



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, January 11, 2006 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

- COMMISSION MEMBERS:** PHIL SUDING, CHAIR, Present, left at 2:11 p.m., returned at 2:12 p.m.,
 WILLIAM LA VOIE, VICE-CHAIR Present
 VADIM HSU, Present, left at 3:01 p.m., returned at 3:04 p.m.
 STEVE HAUSZ, Present at 1:31 p.m., left at 3:06 p.m., returned at 3:17 p.m.,
 left at 3:26 p.m., returned at 3:29 p.m., left at 3:33 p.m., returned at 3:56 p.m.
 ALEX PUJO, Present at 1:31 p.m.
 CAREN RAGER, Present, left at 3:56 p.m., returned at 4:23 p.m.
 FERMINA MURRAY, Present
 SUSETTE NAYLOR, Present, left at 3:02 p.m.
 LOUISE BOUCHER, Present, left at 4:33 p.m., returned at 4:39 p.m.
- ADVISORY MEMBER:** DR. MICHAEL GLASSOW, Absent
- CITY COUNCIL LIAISON:** ROGER HORTON, Absent
- PLANNING COMMISSION LIAISON:** WILLIAM MAHAN, Absent
- STAFF:** JAIME LIMÓN, Design Review Supervisor, Present
 JAKE JACOBUS, Urban Historian, Present
 SUSAN GANTZ, Planning Technician I, Present
 BARBARA WALSH, Recording Secretary, Present
 KATHLEEN GOO, Acting Recording Secretary, Present

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST		
(See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p>Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p>Plans - three sets of <u>folded</u> plans are required <u>at the time of submittal & each time plans are revised.</u></p> <p>Vicinity Map and Project Tabulations - (Include on first drawing)</p> <p>Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p>Exterior elevations - showing existing & proposed grading where applicable.</p>
	Suggested	<p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Plans - floor, roof, etc.</p> <p>Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p>Plans - floor, roof, etc.</p> <p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Preliminary Landscape Plans - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p>Cut Sheets - exterior light fixtures and accessories where applicable.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Final Landscape Plans - landscape construction documents including planting & irrigation plan.</p> <p>Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.</p>

- ** 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 January 6, 2006 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 (1:30)

- A. Election of Chair and Vice-Chair.

Ms. Gantz opened nominations for office of Chair and Vice-Chair.

Nominations for Chair: Vadim Hsu, William La Voie, and Philip Suding.

A vote was taken and Philip Suding was elected as Chair.

Nominations for Vice-Chair: Steve Hausz (declined), William La Voie, and Vadim Hsu.

A vote was taken and William La Voie was elected as Vice-Chair.

- B. Election of 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 December 14, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of December 14, 2005, with corrections.

Action: Rager/Pujo, 6/3/0. Suding, La Voie, and Boucher abstained.

- E. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Vadim Hsu.

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

- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Ms. Gantz announced the following:
 - a) Commissioner Naylor will be leaving the meeting at approximately 3:00 p.m; Commissioner Suding will be leaving the meeting at approximately 5:45 p.m. and returning at 6:15 p.m., and Commissioner Rager will be stepping down from item No. 9, 2300 Garden Street.
 - b) Changes to the Agenda:
 - 1) The application for Item No. 5, 31 E. Pedregosa has been withdrawn and Item No. 14, 932 De la Vina scheduled at 5:00 p.m. will be heard in its place at approximately 2:50 p.m.
 - 2) Item No. 13, 211 Castillo Street has been postponed to the January 25, 2006 at the applicant's request.
 - c) New appointments:

Planning Commission: Bendi White has been re-appointed to a new term and Addison S. Thompson has been newly appointed.

Architectural Board of Review: New appointments include Dawn Sherry, Laurie Romano, and Gary Mosel.

Sign Committee: No change.

