1/1. Rager opposed. Spann stepped down.

CONCEPT REVIEW - CONTINUED**7. 1730 ANACAPA ST**

E-1 Zone

Assessor's Parcel Number: 027-111-015
 Application Number: MST2005-00123
 Owner: Monte and Patricia Fligsten Trust
 Designer: Laura Hanson

(This is a revised project description. This is on the Potential Historic Resource List (Hall Cottage/Park Residence). Demolition of the existing 759 square foot garage and 150 square foot shed, and construction of a new 733 square foot, three-car garage with a 464 square foot, second floor accessory space, all on a 25,425 square foot lot.)

(Third Concept Review.)**(COMMENTS ONLY; PROJECT REQUIRES MODIFICATIONS.)****(2:53)**

Laura Hanson, Designer; and Monte Fligsten, Owner, present.

Motion: Preliminary approval of the project and an indefinite continuance to the Consent Calendar for final approval.

Action: Hausz/Murray, 6/1/0. La Voie opposed. Suding and Hsu absent.

THE COMMISSION RECESSED FROM 3:00 P.M. TO 3:11 P.M.

CONCEPT REVIEW - CONTINUED**8. 1900 LASUEN RD**

R-2/4.0/R-H Zone

Assessor's Parcel Number: 019-170-022
 Application Number: MST99-00305
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: Tynan Group, Inc.
 Business Name: El Encanto Hotel

(The main building is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure.)

(Sixth Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED. PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

(3:11)

Henry Lenny, Architect; Alexandra Cole; Historical Consultant; and Jason Stovall, Designer, present.

Staff Comment: Jake Jacobus, Urban Historian, stated Staff has located various documents and previous minutes that reflect the Historic Landmarks Commission's decision to have the entire site designated as a Structure of Merit. Mr. Jacobus stated that, after careful review of previous documentation, it is his understanding that it was the intent of Christine Palmer (who was the historian at the time) and the Historic Landmarks Commission that the entire site be designated as a Structure of Merit. Mr. Jacobus went on to explain that a tentative Condition of Approval from the Planning Commission will be to designate the site as a Historic District. As a result, the applicant will be able to use the State Historic Building Code.

Straw votes: How many Commissioners can support the drawings as proposed? 3/4.
 How many Commissioners can support a Preliminary Approval on Building 16 with conditions? 4/3.

Motion: Preliminary approval of Buildings 11, 14, 15 & 16 only with the following comments and conditions:
 1) The lighting is yet to be reviewed and should be submitted for review and approval. 2) This Preliminary approval does not include the landscaping. 3) The as-built drawings are not accurate and the applicant is requested to return with accurately drawn plans. 4) It is the Commission's understanding that the roof will be asphalt or fiberglass shingle and the applicant should return with samples and colors. 5) Building 11 - Wishing Well is approved. 6) Building 14 - Twin Pines: a) the Commission would like to see the vines continue to cover the chimneys and the re-use of the existing windows, b) the Commission prefers the rail on the proposed terraces be 36 inches high, c) the proposed water table shall be at the same height as the existing water table and, d) the existing stair shall be retained on the east elevation. 7) Building 15 - Waterfall: a) the Commission prefers a boxwood hedge in lieu of a wood picket fence outside the patio and, b) the use of brick pavers as the patio surface is acceptable. 8) Building 16 - Geranium: a) replace and supplement all landscape elements that are being removed from the existing raised patio, b) the Commission prefers individual pergolas above each bathroom window with landscape screening and, c) a traditional style fountain is preferred. The fountain as proposed is too modern. Historic Resource Findings: The project will not cause a substantial adverse change in the significance of a Historical Resource.

Action: Hausz/La Voie, 6/1/0. Pujo opposed. Naylor and Hsu absent.

CONCEPT REVIEW - NEW**9. 914 STATE ST RESTROOM**

C-2 Zone

Assessor's Parcel Number: 039-322-052
 Application Number: MST2005-00400
 Owner: City of Santa Barbara
 Architect: Paul Poirier

(This is a revised project. Project scope has been reduced to eliminate the promenade deck, stairs, and State Street fountain. Proposal to construct new 350 square foot public restrooms.)

(Project was previously approved on June 20, 2001.)

