



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, July 23, 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  
 STEVE HAUSZ – Present  
 FERMINA MURRAY – Absent  
 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 until 1:48 p.m.  
 JAKE JACOBUS, Urban Historian – Present  
 SUSAN GANTZ, Planning Technician – Absent  
 GABRIELA FELICIANO, Commission Secretary – Present

Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; 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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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](http://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, July 18, 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](http://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](http://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, July 25<sup>th</sup>, on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking Online Meetings.

**SUBCOMMITTEE MEETING:**

There will be an El Pueblo Viejo Design Guidelines Subcommittee meeting at 10:00 a.m. on Wednesday, July 30, in the Fishbowl Conference Room at 630 Garden Street.

**GENERAL BUSINESS:**

- A. Election of Chair for the remainder of 2008.

Nominations for office of Chair were opened.

1. Nominations for Chair: Susette Naylor and Donald Sharpe (declined).

**A vote was taken and Susette Naylor was elected as Chair.**

- B. Public Comment:

Public comment opened at 1:33 p.m.

Kellam de Forest reminded the Commission that there would be a Plan Santa Barbara Workshop at 6:00 p.m. in the Faulkner Gallery at the Main Library. He stated that the Pearl Chase Society is advocating a separate historic cultural element to be included in the General Plan update.

Public comment closed at 1:34 p.m.

- C. Approval of the minutes of the Historic Landmarks Commission meeting of July 9, 2008.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of July 9, 2008, with corrections.**

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

- D. Consent Calendar.

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

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

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

1. Mr. Jacobus made the following announcements:

- a) Item 8 on the agenda, 318 State Street, was postponed two weeks at the applicant's request. In its place, Consent Item E, 219 Equestrian Drive, would be reviewed by the Full Board.

**Motion:** To postpone Item 8 two weeks at the applicant's request.

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

- b) Commissioner Murray would be absent from the meeting.
- c) Commissioner Naylor would step down from Item 9, 219 Equestrian Avenue, and would be leaving by 6:30 p.m.
- d) Paula Westbury, local resident, submitted letters in opposition to all the projects.
- e) The Commission was reminded that the State Office of Historic Preservation would be awarding the Historic Landmarks Commission a Resolution of Commendation on Friday, July 25, at 9:00 a.m. in the Presidio Chapel.
2. Commissioner Adams reported that he attended the Planning Commission (PC) hearing regarding El Encanto Hotel the week before. He stated that some detail issues were discussed, but the HLC accepted the parking without the tennis court to be on the northwest corner of the site. The PC continued the project, looking forward to its progress.
3. Commissioner Adams reported that there are interesting art shows in town: At the Architectural Foundation, there will be a show by Thomas Van Stein showing Santa Barbara architecture, and Commissioner Drury's art show called "Unfinished Business" is at the College of Creative Studies at UCSB.
4. Commissioner Drury announced he would be leaving at 7:00 p.m.

F. Subcommittee Reports.

No subcommittee reports.

G. Possible Ordinance Violations.

No violations reported.

**DISCUSSION ITEM**

**(1:39)**

Jaime Limón, Senior Planner, discussed the Sign Committee schedule change and reassignment of HLC liaison alternate to the Sign Committee.

Mr. Limón stated that the Sign Committee will now be held on Thursdays, rotated to be held on the same week as the HLC, 10:00 a.m. to 12:30 p.m.

Since Ms. Boucher is unable to attend the Sign Committee meetings as the alternate HLC liaison to the Sign Committee, Mr. Pujo volunteered to become the new alternate HLC liaison.

**ARCHAEOLOGY REPORT**

1. 505 W LOS OLIVOS ST

R-3 Zone

**(1:46)**

Assessor's Parcel Number: 025-210-012

Application Number: MST2007-00470

Owner: Saunders Family Trust

Owner: Westmont College

Architect: Peikert Group Architects

(This 13 unit condominium project consists of a three lot merger; demolition of an existing 2,250 square foot duplex; demolition of an existing 2,400 square foot single-family residence; construction of ten new 1,683 square foot three-story, three-bedroom condominium units (each with a 408 square foot two-car garage); addition of 481 square feet to an existing 4,928 square foot four-unit apartment building; remodel and conversion of the apartment building into three condos (one 941 square foot two-bedroom unit and two three-bedroom units at 1,652 and 1,779 square feet). The parking for the converted apartment building would be provided by one uncovered parking space and five covered parking spaces. All 13 condo units would be provided to employees of Westmont College earning up to 200% of Average Median Income. Proposed development would total 27,929 square feet on the 32,550 square foot lot. Planning Commission review is required for a Tentative Subdivision Map; Condominium Conversion Permit; and Modifications to allow bonus density units, waiver of solar access height limits, reduction of rear and interior yard setbacks, and reduction in the guest parking requirement.)

**(Review of Phase I Archaeological Resources Report prepared by Ken Victorino and David Stone of Dudek.)**

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no mitigation measures are required.

**Motion: To accept the report as submitted.**

Action: Hausz/Curtis, 8/0/0. (Murray absent.) Motion carried.