Council Members Roger Horton and Bill Mahan are re-appointed as the Historic Landmarks liaisons for 2006.
 - d) All Commissioners are invited to Dan Secord's farewell party celebrating 17 years of public service to the City of Santa Barbara to be held at El Paseo Restaurant on Wednesday, January 18, 2006. Please respond no later than Friday, January 13, 2006 to the City Administrator's office or the Mayor's office.
 - e) Congratulations to Barbara Walsh, who will be leaving the City of Santa Barbara to take a position with the North and Central County of Santa Barbara newly formed Board of Architectural Review.
 2. Commissioner Suding announced he will step down from Item No. 4, 1221 Anacapa Street and Item No. 1, 318 State Street.
 3. Commissioner Hausz suggested another member of the Historic Landmarks Commission be appointed as an alternate for the Sign Committee.

4. Jaime Limón, Senior Planner/Design Review Supervisor announced the following:
 - a) There will be a series of workshops conducted in February by the California office of Preservation dealing with Historic Preservation Programs and distributed flyers if any Commissioners are interested in attending.
 - b) He will be looking into the exact nature of temporary awning/canopy structures and if it is appropriate for the HLC to review canopy carports and awnings of this nature.

Commissioner Suding responded it is appropriate for the HLC to review canopies/awnings that are located in El Pueblo Viejo District.

Commissioner Hausz responded he noticed a permanent canopy located in De la Guerra Plaza.

Commissioner Hsu responded that the Soho canopy does require a permit and any project requiring a permit should be reviewed by the HLC.

5. Commissioner Hsu requested Staff to look into the fact that Santa Barbara is a Charter City in the State of California and requested to know if City rules and regulations supersede State regulations, especially regarding historical districts, and specifically, how the new Title 24 energy regulations relates to Charter Cities. Commissioner Hsu suggested a discussion item take place to include Building and possibly local mechanical and electrical engineers.

Mr. Limon responded that discussion has taken place with the City of Santa Barbara Attorney with respect to the newly adopted solar regulations and it was determined that the City is not exempt from the regulations, however, the City Attorney did say that major aesthetic concerns could possibly be taken into account in future proposals.

Commissioner Hausz added that he has conferred with Mark Wilde regarding the requirement for fluorescent lighting and possible allowance for alternatives.

Chair Suding requested Staff look further into the issues and return to the Commission at a later date for a more detailed discussion.

G. Subcommittee Reports.

Commissioner Hausz stated he attended the Plaza De la Guerra subcommittee and reported that Staff has produced a Draft Program Criteria Document and the next step will be for Staff to incorporate changes and continue on to City Council for approval and selection of a design team.

H. Possible Ordinance Violations.

No Ordinance Violations reported.

ARCHAEOLOGY REPORT**1. 318 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-254-020
 Application Number: MST2005-00286
 Owner: Howe Family Partnership
 Architect: Cearnal Andrulaitis
 Applicant: Peter Lewis
 Applicant: Alexandra Cole

(This is a Structure of Merit: "Seaside Oil Company Building and Showroom aka. Andalucia Building." Proposal for a mixed-use development to include demolition of the existing 35,841 square-foot warehouse, construction of 26,804 square feet of nonresidential use and 28 new residential condominium units. The front arcade and 4,523 square feet of commercial space along State Street would be preserved.)

(Review of Archaeological Resources Report prepared by Heather Macfarlane, Macfarlane Archaeological Consultants.)

(2:11)

Staff comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendation that at such time any pavement is removed, the parcel shall be examined and formally surveyed by a qualified archaeologist with results reported back to the City in the form of a revised Phase I Archaeological Resources Report. Additionally, an archeological monitor should remain on site during initial site preparation.

Motion: The Commission accepts the report with Dr. Glassow's comments.
 Action: Hausz/Rager, 8/1/0. Suding stepped down.

