



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, April 16, 2008

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

WILLIAM LA VOIE, *Chair* – Present
 DONALD SHARPE, *Vice-Chair* – Present
 ROBERT ADAMS – Present 2:23 p.m. to 3:37 p.m.
 LOUISE BOUCHER – Present
 KEN CURTIS – Present
 STEVE HAUSZ – Present
 FERMINA MURRAY – Present
 SUSETTE NAYLOR – Present
 ALEX PUJO – Present
 DR. MICHAEL GLASSOW – Absent
 ROGER HORTON – Absent
 STELLA LARSON – Absent

ADVISORY MEMBER:

CITY COUNCIL LIAISON:

PLANNING COMMISSION LIAISON:

STAFF:

JAIME LIMÓN, Design Review Supervisor – Absent
 DEBRA ANDALORO, Senior Planner – Present until 3:10 p.m.
 SUZANNE JOHNSTON, Assistant Planner – Present until 3:10 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	<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 <u>at the 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. <u>Plans</u> 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 someone needs special assistance to participate in a meeting, the Planning Division would need to be contacted at (805) 564-5470. Notification at least 48 hours prior to the meeting would 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/hlc. 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. and 4:00 p.m., Monday through Thursday, and every other Friday; or by email at sgantz@SantaBarbaraCA.gov. 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, April 11, 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 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, April 18th, on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

GENERAL BUSINESS (1:32):

- A. Public Comment:

Kellam de Forest, local resident, stated that the Mission Canyon Planning Advisory Committee proposal of a (scenic) historic corridor was discussed at a recent County Historic Landmarks Advisory Commission (HLAC) meeting. The corridor would affect an area that falls under the City's purview. Mr. de Forest hopes that the HLC will provide cooperation to the HLAC in pursuing the proposed historic corridor. He agreed to provide the contact information to Staff for coordination of efforts between the HLC and the HLAC.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of April 2, 2008.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of April 2, 2008, with correction.

Action: Boucher/Sharpe, 7/0/1. (Pujo abstained. Adams absent.) Motion carried.

- C. Consent Calendar.

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

Action: Hausz/Naylor, 8/0/0. (Adams absent.) Motion carried.

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

1. Ms. Gantz made the following announcements:

- a) Commissioner Adams would arrive around 2:30 p.m. in time to review Item #4. Commissioner Naylor would be stepping down from Item 6 at 2559 Puesta Del Sol Road. Item #8 on today's agenda at 1900 Lasuen was postponed two weeks at the applicant's request.
- b) The Planning Commission is scheduled to review the Radio Square project at 210 W. Carrillo Street at the April 17th meeting. Chair LaVoie volunteered to represent the HLC at that hearing, which is scheduled to be first on the agenda at approximately 1:00 p.m. Commissioner Sharpe will not attend as originally planned due to a possible conflict of interest.

2. Jake Jacobus, Associate Planner/Urban Historian, updated the Commission on the project located at 1811 El Encanto Road. At the Commission's request, the architect's photographs were to be used. The historical consultant Ronald Nye found the majority of them to be unacceptable. Fortunately, when Post/Hazeltine Associates prepared the original Historic Structures/Sites Report, the house was photo documented for their records and they agreed to contribute their collection of photographs.*
3. Commissioners Curtis and Murray announced they would be stepping down from Item 7, 2100 Laguna Street.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

Commissioner Hausz requested an update on the violation reported at the previous meeting with regard to the electric power box installed with exposed conduit on a building located on West de la Guerra. Chair La Voie commented that exposed conduit is not permitted in El Pueblo Viejo Landmark District and that painting it does not make it acceptable. Ms. Gantz reported that Jaime Limón, Senior Planner, is writing a procedure as to what the Planning and Building Departments need to look out for when applicants present similar proposals in the future. It was agreed that a future discussion item will be scheduled.

1. **DISCUSSION ITEM**
(1:46)

Present: Debra Andoloro, City Senior Planner

Debra Andoloro, Senior Planner, continued a discussion that began during the April 2nd meeting regarding the California Environmental Quality Act (CEQA) guidelines; specifically with regard to the review and acceptance of Historic Structures/Sites Reports when the Commission does not agree with the preparer of the reports' conclusions.

