



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, August 31, 2005

David Gebhard Public Meeting Room 630 Garden Street

1:35 P.M.

COMMISSION MEMBERS:

ANTHONY SPANN, Chair, Absent
 VADIM HSU, Vice-Chair, Present
 STEVE HAUSZ, Present at 1:36 p.m.
 WILLIAM LA VOIE, Present
 ALEX PUJO, Present
 CAREN RAGER, Present
 PHILIP SUDING, Present, left at 2:26 p.m.
 FERMINA MURRAY, Absent
 SUSETTE NAYLOR, Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW, Absent

CITY COUNCIL LIAISON:

ROGER HORTON, Present

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

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

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

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

LICENSING ADVISORY:

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

Unlicensed persons are limited to the preparation of plans for:

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

NOTICE:

- A. That on August 26, 2005 at 4:00 P.M., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. and again the following Friday at 1:00 P.M. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

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

Public comment opened at 1:35 p.m.

Louise Boucher, resident, stated her concern regarding the bright pink paint color on a building located on the 1100 block of State Street and inquired if the color has been approved by the Historic Landmarks Commission.

Public comment closed at 1:36 p.m.

B. Approval of the minutes of the Historic Landmarks Commission meeting of August 17, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of August 17, 2005, with corrections.

Action: Suding/Naylor, 4/0/3. Naylor, Pujo, and Hausz abstained.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Anthony Spann except for Item F, which was reviewed by Philip Suding.

Action: La Voie/Hausz, 7/0/0. Hsu stepped down on Item A.

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 400 & 500 Block of State Street, 800 State Street, and 428 Chapala have been continued to the September 14, 2005 meeting and 121 W. De la Guerra has been postponed indefinitely at the applicant's request.

Motion: Continue 400 & 500 block State Street, 800 State Street and 428 Chapala Street to September 14, 2005 and postpone 121 W. De la Guerra indefinitely.

Action: Rager/Naylor, 7/0/0.

c) There are three Historic Landmarks Commission decisions pending appeal to City Council: 1) The sign at Velvet Jones, 423 State Street, 2) The bird netting at Nordstrom, 17 W. Canon Perdido, and 3) The benches on 400 & 500 blocks of State Street.

2. Jaime Limón, Senior Planner/Design Review Supervisor, had the following requests and announcements:
 - a) Requested that three members be appointed to participate in a discussion with business owners regarding an appeal of the Historic Landmarks Commission approval of the benches on the 400 & 500 blocks of State Street. Suding, La Voie and Rager were appointed. The meeting time is yet to be determined.
 - b) In regard to the bus stop at 315 W. Carrillo, there has been a request for a Historic Landmarks Commissioner to be present at a meeting with Metropolitan Transit District to discuss alternatives. Mr. Limón stated he will return to the Commission with more information regarding the meeting.
 - c) There will be a solution-oriented discussion regarding the appeal filed for 17 W. Canon Perdido Street (Nordstrom's bird netting) with Chair Spann and Commissioner La Voie participating. The appeal is scheduled for October 4, 2005 in Council Chambers at City Hall, 735 Anacapa Street.
 - d) The appeal for 423 State Street (Velvet Jones sign) is tentatively scheduled for mid-October. Commissioner Hausz will represent the Commission.
3. Commissioner Rager announced she will step down from Item No. 3, 1130 No. Milpas.
4. Commissioner Suding announced he will leave the meeting after Item No. 4, 306 W. Cabrillo.

E. Subcommittee Reports.

Commissioner Pujo reported that he and Commissioner Suding attended the Highway 101 Subcommittee meeting wherein sound wall and bridge details were discussed. Commissioner Suding stated the northbound Milpas Street bridge was not an original part of the project and it was requested that Santa Barbara County Association of Governments and CalTrans re-evaluate bringing the bridge into the project to consolidate the amount of construction time. Commissioner Suding stated the project is tentatively scheduled to be heard by the Historic Landmarks Commission in September.

F. Possible Ordinance Violations.

No Possible Ordinance Violations were reported.