HISTORIC STRUCTURES REPORT**2. 222 W YANONALI ST**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-033-019
 Application Number: MST2005-00192
 Owner: John and Carol L. Nagy
 Applicant: Del Mar Development
 Architect: B3 Architects
 Agent: Post/Hazeltine Assoc

(Proposal to construct five new condominium units in four buildings, replacing and demolishing 13 existing apartment units on a 12,500 square foot site located in the Coastal Zone. The project includes two one-bedroom units, one two-bedroom unit and two three-bedroom units. A voluntary lot merger is also a part of the project.)

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

(2:12)

Pam Post and Tim Hazeltine, Post/Hazeltine Associates, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated he has previously reviewed the report and, since then, the project description has changed. He stated that corrections will be needed to assure consistency and it has been determined that neither of the two buildings is historically significant,

nor qualifies as a Structure of Merit or a Historic Landmark. Mr. Jacobus went on to explain specific corrections to the report and stated that otherwise, Staff agrees with the conclusions and recommendations in the report.

Motion: The Commission accepts the report with corrections as identified by staff, and with the following condition: Change page 3, second section, Modifications and Alterations, to insert the word "alterations."

Action: Hausz/Murray, 9/0/0.

MISCELLANEOUS ACTION ITEM

(2:17)

Chapala Street Design Guidelines Paving Materials - Jaime Limón, Senior Planner; Katie O'Reilly-Rogers, Landscape Architect; and Doug Reeves, Architect, present.

Mr. Limón stated that based on direction given by the Historic Landmarks Commission in late November, 2005, he is returning to present options and choices based on research of accessibility and public work standards. Mr. Limón stated the City has asked the applicants who are developing along Chapala Street for their input and involvement in the project and if there is not mutual agreement between the applicants, the Historic Landmarks Commission, and Staff, the project would then be heard before City Council.

Mr. Limón added that after meeting with the applicants, the overwhelming consensus and preference is for a colored concrete. Staff supports this option based on the issues that resolve the 18x18 pavers and specifically, possible problems with gaps created which would create a public tripping hazard and installation problems and that Staff will recommend to City Council specification for the enhanced paving be colored concrete. Mr. Limón added that the issue before the Historic Landmarks Commission at this time is whether the enhanced color of the concrete should be scored in a pattern that was originally proposed at an angle or at ninety-degrees, which is similar to what currently exists on Chapala Street.

He said the subcommittee of stakeholders prefer the ninety-degree pattern versus the angle pattern, specifically, with the idea that it could be prepared more easily and thought the Commission has been concerned with the matching and coloring of the concrete which is why the Commission preferred the gray color. This is still an option for the Commission to choose, however, a commitment was made to the property owners that there would be some level of enhancement and for this reason, it would be difficult to get support for the gray concrete.

Some of the specifications that Staff is recommending and what some stakeholders are suggesting be incorporated into the document are: allowing for specific sand finishes to the concrete to give it a unique texture, trowelled joints; and tile inserts as an option.

Ms. O'Reilly-Rogers stated that as a whole, she and the property owners are not in favor of uncolored concrete and would prefer something more enhanced that would add to the value of the property; that they are in favor of the 2x2 grid and the ninety-degree grid, which would be easier to repair; that they are not in favor of Davis color pigments because the consistency of color between batches is not good and the colors tend to fade out in the sun. She stated the groups of property owners, as a whole, are recommending the Scofield Sombrero Buff as the color preferred because it does not turn "pink" and requested entryways have tile inserts, as are also located at the corner of Cabrillo and Chapala at the Hotel Andalucia. She added that she and the property owners feel it is important to not use contemporary finishes such as broomed or stamped finish; and instead, recommended a sand-float finish which is "grainy" and can be seen on the older City sidewalks.

Doug Reeves, Architect, stated his thoughts on the size of the pavers and thought a 2 foot grid is more appropriate, and recommended that curbs and gutters should be standard gray.

Public comment opened at 2:30 p.m.