The *Master Environmental Assessment (MEA) Guidelines for Archaeological Resources and Historic Structures and Sites* was provided for the Commissioners to use as a reference. It was suggested that a copy be forwarded to all on the City's Historical Consultants List.

*At the April 2nd meeting, the Commission accepted the fact that the 1811 El Encanto Road building was not photo documented as required by the November 28, 2007, HLC approval. A solution to the dilemma was given by the HLC.

HISTORIC STRUCTURES REPORT

2. 710 ANACAPA ST

C-2 Zone

(2:01) Assessor's Parcel Number: 031-081-013
Application Number: MST2006-00312
Owner: Carlos Adame
Agent: Lisa Plowman
Architect: Peikert Group Architects

(This is a revised proposal for a new 4,031 square foot, three-story, 34' 6" foot tall mixed-use development including the preservation of 577 square feet of an existing 1,562 square foot structure on The City's List of Potential Historic Resources: Myers Cottage. The project will include relocation of the existing structure (which will be used as commercial space) nine feet to the west, new construction at ground level to provide two residential condominium units (one, two-bedroom unit and one, three-bedroom unit), three covered residential parking spaces, and one uncovered commercial parking space. The existing stone site wall will be preserved.)

(Continued review of amended second Addendum to Historic Structures/Sites Report (HSSR) prepared by Shelley Bookspan. Original HSSR accepted by the HLC on September 20, 2006.)

Present: Detlev Peikert and Lisa Plowman, Architects
Carlos Adame, Owner
Suzanne Johnston, City Assistant Planner

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the preparer of the second addendum to the report could not be present and recommended typographical changes to the report. Mr. Jacobus stated that the preparer of the report provided the requested Summary of Mitigations on page 7 as well as additional text on page 6. Referring to the end of the first paragraph on page 6, he responded to the Commission's inquiry as to whether the structural engineer's qualifications (qualifying him/her to make historical evaluations) are included in the report. Mr. Jacobus agreed to research whether that information was in the original HSSR.

This item was tabled at 2:12 p.m. to be further discussed after review of the proposed project's plans.

This item was untabled at 2:57 p.m. to be further discussed.

Motion: Continued two weeks with the following clarifications and changes to be made to the Addendum: 1) On page 1, include the photograph found on page 12 of the Addendum dated January 8, 2008, showing the view of the project site from the southwest corner overlooking the Paradise Café patio area. 2) On page 2, strike the last sentence in the first paragraph that reads: “It would, indeed, be ridiculous in that case to assert that the impact would qualify as Class III.” 3) On page 6, provide the name of the engineer and his or her qualifications in providing information as to the construction history of the structure and his/her evaluation upon which that determination was made. 4) On page 7, the mitigation measures should be reflected in the report as stated in the HLC minutes dated April 2, 2008, in their entirety, not edited as shown in the report. 5) Prepare, submit, and follow a written restoration plan that demonstrates an understanding of the Secretary of Interior's Guidelines for preserving and rehabilitating historic properties and that ensures such guidelines be followed in the execution of this project. 6) With regard to the final statement in the report, correct the statement to indicate that, unless the required mitigations to the existing structure are undertaken, there would be a significant impact to the historic structure. With the imposition of the mitigations, the impact would be reduced to a level of less than significant, which would make it a Class II impact, not a Class III impact. 7) Add the mitigation measure that the proposed building should be more compatible in scale to the historic structure.

Action: Sharpe/Naylor, 6/1/1. (Hausz opposed because he did not agree with requiring a 15 foot setback between the buildings. Pujo abstained. Adams absent.) Motion carried.

