



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, August 20, 2008

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

SUSETTE NAYLOR, *Chair* – Present
 DONALD SHARPE, *Vice-Chair* – Present
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present
 KEN CURTIS – Present
 MICHAEL DRURY – Present at 2:51 p.m.
 STEVE HAUSZ – Present
 FERMINA MURRAY – Present
 SUSETTE NAYLOR – Present
 ALEX PUJO – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

ROGER HORTON – Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON – Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present 1:42 p.m. to 2:30 p.m.
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician – 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	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required at the <u>time of submittal & each time plans are revised</u> . <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
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.

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 time the item was reviewed is listed to the left of each item. It was suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff would have notified applicants of time changes.
- ** The applicant's presence was required. If an applicant was not present, the item would have been postponed indefinitely. If an applicant canceled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets 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.
- ** **Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.**
- ** **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in a meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- ** **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/hlc. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

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

NOTICE:

- A. That on Friday, August 15, 2008, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission was broadcast live on TV Channel 18 and scheduled for rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting will be viewable by Friday, August 22nd, on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

SUBCOMMITTEE MEETING:

There will be an El Pueblo Viejo District Guidelines Subcommittee meeting at 10:00 a.m. on Wednesday, August 27, in the Fishbowl Conference Room located on the first floor at 630 Garden Street.

GENERAL BUSINESS:

- A. Subcommittee Appointments.

Appointments were made to fill vacancies on the following:

Subcommittees:

1. **HLC Consent Calendar:** Alternate: Naylor.
2. **El Pueblo Viejo District Guidelines:** Adams to be included and William La Voie to remain.

Ad Hoc Subcommittee:

3. **433 E. Cabrillo Blvd. Project (Waterfront Hotel):** Adams to be included.

- B. Public Comment:

Mary Louise Days, local resident, commented about the demolition of four structures at 223 to 229 E. Cañón Perdido Street.

Jaime Limón, Senior Planner, stated that, although buildings may be determined by Staff to not be historically significant, they are required to be reviewed by the HLC per the City Ordinance if they are fifty years or older and within El Pueblo Viejo Landmark District.

Mr. Limón stated that the Building Inspection Staff will be alerted that the site at 223 to 229 E. Cañón Perdido Street is archaeologically sensitive. In the future, language will be included in the City's database alerting Staff that, although a building is not historically significant, HLC review is still required when a demolition permit is requested.

Commissioner Hausz suggested that a letter be sent to the property owner informing the level of review that will be required and that no further ground disturbance should be conducted at this time.

C. Approval of the minutes of the Historic Landmarks Commission meeting of August 6, 2008.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of August 6, 2008, with corrections.

Action: Boucher/Hausz, 8/0/0. (Drury absent.) Motion carried.

D. Consent Calendar.

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

Action: Boucher/Hausz, 8/0/0. (Drury absent.) Motion carried.

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

1. Ms. Gantz made the following announcements:

- a) Chair Naylor would be leaving at 6:30 p.m. and Commissioner Drury would be absent.
- b) The project at 901 E. Cabrillo Blvd., which was postponed two weeks to today's hearing, was postponed for another two weeks at Staff's request. Item 7 on today's agenda at 426 State Street is postponed indefinitely at the applicant's request pending a revised project.

2. Commissioner Hausz announced he would be leaving by 5:45 p.m.

3. Commissioner Hausz provided copies of USC digital archives of the Mission grounds from the year 1931, a view from the Mission taken in 1903, and of the Mission vineyard from 1888.

4. Allison Jordan, Water Conservation Coordinator, stated that the City Council adopted the Landscape Design Standards for Water Conservation at the August 12 meeting and she provided copies to the Commission. As suggested, check lists, hand-outs, and a lawn alternatives booklet will be created to assist boards and commissions when projects are reviewed.

5. Jaime Limón, Senior Planner, thanked the Commissioners who attended the Ordinance Committee meeting on August 19. The proposed Compatibility Review Criteria will be incorporated into an ordinance. Its purpose is to provide an effective tool for design review boards and commissions to communicate with the Planning Commission (PC). The proposal provides six elements to be discussed and elaborated on so that the PC gets a good understanding as to what the boards and commissions think about a particular project.

