



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 22, 2006

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

- PHILIP SUDING, Chair – Present, left at 3:19 p.m., returned at 3:24 p.m., left at 4:58 p.m.
- WILLIAM LA VOIE, Vice-Chair – Present
- LOUISE BOUCHER – Present
- STEVE HAUSZ – Present
- VADIM HSU – Present at 1:40 p.m.
- ALEX PUJO – Present
- CAREN RAGER – Present
- FERMINA MURRAY – Absent
- SUSETTE NAYLOR – Present
- DR. MICHAEL GLASSOW – Absent
- ROGER HORTON – Present at 1:58 p.m., left at 2:56 p.m.
- WILLIAM MAHAN – Absent

ADVISORY MEMBER:

CITY COUNCIL LIAISON:

PLANNING COMMISSION LIAISON:

STAFF:

- JAIME LIMÓN, Design Review Supervisor – Present at 1:45 p.m., left at 2:02 p.m., returned at 2:21 p.m., left at 2:47 p.m.
- JAKE JACOBUS, Urban Historian – Present
- SUSAN GANTZ, Planning Technician II – Present
- GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - 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><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- ** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items 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.
- ** **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.**
- ** **AMERICANS WITH DISABILITIES ACT:** 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.
- ** **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov. 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 Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- A. That on March 17, 2006 at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
- 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. 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.)

Public comment opened at 1:30 p.m.

Mr. Kellam De Forest expressed concern over the traffic calming devices on the upper-east-side of town. If there are plans to redesign them, he asked what committee would be assigned to make sure they are suitably attractive.

Mr. Suding responded by asking Staff to research the traffic calming device design purview.

Public comment closed at 1:32 p.m.

B. Approval of the minutes of the Historic Landmarks Commission meeting of March 8, 2006.

Motion: Approval of the Minutes of the Historic Landmarks Commission Meeting of March 8, 2006, with corrections.

Action: Boucher/Rager, 5/0/2. Hausz and Pujo abstained.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by William La Voie.

Action: Boucher/Hausz, 7/0/0. Rager stepped down from Item D (1156 N Ontare Road).

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

1. Ms. Gantz announced the following:

- a) Commissioner Murray will be absent from today's meeting.
- b) The project at 421 E. Figueroa Street, which had been continued to today's meeting, has been postponed indefinitely at the applicant's request.
- c) Item 1 scheduled at 1:40 p.m. will be heard at approximately 3:40 p.m., and Item 6 scheduled at 3:40 p.m. will be heard at 1:40 p.m.

d) There will be a joint meeting of the HLC Designations and Survey Subcommittees at 10:00 a.m. on Wednesday, April 5th, in the Housing and Redevelopment Conference Room on the second floor of 630 Garden Street, to discuss some upcoming landmark designations and the results of the Lower Riviera Historic Survey Phase I.

2. Ms. Naylor announced she will be stepping down from Item 2 (803 Laguna Street) and Item 5 (320 E Victoria Street).

E. Subcommittee Reports.

Mr. La Voie reported that he and Ms. Naylor attended the joint meeting of City Council, Planning Commission, Architectural Board of Review, and Historic Landmarks Committee for a scoping discussion. This is a semi-annual meeting on the Planning Division work program activities that are underway or pending. At the March 16th meeting, the Council focused on the planning issues for upper State Street.

F. Possible Ordinance Violations.

No violations reported.

CONCEPT REVIEW - CONTINUED

1. 1320 MORRISON AVE R-2 Zone
 (3:46) Assessor's Parcel Number: 029-091-022
 Application Number: MST2005-00526
 Owner: Richard Mokler
 Architect: Ernest A. Watson

(This is a contributing structure to the proposed Bungalow Haven Historic District and is Structure of Merit worthy. Proposal for a two story addition to an existing 1,265 square foot single-family residence on a 6,069 square foot lot. The addition includes 748 square feet of living space and an 84 square foot second-story balcony. The existing 426 square foot detached garage will not be changed.)

(Third Concept Review.)

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.
 ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

This item was heard out of order.

Present: Richard Mokler, Owner
 Ernest A. Watson, Architect
 Shelley Bookspan, Consulting Historian

Motion: Preliminary approval and indefinite continuance with the following comments:
 1) Applicant shall return with in-progress review of the porch columns. 2) The stone is appropriate and shall be installed to match the existing stone in execution and shape. 3) The Neighborhood Preservation Ordinance criteria have been met in accordance with Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

Action: Pujo/Hausz, 4/4/0. Boucher, La Voie, Naylor, and Rager voted against motion.