Bob Vickery, President of the Board of Directors for the Chapala Lofts Condominium Association, suggested colored concrete due to the lack of shade trees on Chapala and thought the glare could be an issue; thought the 2x2 size could pose a problem due to debris accumulating in the grooves and could be unsightly; and thought the tile inserts not a good idea due to "popping-out." Mr. Vickery also asked how the sidewalks will tie into the sound wall that the State of California is looking into placing at the bottom of Chapala Street and hopes the two are or will be related.

Larry Dale Gordon, local resident, stated his concern regarding the terminus at Chapala Street and has not heard anything about it and wondered if it has been discussed. He asked if the City would consider a temporary upgrade of the area by planting vines on fences or adding boxes of trees and requested contact information for him and other residents to follow-up.

Steven Appleton, Peikert Group Architects, stated he concurs with Ms. O'Reilly-Rogers and said that all are in agreement after discussions and extended his gratitude to Mr. Limón and other Staff members in Redevelopment for their willingness to discuss the issues with the property owners and assist in obtaining a solution.

Public comment closed at 2:37 p.m.

The Commission had the following questions, comments and/or recommendations:

- 1) Asked exactly what color concrete is being suggested.
- 2) What is the actual size being requested.
- 3) Thought the Commission had originally requested scored concrete and that the preparer of the documents preference was for pavers to be used.
- 4) Thought that Public Works was in favor of the pavers which would give easy access to the utilities and asked if they agree with the color of concrete proposed as Sombrero Buff.
- 5) Thought that installation of tile inserts are unsightly after a five or ten year duration and that over time, they crack or "pop-out," and the joints open up. Consider a solution of a 2x2 maximum.
- 6) Thought a darker color concrete may be considered to give it "something special."
- 7) Still preferred the gray color concrete.
- 8) Thought the joints will be tooled instead of saw cut, which will cut down on the debris accumulation.
- 9) Stated the Guidelines address the terminus but, was not sure of the funding or project details at this time and deferred to Staff on the point.
- 10) Stated Staff should address the aesthetic concerns with appropriate specifications.
- 11) Stated the Commission is leaning toward Sombrero Buff as the color.

Mr. Limón stated there are three issues that need to be addressed: the orientation of the scoring pattern, which is now going to be ninety-degrees and is currently not shown on the guidelines; the fact that it is going to be concrete instead of pavers; and the colors.

Motion: Continued indefinitely to the Consent Calendar for specific color details and scoring and surface texture to be delineated in the guidelines.

Action: Pujo/Hausz, 8/1/0. Hsu opposed.

CONCEPT REVIEW - CONTINUED

3. 1900 LASUEN RD

R-2/4.0/R-H Zone

Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: Tynan Group, Inc.
 Business Name: El Encanto Hotel

(This 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. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Seventh Concept Review, Buildings 7 and 9 of Group I and swimming pool of Group E.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

(2:38)

Henry Lenny, Architect; and James Jones, Representative for the Owners, present.

Public comment opened at 2:42 p.m.

Kellam De Forest inquired if the urn proposed will match in color and style and design the other two urns that will be at the foot of the pool. Mr. De Forest suggested the Urns be blue in color.

Public comment closed at 2:43 p.m.

Motion: Continued two weeks with the comment the Commission accepts the details as presented.

Action: Rager/Murray, 9/0/0.

REVIEW AFTER FINAL

4. 1221 ANACAPA ST

C-2 Zone

Assessor's Parcel Number: 039-183-034
 Application Number: MST2003-00908
 Owner: City of Santa Barbara
 Applicant: John Schoof
 Architect: Henry Lenny
 Agent: Heather Horne

(This is a revised project. The proposal is to construct a new parking structure composed of two floors below grade and four floors above grade. The project would provide approximately 575 parking stalls and would include approximately 10,000 square feet of staff offices, a bicycle parking station and public restrooms in Parking Lot No. 6, located at the rear of the Granada Theater building.)