MISCELLANEOUS ACTION ITEM

3. 710 ANACAPA ST C-2 Zone

(2:12) Assessor's Parcel Number: 031-081-013
 Application Number: MST2006-00312
 Owner: Carlos Adame
 Agent: Lisa Plowman
 Architect: Peikert Group Architects

(This is a revised proposal for a new 4,031 square foot, three-story, 34' 6" foot tall mixed-use development including the preservation of 577 square feet of an existing 1,562 square foot structure on The City's List of Potential Historic Resources: Myers Cottage. The project will include relocation of The existing structure (which will be used as commercial space) nine feet to the west, new construction at ground level to provide two residential condominium units (one, two-bedroom unit and one, three-bedroom unit), three covered residential parking spaces, and one uncovered commercial parking space. The existing stone site wall will be preserved.)

(Continued consideration of project and potential design alternatives based on additional environmental documentation received.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP, MODIFICATIONS, DEVELOPMENT PLAN APPROVAL FINDINGS, AND APPROVAL OF THE CONDOMINIUM DEVELOPMENT.)

Present: Detlev Peikert and Lisa Plowman, Architects
Carlos Adame, Owner
Suzanne Johnston, City Assistant Planner

Ms. Gantz announced that, due to the possibility that the architect requested to meet with the Commission members individually, any board members who had spoken to the architect outside of the agenda meeting should disclose this fact before proceeding with the review of the item. Commissioner Curtis stated he had received an e-mail from the applicant, but had responded that all interaction should be discussed during the meeting so that information is shared with all board members and the public.

Public comment opened at 2:22 p.m.

Pamela Jameson Boehr, owner of the property across the street, commented that the historic streetscape would change if the Myers Cottage is moved and the addition of condos in the back would be a detriment to the entire block.

Kellam de Forest, local resident, commented that moving the historic structure would be a major impact and found that nothing could be done to reduce it to a Class III CEQA impact.

Robert Maxim, local resident, commented that he is delighted that the Victorian cottage is being saved, but believes the proposed building in the back is too bulky in comparison to the house in the front.

Ms. Gantz acknowledged receipt of a letter from Paula Westbury in opposition to the project.

Public comment closed at 2:26 p.m.

Straw vote: How many Commissioners would agree to give as a direction to the applicant to propose a two story building respecting the R-4 zoning setbacks? No vote.

This item was tabled at 2:57 p.m. to be further discussed after the acceptance of the Addendum to the Historic Structures/Sites Report.

This item was untabled at 3:02 p.m.

Motion: Continued two weeks with the following comments: 1) The Commission is concerned with the proposed landscaping at the adjoining property: a) Provide a letter of intent for a landscape easement in perpetuity across the adjoining property. b) Provide a letter from the Transportation Division indicating that the encroachment into the planter area at the adjoining parking lot is consistent with the Division's guidelines. 2) Request for modifications: a) The building should be pulled away from the property line for a landscape buffer between the two buildings. b) The rear yard setback is supportable. c) A setback at the south elevation is highly desirable to allow landscaping to be installed, but not necessarily to the extent as required by the zoning code. 4) Although a two-story building is not a necessity, the proposed building continues to overwhelm the historic structure and too much is proposed on the site. The mass and size of the new building needs further reduction in order to diminish its overpowering impact to the one-story cottage in the front. 5) The long sloping roof is not traditional and it is out of scale with the style of architecture in the neighborhood.

Action: Hausz/Nayor, 8/0/0. (Adams absent.) Motion carried.

CONCEPT REVIEW - NEW

4. 221 E CONSTANCE AVE E-1 Zone

(3:10) Assessor's Parcel Number: 051-150-013
 Application Number: MST2008-00156
 Owner: Kenneth Vadnais, Molora Living Trust
 Applicant: Jake Crawford
 Landscape Architect: Sydney Baumgartner

(This structure is on the City's List of Potential Historic Resources: Dreyfus House "Taynayan." Proposal for minor alterations and landscape improvements to include the following: add a gardener's path, rebuild stone steps to the tennis court, add a koi pond, resurface the existing swimming pool deck, construct a new wood trellis, add a six foot tall plaster and stone wall, and add a new stone drive at the main entry of this existing single-family residence on a 101,376 square foot parcel.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Present: Sydney Baumgartner, Landscape Architect
 Jake Crawford, Designer
 Laura Vadnais, Owner

Public comment opened at 3:28 p.m.