(3:55)

Louis Lazarine, Housing and Redevelopment Specialist, City of Santa Barbara; Paul Poirier, Architect; Katie Corliss, Architectural Associate; and Bob Cunningham, Landscape Architect, present.

Straw votes: How many Commissioners can support the adobe design? 4/3.
 How many Commissioners can support a flat roof or boxed design? 5/2.
 How many Commissioners can accept the skylights on a flat roof behind a parapet? 7/0.

Motion: Continued two weeks with the following comments: 1) The Commission appreciates the presentation layout. 2) Simplify the architecture. 3) Restudy the configuration of the landscape planter on the southwest corner. 4) The majority of the Commission would support a flat roof solution with a parapet. 5) Consider a roof top garden if a flat roof option is pursued, to mitigate the flat roof.

Action: Suding/Hausz, 7/0/0.

CONCEPT REVIEW - CONTINUED**10. 206 CASTILLO ST**

HRC-1/SD-3 Zone

Assessor's Parcel Number: 033-031-016
 Application Number: MST2005-00217
 Owner: Harborside Inns of Santa Barbara
 Landscape Architect: Julio Veyna
 Applicant: Jeanette Webber

(This is a revised project; project scope has been reduced. Proposed building color change for the Colonial Beach Inn.)

(Second Concept Review.)

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

(4:23)

Julio Veyna, Landscape Architect, present.

Motion: Preliminary approval and a two-week continuance to the Consent Calendar with the following comments: 1) The applicant is to provide drawings indicating color scheme and color boards with approved colors. 2) The Commission accepts the body color "Canyon View" and the shutter and door color "Isle of Pines" by Behr. 3) Restudy the trim color to be more white.

Action: Pujo/Suding, 6/1/0. Hausz opposed. Hsu and Naylor absent.

CONCEPT REVIEW - CONTINUED11. **1829 STATE ST**

C-2/R-4 Zone

Assessor's Parcel Number: 027-031-007
 Application Number: MST2004-00132
 Owner: Emmet Hawkes Family Trust
 Applicant: Tom Ochsner

(Proposal for a mixed-use development on two separate parcels (027-031-007 for 1829 State and 027-031-006 for 11 W. Pedregosa Street). The commercial portion of the project would be located on the first and second floors of the three-story building facing State Street consisting of 2,849 square feet of retail space and 1,272 square feet of office space, with two of the residential units on the second and third floors. The remaining residential units would be contained in a three-story building facing Pedregosa Street. The proposed residential unit mix includes three, three-bedroom units, three, two-bedroom units, and one, one-bedroom unit. The project includes 17 parking spaces, eight of which are open spaces to allow for shared use. In addition, an existing single-family residence on the Pedregosa St. parcel is proposed to be demolished. The project requires Planning Commission approval for a Tentative Subdivision Map, modifications for parking and open space, and a Development Plan.)

(Second Concept Review.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP, AND MODIFICATIONS.)

(4:31)

Tom Ochsner, Applicant; and Emmet Hawkes, Owner, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Commission encouraged the applicant to consult with the Planning Commission regarding the mix of commercial and residential units. 2) The Commission prefers a solution in which the majority of the parking is not visible from the street. 3) The Commission had various architectural comments but would like to see the planning issues resolved before giving further direction.

Action: Hausz/Pujo, 6/0/1. Suding stepped down.

CONCEPT REVIEW - NEW12. **1505 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-060-008
 Application Number: MST2005-00244
 Owner: Christophe Lancashire
 Applicant: Gina Giannetto

(Proposal to change two doors and windows to one pair of French doors and a band of three windows on the north side, remove three basement windows and install one pair of French doors with sidelights and a single door with sidelights on the south side. On the west side, remove one door and add one window, and add new patio paving. Extend two balconies on the south side and increase the height of the rail on the first floor, south-facing patio.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS SUBMITTED.)

(5:28)

Gina Giannetto, Applicant, present.

Straw votes: How many Commissioners can support changing the kitchen booth windows to be two windows instead of three windows? Unanimous.
 How many Commissioners can support leaving the window mullions as proposed? 3/4.