ARCHAEOLOGY REPORT

1. **314 W VALERIO** R-4 Zone

Assessor's Parcel Number: 027-082-018
 Application Number: MST2005-00533
 Owner: Adam Patrick Sharkey

(Proposed new 400 square foot, detached, two-car garage with a 250 square foot study above. There are also improvements and minor additions proposed to the main 1,100 square foot residence on a 5,600 square foot lot.)

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

(2:04)

Staff comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendation that proposed ground disturbances would not have a potential impact on cultural resources and no additional investigations are necessary.

Motion: The Commission accepted the report with Dr. Glassow's comments.
 Action: La Voie/Hausz, 7/0/0.

ARCHAEOLOGY REPORT**2. 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 existing 2,101 square foot concrete swimming pool deck with a new 2,902 square foot swimming pool deck; add a 27 square foot entry portico; switch existing swimming pool equipment room with existing office (191 square foot remodel); add one guest parking space and new plaster and wrought iron swimming pool enclosure; add 4'-0" high plaster privacy walls at two guest suites.)

(Review of Phase I Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)

(2:05)

Staff comment: Susan Gantz, Planning Technician, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendation that a monitoring program be instituted during all construction ground disturbance work. Because the area to be impacted is so limited, it is not expected that other investigative phases would become necessary beyond the monitoring stage, assuming that ground disturbance will be as minimal in depth and area as the report indicates.

Motion: The Commission accepted the report with Dr. Glassow's comments.

Action: La Voie/Hausz, 7/0/0.

HISTORIC STRUCTURES REPORT**3. 1130 N MILPAS ST**

E-1/R-3 Zone

Assessor's Parcel Number: 029-201-004
 Application Number: MST2005-00376
 Owner: Santa Barbara Bowl Foundation
 Agent: Fermina Murray

(Proposal to demolish an existing house, two greenhouses, and one lath house on an existing residential lot. Proposed future uses include temporary storage and staging for Bowl functions (Phase 1), installation of a fence and landscape screening. Proposed Phase 2 may include relocation of the box office and construction of grand pedestrian walkway. The stone walls and stone steps will remain.)

(Review of Historic Structures/Sites Report prepared by Fermina B. Murray.)

(2:07)

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated the report covers a number of structures immediately adjacent to the Santa Barbara County Bowl. It was determined that the house and greenhouses are not Historically Significant but the greenhouses will need in place photo documentation before demolition. In addition, the circa 1915 retaining wall and other retaining walls do qualify as Structures of Merit and should be retained.

Lori Kari, Architect, present.

Motion: The Commission accepts the report with the commendation that the report contained a significant and thorough family history.

Action: La Voie/Hausz, 6/0/0. Rager stepped down.

CONCEPT REVIEW - CONTINUED**4. 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 existing 2,101 square foot concrete swimming pool deck with a new 2,902 square foot swimming pool deck; add a 27 square foot entry portico; switch existing swimming pool equipment room with existing office (191 square foot remodel); add one guest parking space and new plaster and wrought iron swimming pool enclosure; add 4'-0" high plaster privacy walls at two guest suites.)

(Third Concept Review.)

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

(2:09)

Rob Fowler, Landscape Architect; and Bob Pester, Architect, present.

Motion: Preliminary approval and an indefinite continuance to the Consent Calendar with the following conditions: 1) Simplify the decorative paving elements of the driveway entry feature. 2) The palm arrangement and landscaping in general shall be less formal. 3) Simplify the paving. 4) Remove the wrought iron fence along Cabrillo Boulevard. 5) The wrought iron needs more detail. 6) The tile cap on the perimeter wall shall be a minimum of 1 1/2 inches thick.

Action: Hausz/La Voie, 7/0/0. Spann and Murray absent.

THE COMMISSION RECESSED FROM 2:27 P.M. TO 2:28 P.M.