Kellam de Forest, local resident, commented that, if the property goes all the way to Mission Creek, riparian creek issues should be considered.

Public comment closed at 3:28 p.m.

Motion: **Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments:** 1) The proposed materials for the landscaping are generally acceptable. 2) In view of the house's organic feel, the raised planting should not have a tight geometry to the corners. The stonework should reflect an organic nature, rather than hard, sharp curves. 3) The proposed water-wise landscape management is appreciated. 4) The relocation of palms, rather than removing them completely, is appreciated. 5) The prefabricated spa should be integrated into the site.

Action: Sharpe/Boucher, 8/0/0. (Naylor stepped down.) Motion carried.

CONCEPT REVIEW - CONTINUED

5. 316 CASTILLO ST C-2 Zone

(3:37) Assessor's Parcel Number: 037-232-015
 Application Number: MST2008-00038
 Owner: Santa Barbara Genealogical Society
 Architect: Gary Jensen

(Proposal to construct a 2,709 square foot one-story library addition, new patio cover at the interior courtyard, and make interior alterations. Also proposed is a new screen wall to be constructed around an existing electrical panel next to the driveway. The project will result in 6,995 square feet of development on this 20,040 square foot parcel.)

(Third Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS.)

Present: Sheryl Jensen, Landscape Architect
Gary Jensen, Architect

Motion: Continued indefinitely pending completion of the Environmental Assessment with the comment that the architecture is acceptable as presented.

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

**** THE COMMISSION RECESSED FROM 3:49 P.M. TO 4:03 P.M. ****

CONCEPT REVIEW - CONTINUED

6. 2559 PUESTA DEL SOL E-1 Zone

(4:03)

Assessor's Parcel Number: 023-271-003

Application Number: MST2006-00542

Owner: Santa Barbara Museum of Natural History

Architect: Dwight Gregory

Business Name: Santa Barbara Museum of Natural History

(This is a Structure of Merit: "Museum of Natural History." This is a revised project description: Proposal to demolish an existing 736 square foot garage and construct a 621 square foot, one-story structure in its place for injured raptors on a 7.8 acre parcel. The location of the proposed structure would be on the western portion of the site instead of the originally proposed site to the south across Mission Creek.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

Present: Dwight Gregory, Architect
Gary Robinson and John O'Brien, Natural History Museum

Public comment opened at 4:11 p.m.

Kellam de Forest, local resident, commented that this home was built as a retreat by a prominent New York attorney around the year 1900. Mr. de Forest recalled that, as a child, he would visit this home and the house was already old and the garage structure was in existence at that time. He also acknowledged the McBay family who left the property to the museum.

Ms. Gantz acknowledged receipt of a letter from Paula Westbury in opposition to the project.

Public comment closed at 4:14 p.m.

Motion: Continued indefinitely pending receipt of a Historic Structures/Sites Report.

Action: Boucher/Sharpe, 7/0/0. (Naylor stepped down. Adams absent.) Motion carried.

FINAL REVIEW

7. 2100 LAGUNA ST

E-1 Zone

(4:18) Assessor's Parcel Number: 025-263-016
Application Number: MST2005-00539
Owner: Jody and Mark Shields
Architect: Mark Shields

(This residence was determined to be worthy of Structure of Merit status. Proposal to construct a new 117 square foot bedroom on the first floor and a new 342 square foot, second floor bedroom addition. In addition to other interior remodeling of this existing 1,579 square foot single-story residence, the project also includes several garden site walls, an outdoor BBQ, and new on-grade patio. A modification is requested to encroach into the required open yard area of this parcel located in El Pueblo Viejo Landmark District, Part II.)

(Final Approval of the project is requested.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND MUST COMPLY WITH STAFF HEARING OFFICER RESOLUTION NO. 041-06.)

Present: Mark Shields, Architect

Public comment opened at 4:29 p.m.

Kellam de Forest, local resident, commented that this house needs to be fully photographed as a historical record before the proposed major changes are made.