**TIME EXTENSION HEARING**

2. 35 STATE ST

HRC-2/SD-3 Zone

**(1:48)**

Assessor's Parcel Number: 033-102-004  
Application Number: MST97-00357  
Applicant: MF Santa Barbara, LLC  
Agent: Ken Marshall  
Architect: Doug Singletary  
Landscape Architect: Philip Suding  
Engineer: Penfield & Smith Engineers, Inc.

(Proposal for Entrada de Santa Barbara (formerly the Ritz-Carlton Club) involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right-of-way.)

**(Request for a final time extension of HLC Final Approval of Area B. The previous extension, which was granted for one year, is due to expire on August 6, 2008.)**

Present: Ken Marshall, Dudek

Public comment opened at 1:49 p.m.

Kellam de Forest, local resident, commented that too many extensions have been granted.

Public comment closed at 1:50 p.m.

**Motion: The Commission accepts the request for a one year time-extension for the Final Approval of Area B beginning on August 6, 2008 and expiring on August 6, 2009.**

Action: Hausz/Drury, 6/2/0. (Boucher/Sharpe opposed. Murray absent.) Motion carried.

**IN-PROGRESS REVIEW**

3. 35 STATE ST

HRC-2/SD-3 Zone

**(2:00)**

Assessor's Parcel Number: 033-102-004  
 Application Number: MST2007-00538  
 Owner: MF Santa Barbara  
 Applicants: Ray Wicken, Managing Director; and Teri Malinowski  
 Agent: Ken Marshall  
 Architect: Yvan Lebroc  
 Landscape Architect: Philip Suding  
 Engineer: Penfield & Smith Engineers, Inc.  
 Business Name: Entrada de Santa Barbara

(Proposal for Entrada de Santa Barbara involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right-of-way. This particular application is for Area "A", the Californian Hotel (a.k.a. 35 State Street), a structure that is on the city's list of Potential Historic Resources. An Historic Structures Report prepared by Preservation Planning Associates dated September 5, 1997, and subsequently reviewed and accepted by the Historic Landmarks Commission identifies the Californian Hotel as eligible for City Landmark status under criteria A, C, D, E, and I. The 1997 Historic Structures Report evaluated the effects of retaining the Californian Hotel and the addition of a new three story building to the southwest side of the Californian Hotel. Area A's existing development application approval entitlements are for 44 bedrooms within 18 units and 13,920 sq. ft. of non-residential floor area. The Historic Landmarks Commission is requested to review the proposal for the partial demolition of the structure and the proposed alterations to the existing State Street and Mason Street façades.)

**(In-Progress Review of Area A, California Hotel. Preliminary Approval granted on April 30, 2008. Project requires compliance with City Council Resolution No. 01-103.)**

Present: Bruce Bartlett and Mark Shields, Designarc  
 Ken Marshall, Dudek

**Motion:** **Continued indefinitely with the following comments:** 1) The enhancements made in response to the Commission's previous comments are appreciated. 2) Study the State Street elevation and the proportion of the second and third story window fenestration in relation to its proportion to the first floor openings. 3) The surround of the elevation should be increased, if possible, so that it stands more proud. 4) The new addition has not receded to the same level as the historic structure.

Action: Hausz/Adams, 7/0/1. (Drury abstained. Murray absent.) Motion carried.

**CONCEPT REVIEW - NEW**

4. 1535 SANTA BARBARA ST

R-3 Zone

**(2:22)**

Assessor's Parcel Number: 027-241-005  
Application Number: MST2008-00315  
Owner: Unitarian Society of Santa Barbara  
Applicant: Jules Zimmer  
Architect: Sydney Baumgartner

(This building is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal to construct a tiled, semicircular bench with brick paving and associated landscaping at the property corner fronting Santa Barbara and E. Arrellaga Streets. A zoning modification will be required to encroach into the front yard setback.)

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

Present: Jules Zimmer, Applicant  
Alexandra Cole, Historical Consultant

Public comment opened at 2:32 p.m.

Kellam de Forest, local resident, commented about the importance of the history of this corner and the appropriateness of the bench.

Public comment closed at 2:34 p.m.

Straw vote: How many Commissioners would prefer no tile whatsoever on the bench? 4/4.

How many Commissioners would prefer some tile? 4/4.

**Motion:** **Continued indefinitely to the Staff Hearing Officer with positive comments:** **1)** The requested modification is viewed as a community benefit, as it enhances the public right-of way, provides a serendipitous moment, and is an integral part of the wall structure. **2)** The majority of the Commission would like to see more sympathy with the building with a more moderated design in terms of color, with simplicity and sophistication. **3)** Provide some integration of the bench and the landscaped areas. **4)** Create a landscape that is not lead by what was there previously. Find a resolution with a better landscape idea that includes the hardscape areas in the overall landscape plan. **5)** A permeable material should be used, if possible. **6)** The signature should be softly integrated into the sandstone.

Action: Pujo/Hausz, 8/0/0. (Murray absent.) Motion carried.