(Review After Final of door and window changes due to Title 24 Energy Regulations.)

(2:44)

Henry Lenny, Architect, present.

Motion: Continued two weeks with the comment for the applicant to provide window and door treatment shown on the building elevations.

Action: Boucher/Hsu, 9/0/0.

CONCEPT REVIEW - NEW

5. **31 E PEDREGOSA ST** E-1 Zone

Assessor's Parcel Number: 025-372-017
 Application Number: MST2005-00799
 Owner: Cobian Family Trust Dated 4/16/96
 Architect: Jim Zimmerman
 Owner: Roy Tower

(This is on the City's Potential Historic Resource List: Storke-Law House. Proposal to add a 27 square foot elevator shaft and relocate a second floor window on the north elevation.)

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

Withdrawn at the applicant's request.

REVIEW AFTER FINAL

6. **210 E FIGUEROA ST** R-O Zone

Assessor's Parcel Number: 029-212-029
 Application Number: MST2002-00803
 Owner: Mark Cornwall
 Architect: Everett Woody

(Revised proposal to construct a 9,077 square foot three-story residential building on an 8,904 square foot lot. Revisions to the previously approved project include the elimination of the commercial square footage, the addition of a fourth residential unit with eight covered parking spaces, and that the four residential units are now proposed to be condominiums. The existing 1,650 square foot, one-story commercial building is proposed to be demolished. Planning Commission approval of Tentative Subdivision Map and Modifications are requested.)

(Referred to Full Board. Review After Final of changes to gutters and downspouts.)

(3:01)

Everett Woody, Architect.

Motion: Table the item for the applicant to make corrections on the drawing.

Action: Hausz/Hsu, 8/0/0.

Motion: Un-table the item.

Action: Murray/Boucher, 7/0/0.

Public comment opened at 3:16 p.m. and seeing no one wishing to speak, it was closed.

Motion: Continued two weeks with the following comments: 1) Return with accurate drawings showing the scope of work including the leaderheads that are to be removed and the leaderheads that are proposed. 2) Place the leaderheads back on the west street elevation as a compromise for the elimination of the other leaderheads. The Commission recommends that all exposed rainwater leaders be minimized as to their number. 3) Modify the applications to include an approval for the mailbox.

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

Amended
 Motion: Continued two weeks to the Consent Calendar with the following comments: 1) Return with accurate drawings showing the scope of work including the leaderheads that are to be removed and the leaderheads that are proposed. 2) Place the leaderheads back on the west street elevation as a compromise for the elimination of the other leaderheads. The Commission recommends that all exposed rainwater leaders be minimized as to their number. 3) Modify the applications to include an approval for the mailbox.

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

REVIEW AFTER FINAL

7. **1014 GARDEN ST** C-2/R-3 Zone

Assessor's Parcel Number: 029-221-026
 Application Number: MST2002-00806
 Owner: Las Villas De Los Jardines, LLC
 Architect: Gil Garcia

(Proposal to demolish an existing 1,072 square foot single-family residence and to construct a 5,379 square foot, two unit, three-story condominium on a 5,075 square foot lot. The first floor would consist of a four-car parking garage while the second and third floors would contain the habitable living areas.)

(Referred to Full Board. Review After Final of changes to gutters and downspouts.)

(3:25)

Everett Woody, Garcia Architects, present.

Public comment opened at 3:30 p.m. and seeing no one wished to speak, it was closed.

Motion: Continued two weeks to the Consent Calendar with the following comments: 1) Add the leader heads back to the west elevation. 2) Minimize the redundancy of the downspouts on three of the other elevations.

Action: Pujo/Hsu, 8/0/0.