Ms. Gantz acknowledged receipt of a letter from Paula Westbury in opposition to the project.

Public comment closed at 4:31 p.m.

Motion: **Final Approval with and the following Historic Resource Findings were made:** The project will not cause a substantial adverse change in the significance of an historical resource.

Action: Hausz/Sharpe, 6/0/0. (Adams/Curtis/Murray abstained.) Motion carried.

Commission comment: The Commission greatly appreciates the beautiful drawings and complete details provided by the applicant.

CONCEPT REVIEW - CONTINUED

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

Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Henry Lenny
 Business Name: El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

(Fifth Concept Review for Group M - Mission Village. The project design has been revised and now includes a partially subterranean parking structure.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

This item was postponed two weeks at applicant's request.

G. **ADJOURNMENT.**

Motion: To adjourn the meeting.

Action: Sharpe/Hausz, 6/0/0. (Adams/Curtis/Murray abstained.) Motion carried.

CONSENT CALENDAR**REVIEW AFTER FINAL**

A. 721 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 037-082-026
 Application Number: MST2002-00405
 Owner: Chadwick Pacific, LP
 Applicant: Bermant Development Company
 Architect: Peikert Group Architects
 Architect: Michael Holliday

(Proposal to demolish an existing 9,788 square foot commercial building and six residential units totaling 2,700 square feet, and to construct 9,788 square feet of commercial space, 29 residential units (including 12 bonus density units) totaling 43,357 square feet, and a 25,533 square foot on-grade parking structure.)

(Review After Final of revision to move a recessed exterior door and glass sidelight and make changes to an exterior patio area in order to add a new wrought iron rail for outdoor dining. Relocation of the door will result in 34 square feet of new interior floor area, which received Level 1 Substantial Conformance on May 29, 2007. Also proposed are tables, chairs, umbrellas, and heaters for outdoor dining outside of the public right-of-way.)

Final Approval of Review After Final of recessed door and railing. Continued two weeks for the review of tables, chairs, umbrellas, and heaters.

NEW ITEM

B. 101 W GUTIERREZ ST C-2 Zone

Assessor's Parcel Number: 037-245-003
Application Number: MST2008-00152
Owner: Gutierrez Limited Partnership
Architect: Cearnal Andrulaitis

(Proposal to rebuild two exterior stairways and replace railings and banisters on an existing mixed-use building on a 14,336 square foot lot.)

Continued two weeks to the April 30, 2008, meeting.

FINAL REVIEW

C. 2127 CASTILLO ST R-3 Zone

Assessor's Parcel Number: 025-221-007
Application Number: MST2007-00555
Owner: Karen Haskell
Applicant: Lauri Vivatson

(This structure is on the City's List of Potential Historic Resources and is included on the State Historic Resources Inventory: "Hunt Residence." Proposal for a 312 square foot one story addition to an existing 980 square foot one story residence on a 6,000 square foot lot. There is an existing 255 square foot detached one-car garage which will remain.)

(Final Approval of exterior details is requested.)

Final Approval of exterior details as submitted.

REVIEW AFTER FINAL

D. 2300 GARDEN ST

E-1 Zone

Assessor's Parcel Number: 025-140-018

Application Number: MST2006-00190

Owner: SRS Garden Street, LLC

Applicant: Mary Rose

Architect: Machin and Associates, Inc.

Contractor: Matt Construction Company

Business Name: San Roque High School Garden Street Campus

(This structure is on the City's List of Potential Historic Resources. Proposal for seismic, safety, and utility upgrades in the Main Building of San Roque High School. Improvements include seismic strengthening, installation of new fire sprinkler system, accessibility upgrades including the installation of a new elevator, new drinking fountains, and restrooms. Exterior work includes new rooftop penetrations for ventilation, elevator overrun, and new handrails.)

(Review After Final of chimney heights and features in response to building permit plan check comments.)

Final Approval of Review After Final of chimney heights and features as submitted.

**** MEETING ADJOURNED AT 4:34 P.M. ****