FINAL REVIEW**5. 1903 STATE ST**

C-2 Zone

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

(Proposal for interior alterations to construct a 680 square foot addition of new office space within an existing chapel building, remove existing painted glass window and construct a new bay window and balcony, and re-paint exterior of building. Also proposed is to allow the existing parking lot to revert back to the configuration approved in 1962 and add new parking spaces required for the addition.)

(Final Approval of details is requested.)

(2:28)

Harrison Bull, Owner; Ruben Carmona, Designer; and Adam Zetter, Co-Owner, present.

Public comment opened at 2:41 p.m.

Kellem De Forest, resident, stated his concern regarding the proposed architectural style of the building.

Public comment closed at 2:42 p.m.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, noted that the existing building is more similar to a 1930's reductive interpretation of the southern colonial style than the photos of period Georgian buildings that were being presented by the applicant.

- Motion: Continued two weeks to the Full Board with the following comments: 1) Applicant is to restudy the portico design and provide the large scaled detailing of head, jamb, and sill details, the pediments in general and their proportions, and shall include architectural details typical of doors, windows, moldings, surrounds, handrails, hardware, and lighting, and typical site details, such as the curbs. 2) Staff shall review the drawings prior to the next hearing to assure that they are sufficient in detail for final approval.
- Action: Pujo/Hausz, 6/0/0.

CONCEPT REVIEW - CONTINUED

6. 1829 STATE ST

C-2/R-4 Zone

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

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

(Third Concept Review.)

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

(3:23)

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

Public comment opened at 3:42 p.m.

Kellem De Forest, resident, asked if the applicant can provide street trees to the corner to add greenery.

Public comment closed at 3:43 p.m.

- Motion: Continued two weeks with the following comments: 1) The Commission appreciates the presentation and the direction of the project. 2) Continue to reduce the size, bulk, and scale. 3) Restudy the three foot landscape strip along the southern property line adjacent to the parking garage to provide more landscaping in the street frontage and courtyard interior. 4) Provide a landscape plan. 5) Break up the verticality of the elevations on State Street and the northern side of W. Pedregosa Street to be more organic, balanced, and less symmetrical. 6) Restudy the cornice at the entry tower. Use of a genoise detail is not recommended. 7) The stair design at the corner is moving in the right direction. 8) Provide the other elevations.
- Action: Rager/Naylor, 6/0/0.

CONCEPT REVIEW - CONTINUED**7. 1505 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 029-060-008
 Application Number: MST2005-00545
 Owner: Christophe Lancashire
 Applicant: Lane Goodkind
 Applicant: Gina Gianetto

(Landscape and hardscape improvements to a project under construction. Addition of new swimming pool, terraces, driveway, and entry gates.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(3:54)

Christophe Lancashire, Owner; Lane Goodkind, Landscape Architect and Applicant; and Gina Gianetto, Architect and Applicant, present.

Public comment opened at 4:10 p.m.

Kellem De Forest, resident, thought Ralph Stevens could have contributed to the original garden on the property. Mr. De Forest asked if other trees on the property are being retained.

Public comment closed at 4:12 p.m.

Motion: Continued indefinitely with the comment that the project is ready for preliminary approval subject to acceptance of the Historic Structures/Sites Report.

Action: Hausz/Naylor, 6/0/0.

CONCEPT REVIEW - NEW**8. 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.)

(First Concept Review of Phase II.)

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

(4:22)

Henry Lenny, Architect; Katie O'Reilly Rogers, Landscape Architect; and James Jones, Representative for ownership, present.

Motion: Continued two weeks with the following comments: 1) The Historian should comment on the landscape proposal for Unit 11 ("Wishing Well"). 2) Provide jpeg files on DVD for Staff. 3) The Commission appreciates the graphic clarity of the presentation.

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

CONSENT CALENDAR

REVIEW AFTER FINAL

A. **320 E SOLA ST** R-3 Zone

Assessor's Parcel Number: 029-081-003
 Application Number: MST2003-00125
 Owner: Robert Douglas and Twila Alden
 Architect: Vadim Hsu

(Proposal for a 362 square foot, first-floor addition and a 692 square foot, second-story addition with a new attached 460 square foot garage to an existing 1,125 square foot dwelling. The existing 220 square foot detached garage is to be demolished. Modifications are required to allow the addition to encroach into the required front and interior yard setbacks. A previous project was reviewed under MST2002-00127.)