Motion failed.

Substitute Motion: Two week continuance for the applicant to restudy the porch.

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

CONCEPT REVIEW – NEW: PUBLIC HEARING

2. 803 LAGUNA ST C-2 Zone

(2:18) Assessor's Parcel Number: 031-021-025
 Application Number: MST2006-00147
 Owner: Senior Center of Santa Barbara Inc.
 Landscape Architect: Sydney Baumgartner
 Applicant: Linda Hughes

(Proposal to remove a large Eucalyptus tree situated near the northwest portion of the property. Previous case numbers MST2003-00856 and MST2006-00019.)

(Original proposal was reviewed under MST 2003-00856, which expired. Application MST2006-00019 was given Administrative Staff approval on January 6, 2006 based on an Arborist's Report recommending removal of the tree. Approval was suspended on March 10, 2006, and new MST2006-00147 was opened to place the item back on the HCL Full Board agenda.)

Present: Linda Hughes, Board of Directors Vice-Chairman, Senior Center of Santa Barbara

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that previous proposals to cut down the tree had been reviewed by the HLC, but were denied in favor of implementation of a maintenance plan. Most recently, Administrative Approval had been granted to cut down the Eucalyptus tree based on findings in an Arborist Report which, on a hazard scale of 3 to 12, found the tree to be graded 11. Senior Planner Jaime Limón rescinded the current approval and determined that a public hearing would be appropriate.

Public comment opened at 2:21 p.m.

1. Linda Hughes, Applicant, explained that the Senior Center Board of Directors has been concerned for some time that a branch may fall off this tree and injure someone.
2. Fred Brown, resident at 310 E Canon Perdido, conveyed that residents feel there is much historical significance around the tree and that it is sturdy and is expected to last a long time. He pointed out that every two years or so this issue comes up and the same response is given by the Commission to have the tree trimmed and maintained without having to cut it down.

3. Wayne Ashcraft, resident at 312 E Canon Perdido, said he spoke with Mr. Gress who said he would recommend, and had recommended in the past, that the tree in question should not be cut down. Mr. Ashcraft gave Staff 11 petitions signed by other neighbors showing their opposition to the cutting of this tree.
4. The letter received from Benjamin Hitz, resident at 322 E Canon Perdido, was read into the record by Mr. Ashcraft. Mr. Hitz expressed his opposition to the proposed removal of this giant Eucalyptus tree and called it a true "Sky Line Tree".
5. Ronald Randall, resident at 835 Laguna Street, stated this tree does not need to be cut down because it is healthy and strong.
6. Alexandra Cole, Preservation Planning Associates, expressed support for the retention of this tree.

Public comment closed at 2:33 p.m.

Motion: Four week continuance with the following comments: 1) City Staff to receive advice from the City Arborist regarding obtaining an unbiased Arborist Report. 2) Applicant to obtain an Historic Structure Letter Report evaluating the impact of removing this tree from its historic setting of a National Landmark and identifying mitigation measures for those impacts to the site and adjacent structures.

Action: La Voie/Rager, 7/0/0. Naylor stepped down.

CONCEPT REVIEW - CONTINUED

3. 431 STATE ST C-M Zone
 (2:46) Assessor's Parcel Number: 037-211-008
 Application Number: MST2006-00102
 Owner: W & D Faulding Family Trust
 Applicant: Neil Advani

(Proposal to replace existing entry door and storefront windows, add a new trellis, and repaint exterior of a one-story commercial building in El Pueblo Viejo Landmarks District.)

(Third Concept Review.)

Present: Neil Advani, Applicant

Motion: Continued indefinitely with the following comments: 1) Simplify the design.
 2) Applicant needs to hire a qualified design professional familiar with El Pueblo Viejo Design Guidelines.

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

CONCEPT REVIEW - CONTINUED

4. 206 CASTILLO ST HRC-1/SD-3 Zone

(3:01) Assessor's Parcel Number: 033-031-016
 Application Number: MST2006-00064
 Owner: Harborside Inns of Santa Barbara Inc.
 Architect: Julio Veyna
 Applicant: Jeannette Webber

(This is on the City's Potential Historic Resource list: Contributing historic resource - West Beach District. Proposal to change 55 existing windows to white trimmed Milgard vinyl, add 17 in-wall air conditioning/heat units, and seven freestanding air conditioning/heat pumps, which will be screened from view. Also proposed are one 400-amp power unit, one 100-amp power unit, and two 200-amp power units which will be enclosed and screened from view.)