- Motion: Preliminary approval and a two-week continuance to the Consent Calendar with the following conditions and suggestion: 1) North elevation at kitchen booth on first floor: a) use two windows instead of three, b) raise the lower panel of the kitchen doors to match the panel of the kitchen booth. 2) South elevation: a) the garden room door shall be centered on the terrace opening immediately above and, b) The Commission suggested the balcony cantilevers to be 8x6 flat.
- Action: Hausz/Pujo, 4/3/0. La Voie, Murray and Suding opposed. Hsu and Naylor absent.

(The Commission will review the tape and there may be a reconsideration of the project.)

CONCEPT REVIEW - CONTINUED

13. 8 W DE LA GUERRA

C-2 Zone

Assessor's Parcel Number: 037-400-012
 Application Number: MST2004-00553
 Owner: ESJ Centers
 Applicant: Salvador Melendez
 Business Name: Paseo Nuevo Theatre

(Proposal for a new automatic ticket dispenser.)

(Second Concept Review.)

This item was taken out of order.

(1:55)

Salvador Melendez, Applicant; and Ralph Breland, Vice President of Operations, Paseo Nuevo Theatre, present.

Straw vote: How many Commissioners can support the ticket dispenser location as currently proposed? 6/2.

Motion: Continued two weeks with the following comments: 1) The location is acceptable as proposed. 2) Return with details and photographs of the display case and the ticket vending machine to evaluate its conformance to the Zoning Ordinance.

Action: La Voie/Hausz, 5/3/0. Hausz, Suding and Rager opposed.

CONCEPT REVIEW - CONTINUED

14. 618 STATE ST

C-M Zone

Assessor's Parcel Number: 037-132-031
 Application Number: MST2004-00555
 Owner: Bruce and Toni Corwin
 Applicant: Salvador Melendez
 Business Name: Metro Four Theaters

(Proposal for a new automatic ticket dispenser.)

(Second Concept Review.)

This item was taken out of order.

(2:06)

Salvador Melendez and Ralph Breland, Vice President of Operations, Metro Four Theaters, present.

Motion: Continued two weeks with the following comments: 1) The location is acceptable as proposed. 2) The Commission requests details of encasement with the Commission stated preference for an alternate vending machine which allows the case bottom design to match the existing display cases on either side. 3) Incorporate a designed trash receptacle.

Action: La Voie/Suding, 8/0/0.

CONCEPT REVIEW - CONTINUED**15. 1903 STATE ST**

C-2 Zone

Assessor's Parcel Number: 025-371-012
 Application Number: MST2005-00339
 Designer: Ruben Carmona
 Owner: Harrison Bull

(Proposal for interior alterations to construct a 680 square foot addition of new office space within an existing chapel building, remove existing painted glass window and construct a new bay window and balcony, and re-paint exterior of building.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES A MODIFICATION AND ENVIRONMENTAL ASSESSMENT.)

Postponed two weeks at the applicant's request.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 401 W MONTECITO ST**

C-2/SD-3 Zone

Assessor's Parcel Number: 033-022-020
 Application Number: MST2001-00153
 Owner: Harbor Car Wash, Inc.
 Architect: Philip Chung
 Landscape Architect: Bob Cunningham

(Proposal to demolish the existing car-wash tunnel and construct a new 850 square foot car-wash tunnel at the rear of the existing building, and convert the existing lube bays to a 1,702 square foot food mart at an existing service station.)

(Review of fence detail for condenser unit screening.)

Continued two weeks with the comment to return with a revised landscape plan and revised layout plan.

CONTINUED ITEM**B. 340 W CARRILLO ST**

C-2 Zone

Assessor's Parcel Number: 039-262-027
 Application Number: MST2001-00831
 Owner: George & Lena Dumas Trust
 Architect: Timothy Boe
 Business Name: USA Gasoline
 Architect: Jeff Gorrell

(The proposed project involves the demolition of an existing 1,330 square foot gas station with three service bays, and construction of a 1,701 square foot gas station/mini-market (2,038 square feet gross) with a 1,728 square foot pump island canopy and six parking spaces at the corner of Carrillo and Castillo Streets.)

(Final Approval of lighting plan and identification of plant material for the planter pots.)

Final Approval of the project with the following conditions: 1) The monument sign is to be submitted to the Sign Committee and is not a part of the approval. 2) The island pots are to be submitted for Staff approval. 3) The lighting is to return to the Consent Calendar with the following comments: a) lighting under canopy to conform to the Lighting Ordinance and Guidelines of maximum 60 foot candle, b) provide cut sheets for canopy light fixtures with lamp information, c) provide cut sheets on all exterior building and site light fixtures and, d) provide electrical site plan with information on existing fixtures to remain or be relocated.