CONCEPT REVIEW - CONTINUED

8. **SANTA BARBARA ST AT ORTEGA ST** ? Zone

Assessor's Parcel Number: 099-MS-0PW
 Application Number: MST2005-00770
 Owner: City of Santa Barbara
 Applicant: Tim Gaasch

(Proposal to place seven traffic signal lights and two streetlights on concrete poles at the intersection of Santa Barbara and Ortega Streets in El Pueblo Viejo.)

(Second Concept Review.)

(3:33)

Steve Hausz, Architect and Streetlight subcommittee member; Michael Grimes, City of Santa Barbara; and Tim Gaasch, Applicant, present.

Public comment opened at 3:46 p.m.

Kellam De Forest, local resident, stated he favors the green color and asked about the location of existing poles.

Public comment closed at 3:47 p.m.

Motion: Continued two weeks with the comment that the Commission will conduct a site visit to San Andreas and Micheltoarena Streets as well as the Breakwater for study of the existing poles.

Action: Hsu/Pujo, 7/0/1. Hausz stepped down.

CONCEPT REVIEW - NEW

9. 2300 GARDEN ST

E-1 Zone

Assessor's Parcel Number: 025-140-018
 Application Number: MST2005-00812
 Owner: Srs Garden Srs Garden Street LLC
 Applicant: Mary Rose & Association
 Architect: Machin & Mead

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

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

(3:56)

Alexandra Cole, Architectural Historian; Mary Rose, Agent for the Owner; and Jorge Machin, Machin & Mead Architects, present.

Public comment was opened at 4:11 p.m. and seeing no one wished to speak, it was closed.

Motion: Continued two weeks with the following comments:

Gymnasium: 1) The applicant is to return with details of the roof penetrations and suggests terra cotta vent covers. 2) Return with an historian outlined approach to the exterior changes including the stairs and the wall treatment at the arcade. 3) The Historian is to monitor the program and the approach of the replacements and impacts on the like for like improvements. 4) Provide photo documentation.

Chapel: the roofing details and tile should match as closely as possible the roof and detailing of the chapel and the new wall should be set back from the face of the existing wall by not less than four inches to satisfy the Secretary of Interior standards for differentiation of new fabric from existing fabric. Historic Resource Findings: the project will not cause a substantial adverse change to the significance of an historic resource.

Action: Boucher/Hausz, 7/0/1. Rager stepped down.

CONCEPT REVIEW - NEW

10. **623 STATE ST** C-M Zone

Assessor's Parcel Number: 037-131-006
 Application Number: MST2005-00816
 Owner: Chaffee Family Survivors' Trust
 Architect: Lenvik & Minor Architects

(Proposal for an 888 net square foot, one story addition (for storage purposes) to an existing 1,210 square foot commercial building resulting in a 2,488 square foot building on a 2,659 square foot lot in El Pueblo Viejo Landmark District. Parking will not be affected.)

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

(4:23)

Jeff Gorrell, Lenvik & Minor Architects, present.

Public comment opened at 4:29 p.m. and seeing no one wished to speak, it was closed.

Motion: Final approval and an indefinite continuance to the Consent Calendar for a review of the details.

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

CONCEPT REVIEW - NEW

11. **803 STATE ST** C-2 Zone

Assessor's Parcel Number: 037-400-012
 Application Number: MST2005-00830
 Architect: Christine Pierron
 Business Name: Juicy Couture (Left At Albuquerque)
 Owner: ESJ Centers
 Applicant: Christine Pierron

(Proposed storefront alterations including window and door changes, signage, and the removal of existing awnings and light fixtures.)

(4:31)

Christine Pierron, Architect and Applicant; and Michele Christian, present.

Public comment opened at 4:36 p.m.

Kellam De Forest, local resident, stated the proposal does not seem to fit into the area.

Public comment closed at 4:36 p.m.

Motion: Continued indefinitely with the comment for the applicant to restudy the project to be more in compliance with El Pueblo Viejo Guidelines.

Action: Pujo/Hausz, 8/0/0.