(Third Concept Review.)

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

Present: Julio Veyna, Landscape Architect
 Jeanette Weber, Representative of Colonial Beach Hotel

Motion: Continued two weeks for applicant to return with a solution that meets El Pueblo Viejo Design Guidelines.

Action: La Voie/Boucher, 7/1/0. Pujo opposed. (Mr. Pujo felt the proposal was acceptable as submitted).

CONCEPT REVIEW – CONTINUED

5. 320 E VICTORIA ST R-3 Zone

(3:19) Assessor's Parcel Number: 029-131-005
 Application Number: MST2004-00511
 Owner: Victoria Garden Mews
 Architect: Dennis Thompson

(This is a revised project: second revision. Proposal to retain the front, two-story portion of an existing single-family residence, add a new porch at the street facade, remove the one-story portion at the rear of the house, and add a two-story addition. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct three new residential units with four attached two-car garages accessed from the public alley. The new units are proposed to vary between 1,000 and 1,800 square feet each and total approximately 6,931 net square feet, including the new garages. This parcel is located in El Pueblo Viejo Landmarks District.)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

Present: Alexandra Cole, Architectural Historian
 Dennis Thompson, Architect
 Dennis Allen, Owner and Client

Public comment opened at 3:31.

Mr. Kellam De Forest expressed concern over the possible cutting of planting in the rear of the property where this new building will occur.

Public comment ended at 3:32.

Straw votes: Who is in support of the modification to the garage? 7/0.
Who is in support of a front porch addition? 6/1. La Voie opposed.

Motion: Continued two weeks with the following comments: 1) Commission supports pursuing a Hispanic-style building and supports the basic building form as suggested by the schematic plans. 2) Supports the height reduction and the size, bulk and scale. 3) Would like to see the plan developed with enhancement and definition of pedestrian access from Victoria Street. 4) Supports and is enthusiastic about the parking solution and would support the modification for the side yard setback.

Action: Pujo/Hsu, 7/0/0. Naylor stepped down.

CONCEPT REVIEW - CONTINUED

6. 0-800 E CABRILLO BLVD P-R/SD-3 Zone
(1:40) Assessor's Parcel Number: 033-120-0RW
Application Number: MST2004-00806
Owner: City of Santa Barbara
Agent: Marck Aguilar

(Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged.)

(Second Concept Review.)

This item was heard out of order.

Present: Marck Aguilar, Redevelopment Specialist
Santos Escobar, Parks Superintendent
Bob Cunningham and Brian Brodersen, Arcadia Studio

Motion: Continued indefinitely with the following comments: 1) Research the availability and provide a copy of the Olmsted plan. 2) The Commission feels that the materials may not be consistent with the Olmsted plan. 3) Study other materials for the parkway strip to be more compatible with the historic plan. 4) More planting should be provided, particularly within the No Parking Zones (NPZ). 5) One Commissioner felt that the paving proposal is an acceptable solution. 6) At least two Commissioners felt the paving should be of a higher quality and more beautiful. 7) Introduce color for plant material. 8) Most Commissioners would prefer grass planting material in the parkway. 9) It may be difficult to make historic findings with a paved pathway.

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

PRELIMINARY REVIEW

7. 523 CHAPALA ST C-2 Zone

(4:05) Assessor's Parcel Number: 037-163-021
 Application Number: MST2004-00854
 Owner: Leon Olson
 Architect: Jeff Shelton

(Proposal for a three-story mixed-use development consisting of seven residential condominium units and two commercial units. The total net residential square footage is proposed at 17,281 square feet and the commercial units are 1,218 and 1,334 net square feet each, for a total of 2,552 square feet. Nineteen parking spaces are proposed.)

Present: Jeff Shelton, Architect
 Leon Olson, Owner

Public comment opened at 4:25.

Mr. Kellam De Forest expressed that he hopes the trees shown on the project's model of the building, facing the view from Brinkerhoff Avenue, will actually be included in the landscape plan.

Public comment closed at 4:26.

Motion: Preliminary approval of the project and an indefinite continuance with the following comments: 1) The mass, bulk and scale are acceptable. 2) Detailing is delightful and should be considered in budgeting the project. 3) Dog-watering station on Chapala Street is appreciated.