(Review After Final of revision to exterior stone wainscot from wall base perimeter.)

Final approval of the Review After Final as submitted with the condition that the stone cap be eliminated in detail 8 on sheet A-2.

REVIEW AFTER FINAL

B. **29 STATE ST** HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-102-015
 Application Number: MST2002-00868
 Owner: Antonio Romasanta
 Architect: Lenvik & Minor Architects
 Owner: Beach Hotel Partners

(Proposal for a new 20,180 square foot (excluding the parking garage), three-story hotel annex composed of 23 ground-level parking spaces and 19 guest rooms. The project includes the demolition of an existing 5,830 square foot commercial building and parking lot. The project is adjacent to Mission Creek and proposes a 25-foot setback from the Lower Mission Creek Flood Control Project proposed top of creek bank and a creek restoration plan.)

(Review After Final of changes to fenestration.)

Final approval of the Review After Final as submitted.

CONTINUED ITEM

C. **11 W DE LA GUERRA** C-2 Zone

Assessor's Parcel Number: 037-400-014
 Application Number: MST2005-00551
 Owner: Robertson Family Limited Partners
 Business Name: Pierre Lafond Paseo Nuevo
 Agent: Marty Poole
 Applicant: Pierre Lafond

(A barrier-free proposal for outdoor heaters and 18 tubular metal/synthetic tan wicker chairs. The existing eight green metal tables and four green umbrellas were approved on January 3, 2001.)

Final approval as submitted with the condition that the heater color shall be green.

NEW ITEM**D. 620 PASEO NUEVO** C-2 Zone

Assessor's Parcel Number: 037-400-002
 Application Number: MST2005-00576
 Owner: Redevelopment Agency/Santa Barbara
 Applicant: Paseo Nuevo
 Agent: Glen Morris
 Business Name: Ann Taylor Loft (Formerly Structure)

(New awning and exterior paint color for new Ann Taylor Loft retail store in former Structure retail space.)

Final approval as submitted.

NEW ITEM**E. 101 & 115 W CANON PERDIDO** C-2 Zone

Assessor's Parcel Number: 037-042-022
 Application Number: MST2005-00554
 Owner: General Telephone Company of California
 Applicant: Michael Morgan
 Architect: JTC Architects
 Applicant: Jim Tousignant
 Business Name: Verizon California, Inc

(Proposal for a lot line adjustment and voluntary lot merger of ten legal lots including the GTE Telephone Building at 101 W. Canon Perdido Street. Proposal includes stair enclosure addition and reconfiguration of existing exterior metal stairs, new chain link fencing, restriping existing parking lot and adding new planters in the parking lot. (Review of reconfiguration of the existing metal stairs on the west side of the 101 W. Canon Perdido Street building for conformance with the Uniform Building Code.)

Continued indefinitely to the Planning Commission with the following comments and conditions: 1) The proposal received positive comments. 2) The landscape plan shall return to Consent Calendar. 3) Return with more details on the reconfigured stair as well as a color board. 4) Return with additional photos showing reconfigured stair area.

REVIEW AFTER FINAL**F. 329 E ANAPAMU ST** R-3 Zone

Assessor's Parcel Number: 029-131-014
 Application Number: MST2002-00597
 Owner: John H. Ballantine
 Architect: Burnell & Jewett Architects

(This is a Structure of Merit. Proposal for first, second, and basement level additions totaling 1,725 square feet to a 1,000 square foot single-family residence. A two-car carport is being proposed at the rear of the lot. A modification was granted to permit the carport to be located within the required six-foot interior and rear yard setbacks.

(Review of as-built changes to driveway and adjacent retaining wall/fence.)

Final approval of the Review After Final with the condition that the retaining wall shall be a natural gray color and the fence shall be a natural, weathered color.

**** MEETING ADJOURNED AT 4:36 P.M. ****