CONCEPT REVIEW - NEW

12. **727 STATE ST A**

C-2 Zone

Assessor's Parcel Number: 037-400-015

Application Number: MST2005-00832

Owner: Redevelopment Agency/Santa Barbara

Business Name: Rip Curl (Three Dog Bakery)

Agent: Glen Morris

(Proposal for a storefront alteration consisting of the replacement of existing tile, refinished wood detailing, and door pull replacement.)

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

(4:43)

Present: Glen Morris; and Matt Austin, Concept Designer

Public Comment: opened at 4:48, and since no one wanted to comment, closed at 4:49.

Motion: Continued two weeks with the following comments: 1) Restudy the proposal to be more traditional. 2) Restudy tile and wave photo representation. 3) Reconsider the tile and the detailing above the windows. 4) Eliminate the canopy over the front door. 5) Use a more traditional door hardware. 6) Simplify the design.

Action: Pujo/Hausz 8/0/0.

CONCEPT REVIEW - CONTINUED

13. **932 DE LA VINA ST**

C-2 Zone

Assessor's Parcel Number: 039-313-001

Application Number: MST2005-00715

Owner: Double P, LLC

Applicant: PCJL Inc.

Business Name: Jiffy Lube

(This is a revised project to abate ENF2005-00210. Proposal to construct a 72 square foot canvas awning cover at main building for customer waiting.)

(Second Concept Review. Referred to Full Board.)

(2:50)

This item was taken out of order.

Rudd McClory, Manager, Jiffy Lube, present.

Public comment opened at 2:53 p.m.

Kellam De Forest, local resident, asked if it would it be possible to place the canvas on the edge of the property in order to be less obtrusive.

Public comments closed at 2:54 p.m.

Motion: Continued indefinitely with the following comments: 1) The applicant is to not return until the proposal meets the intent of the Ordinance and El Pueblo Viejo Design Guidelines. 2) Staff is to be the primary filter to discern whether the project is ready to return to the Historic Landmarks Commission.

Action: Hsu/Hausz, 9/0/0.

CONSENT CALENDAR

FINAL REVIEW

A. 625 CHAPALA ST

C-2 Zone

Assessor's Parcel Number: 037-123-005
 Application Number: MST2004-00721
 Owner: Jaime Flores
 Applicant: Dawn Sherry
 Business Name: Chad's
 Owner: Sid Carrera

(This is a Structure of Merit: "Sherman Residence." Proposal to add the following to Chad's Restaurant: a 291 square foot storage area, an 894 square foot bar area and a 113 square foot restroom to the existing 1,935 square foot restaurant and to abate the violations outlined in ENF2004-00484 and ENF2004-00529. The project also includes reconfiguring the parking and expanding the outdoor seating. Two parcels (037-123-005 & 037-123-017) would be merged as part of the project.)

(Final Review of chimney cap detail.)

Final approval of the details as submitted with the conditions as noted on the drawings.

FINAL REVIEW

B. 306 W CABRILLO BLVD

HRC-1/SD-3 Zone

Assessor's Parcel Number: 033-091-013
 Application Number: MST2005-00187
 Owner: Theodore Smyth
 Architect: Bob Pester
 Business Name: West Beach Inn

(This is a revised project description: Proposal to replace an (e) 2,101 s.f. concrete swimming pool deck with a (n) 2,902 s.f. swimming pool deck; add a 74 s.f. entry portico; switch (e) swimming pool equipment room with (e) office (191 s.f. remodel); add one guest parking space and (n) plaster and wrought iron swimming pool enclosure; add 4'-0" high plaster privacy walls at two guest suites.)

(Final Approval is requested.)

Architectural Details: final approval with the condition that the exterior paint color is not approved and is subject to Historic Landmarks Commission full board approval on a separate application.
Landscaping: Final approval as submitted with the condition to simplify the driveway paving to match callout number seven.

**** MEETING ADJOURNED AT 4:59 P.M. ****