REVIEW AFTER FINAL**C. 123 E CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 029-291-029
 Application Number: MST2002-00778
 Applicant: State of California
 Agent: Jarrell Jackman
 Business Name: El Presidio Historic Park
 Business Name: Santa Barbara Trust/Historic
 Architect: Norman Caldwell
 Agent: Mike Imwalle

(This site is a State Historic Park and a City Landmark. Proposed reconstruction of northwest corner of Spanish Royal Presidio. New construction of adobe structures, yard walls, defense wall, and restrooms. A portion of the new construction would encroach into Canon Perdido Street which will require City Council approval.)

(Review After Final of a reduction in the scope of work.)

Final Approval of the Review After Final as submitted.

REVIEW AFTER FINAL**D. 315 W CARRILLO ST**

C-2 Zone

Assessor's Parcel Number: 039-302-030
 Application Number: MST2003-00471
 Owner: Housing Authority of the City of Santa Barbara
 Architect: Brian Cearnal & Christine Pierron
 Designer: LNI Custom Manufacturing

(The Housing Authority of the City of Santa Barbara (HASB) is proposing to demolish the existing commercial structures and construct 61 efficiency units and one manager's unit. Each unit would be 216 square feet in size and restricted to affordable rental housing targeted to households at or below sixty percent (60%) of area median income. The building would be a maximum of three stories in height, contain 2,051 square feet of common building area for resident services, and have 5,759 square feet of landscaped courtyards. Seventeen parking spaces would be located in the parking ground level garage and 10 guest spaces would be provided off site.)

(Review After Final of transformer box location.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION 030-04.)

Final Approval of the Review After Final as submitted.

CONTINUED ITEM**E. 1914 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 025-382-023
 Application Number: MST2005-00248
 Owner: Robert Else and Ann Dundon
 Architect: DesignArc

(This is on the Potential Historic Resource List: "Kennedy House." Proposal to add a 95 square foot entry, a new 450 square foot patio with 200 square foot wood trellis, and a new 95 square foot second floor balcony to an existing 2,600 square foot single-family residence. Also proposed is to replace 600 square feet of concrete paving with the same amount of permeable paving and add 26 linear feet of new fence, all on a 15,015 square foot lot.)

(Requesting review of added second floor balcony and French doors.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND MODIFICATIONS.)

Continued to the Modification Hearing Officer with the following positive comments: 1) The patio modification can be supported because the first floor is open and not enclosed. 2) The entry modification can be supported because the addition does not distract from the historical fabric of the building.

NEW ITEM**F. 634 STATE ST** C-M Zone

Assessor's Parcel Number: 037-132-028
Application Number: MST2005-00387
Owner: Leroy and Lena Scharfeld
Architect: Vadim Hsu
Business Name: Tonic

(Proposal to construct an outdoor bar in the rear patio of Tonic.)

Final Approval of the project as submitted.

NEW ITEM**G. 319 PASEO NUEVO** C-2 Zone

Assessor's Parcel Number: 037-400-002
Application Number: MST2005-00398
Owner: Redevelopment Agency/Santa Barbara
Agent: Glen Morris
Business Name: Pac Sun

(Proposed new storefront for an existing 4,205 square foot commercial space located at Paseo Nuevo.)

Final Approval of the project with the following conditions: 1) Awnings shall be redesigned to be traditional in design and completely cover the arches. 2) Provide revised drawings to Staff for approval.

NEW ITEM**H. 1311 STATE ST** C-2 Zone

Assessor's Parcel Number: 039-131-009
Application Number: MST2005-00402
Owner: Donna Winter
Designer: Nicolas Vergara
Business Name: Giselle

(Proposal to remove existing second story balcony railing and install new code compliant wrought iron railing at the Giselle restaurant.)

Continued indefinitely to the Consent Calendar with the following comments: 1) Submit shop drawings for the new railing of all solid stock material. 2) The railing should be 3' - 6" high per Uniform Building Code. 3) Eliminate the center posts.

**** MEETING ADJOURNED AT 6:01 P.M. ****