F. Subcommittee Reports.

Commissioner Murray reported that the Designations Subcommittee met in the morning. In a couple of months three structures that are being reviewed will be presented to the Commission for consideration to be designated as Structures of Merit.

G. Possible Ordinance Violations.

1. Commissioner Boucher requested an update on the Rockin' Yogurt, 620 State Street, as-built chrome and glass entry storefront system. Staff responded that the building permit has been issued and they have 45 days to change the door to a wood frame.
2. Commissioner Hausz requested an update on the Stateside Restaurant, 1114 State Street, with regard to the placement of chairs, tables and heaters in the outdoor dining patio. Staff responded that the City Attorney has been requested to update the interpretation made several years ago regarding the temporary placement of items in the *paseos* within El Pueblo Viejo Landmark District. The Commission will be informed of the outcome.

DISCUSSION ITEM**1. MEASURE G APPROVED FOR NOVEMBER 4, 2008, ELECTION BALLOT**

(2:04) Staff Presentation: Bob Peirson, Finance Director

(On July 1, 2008, the Santa Barbara City Council voted to place a measure on the November 4, 2008 ballot to reduce the Utility User's Tax (UUT) on telecommunications and cable TV from 6% to 5.75% and modernize the tax ordinance. Due to an IRS ruling and changes in telecommunications technology, the City of Santa Barbara could lose approximately \$4 million of its annual \$13 million UUT revenue. The UUT provides funding for essential government services such as police, fire, streets, libraries, parks and recreation. The City's UUT Ordinance was written prior to the introduction of cell phones, voice-over-Internet technology, and other telecommunication methods. The proposed UUT Ordinance will update provisions for telecommunications and specifically exclude Internet access service charges. Modernizing the City's UUT Ordinance as it relates to telecommunications requires a majority approval from City voters.)

(Commission comments are requested.)

Present: Robert Peirson, Finance Director

Commissioner Murray asked if the Utility Users Tax money providing funding for Parks and Recreation could also be used to support City-owned historic sites, such as the Franceschi House that needs to be restored.

Mr. Peirson responded that under the California Constitution, a tax dedicated for a particular purpose becomes a special tax and requires two-thirds voter, super-majority approval.

Discussion held.

DISCUSSION ITEM

2. Status update of Plan SB and an overview of recent Policy Options Workshops.
(2:19) Staff Presentation: Beatriz Gularte, Project Planner

Present: John Ledbetter, Principal Planner
Beatriz Gularte, Project Planner

Mr. Ledbetter requested feedback with regard to development standards specific to mixed-use projects, such as smaller units to reduce the size, bulk, and scale of projects; variable setbacks and common, usable open space; neighborhood compatibility, especially if located next to or near residential neighborhoods; parking location layout and number of spaces; and design guidelines.

Commission comments:

1. Inquired as to how a separate historic preservation element may be integrated into the overall general plan.
2. The 1925 drawings found in the David Gebhard Public Meeting Room should be incorporated in the General Plan.
3. An optimal balance is recommended between buildings and open space in El Pueblo Viejo Landmark District (EPV).
4. The City's urban forest and trees are important as historic and district resources. It is very important to include canopy trees to soften and shade mixed-use buildings.
5. Requested more information about form-based coding. It is necessary to clarify that the priorities are inside the buildings, not in the reduction of the buildings. It would be difficult to create a form-based code that would be appropriate within historical districts, such as in EPV. It would be almost like having to take each individual site and agree in advance what the three-dimensional shape of the building should be. One of the purposes of a discretionary, decision-making body, such as the HLC, is to fine-tune proposed designs according to specific circumstances that are encountered. Form-based coding works in a largely undeveloped community or master-planning a community. Santa Barbara is almost totally built-out so that creating a three-dimensional study is virtually impossible. It results in taking property from some homeowners and giving more to others.
6. The standards for unit sizes should be looked at and policies that require or encourage a distribution of unit sizes should be developed so that they are not all large and luxurious. An example would be to have 35 affordable, smaller units, and 11 larger ones instead of the opposite.
7. Provide definitions, such as clarifying the term "community priorities."
8. Would like to see the establishment of a minimum floor for the percentage of commercial space required to prevent having very little commercial space within mixed-use projects.
9. Development standards should not be entirely flexible. It should be made clear what would be allowed by right for any developer versus what would be reserved as incentives to developers who provide certain public benefits, such as those who choose to construct affordable housing units.
10. Opposed to raising the building heights in EPV. Allowable heights within EPV should be clarified.