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

IN-PROGRESS REVIEW

8. 1900 LASUEN RD R-2/4.0/R-H Zone

(4:28) 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.)

(In-Progress Review of Units 4, 24, 25, and 27.)

Present: Henry Lenny, Architect
 James Jones, Representative of Orient Express Hotels
 Alexandra Cole, Architectural Historian, present at 4:35 p.m.

- Motion: Continued indefinitely with the following comments: 1) The Staff and Commission are concerned about the change of direction the project seems to be taking. 2) Applicant needs to meet with Staff and Historian to discuss the two-story proposal. 3) An Historic Structures Addendum Letter Report shall be required if the two-story proposal is pursued.
- Action: La Voie/Hsu, 8/0/0.

FINAL REVIEW

9. 1900 LASUEN RD R-2/4.0/R-H Zone
 (4:58) 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.)

(Final Approval is requested for Groups G and I.)

- Present: Henry Lenny, Architect
 James Jones, Representative of Orient Express Hotels
 Alexandra Cole, Architectural Historian

Group G (Cottages # 2, 20, and 21):

- Motion: Continued two weeks with the following comments: 1) There shall be no exposed vents for air-handling equipment. 2) There shall be no non-historic spark arrestors or chimney terminations allowed. If it is determined that any were put on in the 1970s, they shall be removed. 3) Applicant shall provide a detailed resolution of the flue for the proposed fireplace. 4) Everything new needs to be detailed and identified and everything existing needs to be called out and identified as existing. 5) The note "to match existing" needs to be incorporated into the drawings on each sheet, where appropriate. 6) All the details need to be keyed to the drawing. 7) Ensure hatch patterns are accurate. 8) Any exterior lighting attached to the building needs to be identified and drawn to scale on the elevations.
- Action: Boucher/Pujo, 7/0/0.

Group I (Cottages # 5, 6, 7, 8, 9, 10, and 13):

- Motion: Continued two weeks with the following comments: 1) Applicant shall provide full photo documentation. 2) The motion given for Group G shall be applied to Group I.
- Action: Hausz/Hsu, 7/0/0.

CONSENT CALENDAR**REVIEW AFTER FINAL**A. 1914 SANTA BARBARA ST E-1 Zone

Assessor's Parcel Number: 025-382-023
Application Number: MST2005-00248
Owner: Else Robert 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 After Final of revisions to expand scope of project to replace windows and stucco exterior.)

Continued two weeks with comments.

NEW ITEMB. 809 STATE ST C-2 Zone

Assessor's Parcel Number: 037-400-011
Application Number: MST2006-00137
Owner: ESJ Centers
Applicant: Jeff Davis
Business Name: Coffee Bean & Tea Leaf

(Proposed replacement of existing furniture for outdoor dining at the Coffee Bean & Tea Leaf. Tables are to be 23" round with wood table tops and wrought iron bases. Seating is to consist of a combination of wrought iron chairs and wooden benches. A total of four tables, four chairs, and two wooden benches are proposed.)

Final approval of the project as submitted.

NEW ITEMC. 501 STATE ST C-M Zone

Assessor's Parcel Number: 037-172-011
Application Number: MST2006-00149
Owner: 501 State Street, Inc.
Architect: Rex Ruskauff
Business Name: Santa Barbara Brewing Company

(Proposal to add a wrought iron fence and canvas awning at the north elevation to enclose an outdoor drinking area between buildings as required by Alcohol Beverage Control.)

Continued two weeks with comments.

FINAL REVIEW

D. 1156 N ONTARE RD

A-1 Zone

Assessor's Parcel Number: 055-160-028
Application Number: MST2005-00425
Owner: Wynpac IV, LLC
Contractor: Macaluso Pools
Landscape Architect: Sydney Baumgartner
Applicant: Scott Menzel

(Proposal for a 267 square foot master bathroom addition, swimming pool, spa, a 1,140 square foot pool cabana and related pool equipment, landscaping, and landscape lighting. The existing 2,324 square foot single-family residence and 1,274 square foot detached garage is located on a 14.42 acre lot in the Hillside Design District. Fifty cubic yards of grading is proposed.)

(Final Approval is requested.)

Final approval as noted on drawings.

**** MEETING ADJOURNED AT 5:26 P.M. ****