DISCUSSION ITEM

3. 2132 MISSION RIDGE RD

(2:51) Staff Presentation: Jake Jacobus, Associate Planner
(Impact of an existing eucalyptus tree on a potentially historic stone wall.)

Present: Jake Jacobus, Associate Planner/Urban Historian
Timothy Downey, Urban Forest Superintendent

Staff comments: Mr. Jacobus stated that the root system of a large Eucalyptus tree located on the Marymount School property is too close to the historic stone wall and gate structure, which was the original entrance to the former Black Estate. Based on historic photographs, the tree does not appear to be part of the original estate's landscape plan. Moving the wall away from the tree would prevent the gate and wall from qualifying for the national Register of Historic Places. Mr. Downey stated that the recommendation to the Park and Recreation Commission is that the tree not be removed because it is a skyline tree, it benefits the community, and the reasons for its removal are not justified. Mr. Jacobus requested direction from the Commission as to a possible resolution.

Public comment opened at 2:58 p.m.

Sharon Sumrall, landscape contractor and designer, commented that she would not want the tree removed, but provided information as to the history of the wall and its importance. She mentioned that there is no viable way of keeping the tree without further damaging the stone wall.

Craig Buzzell, Marymount School Business Manager, commented that initially the intent was not to remove the tree. Stonemasons pointed out cut marks in the inside of the stone wall, which indicated the masonry method used was from the 1920s. He mentioned three options as possible solutions to the tree dilemma.

Public comment closed at 3:09 p.m.

Commission comments:

1. The Marymount gate should be designated as a City Landmark. There is an important symmetry about the gate, it is one of the highlights of the Riviera, and the stonework needs to be protected in its original condition.
2. The majority of the Commission (five out of eight) felt that the wall should be preserved for future potential landmarking, and the Eucalyptus tree should be removed and replaced with an attractive skyline tree at an appropriate location that would be less invasive and not affect the wall.
3. The minority of the Commission requested that the tree be preserved and the wall be moved into the City right-of-way. Explore the feasibility of movement of the wall into the right-of-way, how far it could be moved, and whether the City would accept the wall to be moved into City property.

ARCHAEOLOGY REPORT

4. 300 W ALAMAR AVE/OAK PARK P-R Zone

(3:25) Assessor's Parcel Number: 051-340-001
 Application Number: MST2008-00314
 Owner: City of Santa Barbara
 Applicant: George Johnson

(Proposal to remove a concrete grade control structure downstream of the Tallant Road bridge and replace with sandstone boulders and plant with native riparian plants.)

(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

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

Motion: To accept the report as submitted.

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

REVIEW AFTER FINAL

5. 16 E CARRILLO ST C-2 Zone

(3:57) Assessor's Parcel Number: 039-322-044
 Application Number: MST2008-00055
 Owner: Masonic Properties Santa Barbara, Inc.
 Applicant: Gil García
 Business Name: Santa Barbara Bank & Trust

(This structure is on the City's List of Potential Historic Resources: "Masonic Temple." Proposal to relocate an existing ATM, replace a storefront window, add new plant pots and light fixtures, and paint a colored band on the exterior of the office of Santa Barbara Bank & Trust.)

(Review After Final of change to proposed windows at front elevation.)

This item was reviewed out of order.

Present: Gil García

Motion: Denial of the requested Review After Final and continued two weeks to the Consent Calendar with the suggestion that the stucco base be a slightly darker shade than what is proposed.

Action: Sharpe/Adams, 8/0/1. (Drury abstained.) Motion carried.

CONCEPT REVIEW - CONTINUED

6. 1528 STATE ST

C-2 Zone

(3:29)

Assessor's Parcel Number: 027-232-012
 Application Number: MST2008-00282
 Owner: Camilla Chandler Frost Trust
 Agent: Sharon Spear
 Architect: Steve Morando
 Designer: Mark Morando
 Business Name: Divine Inspiration Gallery of Fine Art

(Proposal to permit the following as-built alterations on a 1,225 square foot commercial building: new exterior paint colors, new wrought iron railings and driveway gate, new paving material on the front porch, new landscaping, new rear entry door, new 128 square foot detached storage shed, new entry door hardware, and new light fixtures. Also proposed but not yet installed are six new window awnings in tan Sunbrella fabric. Awning signage to be reviewed by the Sign Committee under a separate application.)

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

This item was reviewed out of order.

Present: Sharon Spear, Agent
 Steve Morando, Architect

Public comment opened at 3:41 p.m. and, as no one wished to speak, it was closed.

Motion: **Continued four weeks with the following comments:** **1)** In spite of the building not being very big and the simplicity of what is being proposed, there appears to be some difficulty responding to the Commission's previous comments. **2)** The door that was approved on the Consent Calendar is not exactly the door that was actually installed. **3)** There is no consensus as to the access ramp and rail. It should be simple and functional, but given the ornamentation in every other area of the building, there should be some attempt to embellish the rail as well. **4)** Comments cannot be made as to the awning color because a sample of the proposed royal blue has not been provided by the applicant. **5)** Regarding the landscaping, positive comments were made with regard to the choice of plants. **6)** The landscape plans should be improved to show plants as they will be at their relative mature size and include a notation that three inches of mulch should be applied.

Action: Murray/Hausz, 7/2/0. (Boucher/Pujo opposed.) Motion carried.

CONCEPT REVIEW - CONTINUED

7. 426 STATE ST C-M Zone

Assessor's Parcel Number: 037-212-003
 Application Number: MST2008-00347
 Owner: Ray Mahboob
 Architect: Henry Lenny

(Proposal to repave an existing 16,000 square foot parking lot with red brick and add new landscaping features. The existing 28-space parking lot provides parking for the building at 424 State Street. This proposal will reduce the number of parking spaces to 14.)

(Third Concept Review.)

This item was postponed at applicant's request.

**** THE COMMISSION RECESSED FROM 4:08 P.M. TO 4:15 P.M. ****

HISTORIC STRUCTURES REPORT

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

(4:15) Assessor's Parcel Number: 019-170-022
 Application Number: MST2008-00387
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning and Permitting Services
 Architect: Henry Lenny
 Business Name: El Encanto Hotel

(Proposal for seismic reconstruction of the historic arbor to match the existing arbor exterior.)

(Review of Letter Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This addendum report is focused on reconstruction of the existing historic arbor.)

Present: Trish Allen, SEPPS
 Alexandra Cole, Historical Consultant
 Minh Pham, Representing Ownership

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that Staff read the report and agreed with its recommendations and conclusions. Because the columns are constructed of unreinforced masonry, there must be a total reconstruction of the arbor which is a centerpiece to the campus. The applicant is proposing to disassemble the arbor brick-by-brick and have structural columns placed inside the brick. The outside layer of brick would be placed back on as to emulate the existing columns.

Motion: **To accept the report with the following changes:** 1) The title shall be revised to reflect the deconstruction and the subsequent reconstruction of the columns. 2) A required mitigation shall be added that one of the original columns shall remain, throughout the construction process, to serve as a sample to emulate.

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

CONCEPT REVIEW - NEW

9. 1900 LASUEN RD

R-2/4.0/R-H Zone

(4:34)

Assessor's Parcel Number: 019-170-022
Application Number: MST2008-00387
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning and Permitting Services
Architect: Henry Lenny
Business Name: El Encanto Hotel

(Proposal for seismic reconstruction of the historic arbor to match the existing arbor exterior.)

(Action may be taken if sufficient information is provided.)

Present: Trish Allen, SEPPS
Alexandra Cole, Historical Consultant
Minh Pham, Representing Ownership

Motion: **Continued indefinitely with the following comments:** 1) Preserve the existing vines and plants. 2) Maintain the same amount of vine coverage and coordinate the footings with the planters. 3) Consider reconstructing the masonry columns with an interior masonry core instead of the proposed steel so that it is done in a more traditional manner. 4) Request an investigation by a structural engineer as to the possibility of retaining as many of the existing columns through the reconstruction method. 5) Consider probable water intrusion in the design. 6) Provide ventilation to the interior of the columns, considering the construction method. 7) There should be flashing of the wood members, bench and beams.

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

CONSENT CALENDAR**FINAL REVIEW****A. 518 STATE ST C-M Zone**

Assessor's Parcel Number: 037-173-046

Application Number: MST2005-00477

Owner: Jim Craviotto, Charles and Georgetta M. Craviotto

Architect: Brian Cearnal

(The project consists of a proposal to construct a new two-story mixed-use building with 2,487 square feet (net) of commercial space on the first floor and two apartments (one studio unit and one (1) one-bedroom unit) on the second floor, on a 3,544 square foot parcel. The existing 302 square feet (net) of non-residential space would be demolished. The project will require 2,185 square feet of non-residential square footage from the minor and small addition categories and Staff Hearing Officer approval of a modification to allow no onsite residential parking.)

(Final approval of details is requested.)

Final Approval as submitted.

NEW ITEM**B. 118 E ORTEGA ST C-M Zone**

Assessor's Parcel Number: 031-151-002

Application Number: MST2008-00373

Owner: Gary and Rebecca Eldridge Family Trust

Architect: AB Design Studio

(Proposal to abate violations in ENF2008-00374 to permit an "as-built" gate for an existing commercial building.)

Final Approval with the condition that the gate shall be painted Malaga Green.

REVIEW AFTER FINAL

C. 2300 GARDEN ST RETIRED Zone

Assessor's Parcel Number: 025-140-018
Application Number: MST2008-00036
Owner: SRS Garden Street, LLC
Applicant: Mary Rose & Associates
Architect: Jorge Machin, M2

(This is a revised Project Description. The former St. Anthony's Seminary is on the City's List of Potential Historic Resources. Proposal to install 10 temporary portable classroom units and two temporary portable restroom units to be used during previously-approved structural upgrades to existing campus buildings. Nine of the units are 24'x40', one of the units is 36'x60', one of the units is 24'x60', and the two bathroom units are 12'x40' for an overall total of 11,520 net square feet. The portable units will be located in the existing play court area and their estimated date of removal is proposed to be September of 2011. The project will also include installation of utilities to accommodate the portable classrooms and temporary relocation of the existing play court area.)

(Review After Final of addition of two roof-mounted exhaust vents on science lab temporary portable classroom #4.)

Final Approval of Review After Final with the condition that the units shall be painted to match the adjacent roof area.

CONTINUED ITEM

D. 20 E CARRILLO ST C-2 Zone

Assessor's Parcel Number: 039-322-044
Application Number: MST2008-00370
Owner: Masonic Properties Santa Barbara, Inc.
Architect: García Architects
Business Name: Santa Barbara Bank & Trust

(This structure is on the City's List of Potential Historic Resources: "Masonic Temple." Proposal to remove an existing arch above the rear double entry doors and install a new sheet metal canopy with decorative wrought iron trim. Signage to be reviewed under separate application to the Sign Committee. Also proposed is to add light fixtures, planter areas, and a handicapped ramp.)

(Second Concept Review.)

Continued two weeks to September 3, 2008.

FINAL REVIEW

E. 1022 LAGUNA ST R-3 Zone

Assessor's Parcel Number: 029-222-022

Application Number: MST2008-00213

Owner: David and Laura Correia

Architect: Jose Esparza

(This is a revised project description: Proposal to demolish and rebuild, like-for-like, an existing 817 square foot, one-story single-family residence and 238 square foot garage. Also proposed is to construct a 408 square foot one-story addition at the rear and construct new front and rear porches. This project will result in a development of 1,225 square feet.)

(Final Approval of the project is requested.)

Final Approval as submitted.

CONTINUED ITEM

F. 630 GARDEN ST C-M Zone

Assessor's Parcel Number: 031-160-015

Application Number: MST2008-00371

Owner: City of Santa Barbara

Applicant: B & T Station Contractors

(Proposal for an enhanced vapor recovery fuel system upgrade with the installation of a clean air separator at an existing City of Santa Barbara fueling facility.)

(Second Concept Review.)

Final Approval with the comment that the applicant does not need to provide the proposed enclosure, if not feasible. If enclosure is constructed, it shall be painted to match the adjacent building color.

**** THE FULL BOARD MEETING ADJOURNED AT 4:48 P.M. ****