**CONCEPT REVIEW - NEW**

5. 901 E CABRILLO BLVD

HRC-1/SD-3 Zone

**(2:51)**

Assessor's Parcel Number: 017-313-018

Application Number: MST2008-00313

Owner: Richard Gunner

Architect: William La Voie

Landscape Architect: Suding Design

(Proposal for alterations to an existing four-story, 43,354 square foot hotel. The project will consist of the following: change the exterior facade design, enlarge the main entry, remove and relocate two units, relocate existing bar and restaurant, relocate existing hotel rooms, replace existing swimming pool and spa, remove existing equipment shed and replace it with a new, below-ground vault, redesign the landscape and hardscape, remove the entry area drive and two curb cuts and replace with landscaping, install new sidewalk, curb and gutter on the Milpas Street side, and repave and landscape the parking area. The net increase in new floor area is 492 square feet; however, there is a net decrease of 780 square feet of Measure E floor area. The project will result in a 43,191 square foot structure. Zoning modifications were granted on August 24, 2005, and will expire in 2009. The architectural design has been revised from the original project design which received Preliminary Approval under application MST2004-00052. Coastal review is required.)

**(Project requires Environmental Assessment.)**

Present: William La Voie, Architect  
Richard Gunner, Owner  
Philip Suding and Kate Will, Suding Design

Public comment opened at 3:11 p.m.

Kellam de Forest, local resident, this will be a welcome addition to Santa Barbara. What is there now is not appropriate.

Public comment closed at 3:12 p.m.

**Motion:** **Continued two weeks with the following comments:** 1) The Commission is pleased with the great improvement to the building. 2) There is concern about the canopies on the east elevation: change the placement or proportion of the buttresses. 3) Simplify the ornate and appropriate elements on the building. 4) As to the towers, the height, proportion, and verticality expressed in the arches and buttresses are of concern. 5) In terms of drought tolerance, less lawn is requested, with permeability where lawn is provided. 6) Some Monterey Cypress trees were requested to be included somewhere on the property. 7) Study an improvement in the paving beyond the soft grey concrete. 8) Differentiate private from public areas by the use of paving materials.

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

**CONCEPT REVIEW - CONTINUED**

## 6. 200 BLK STATE ST

**(3:56)** Assessor's Parcel Number: ROW-002-026  
 Application Number: MST2008-00250  
 Owner: City of Santa Barbara  
 Agent: Jessica Grant

(Proposed installation of fiber optic cable in existing conduits and proposed new trenches to link parking lots 2, 3, 4, 5, 10, 11, 12 and 13. Also proposed is the installation of new revenue control equipment at City Parking Lots 2 through 5 and 7 through 13 and four above-ground electronic control equipment cabinets at various intersections along State Street. These involve the rights-of-way in the following locations: 200 - 600 Block of State Street, 00 Block of Ortega Street, 400 - 600 Block of Anacapa Street, 00 W. to 00 E. Block of Carrillo Street, and 900 - 1300 Block of Chapala Street.)

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

Present: Jessica Grant, Associate Planner  
 Victor Garza, Parking/TMP Superintendent  
 Bob Cunningham, Landscape Architect

**Motion:** **Preliminary Approval and continued two weeks to the Consent Calendar with the following comments:** 1) Determine beforehand the size of the planter boxes. 2) Where existing landscape exists, and it is a heavier mass type of shrub, do not remove it to replace with a less substantial shrub. 3) The increase in size of the boxes as illustrated is acceptable. Explore whether the proposed 64 inch box at Yanonali and State Streets can be planted. 4) With regard to the revenue control equipment, perhaps palms would be a better choice instead of in-ground planters or pots at Lot 8. 5) Agave should be used instead of Rhipirolepis at the Anacapa Street Lot 11.

Action: Adams/Sharpe, 8/0/0. (Murray absent.) Motion carried.

**CONCEPT REVIEW - NEW**

## 7. 00 E ANAPAMU ST

C-2 Zone

**(4:30)** Assessor's Parcel Number: 039-232-0RW  
 Application Number: MST2008-00338  
 Owner: City of Santa Barbara  
 Architect: Blackbird Architects

(Proposal for conceptual review of MTD bus stop shelter designs for various downtown locations on City sidewalks.)

**(Comments Only; Environmental Assessment required.)**

Present: David Damiano, Manager of Transit Development & Community Relations, MTD  
 Ken Radtkey and Kyle Bruce, Blackbird Architects

A letter in support of the project from Browning Allen, City Transportation Manager, was received from the applicant. Mr. Allen commented that the three locations selected are consistent with the original Superstop concept that was outlined in the South Coast Transit Priorities.

Public comment opened at 4:41 p.m.

Kellam de Forest, local resident, commented that all bus stops in El Pueblo Viejo Landmark District should be in a Spanish-Revival style. Any built shelter would radically impact Lockwood de Forest's design intent of the bus stop at the corner of State and Anapamu Streets that is in front of the museum. The fancy trellis proposed would not tie in with the museum design.

Public comment closed at 4:43 p.m.

**Motion:**        **Continued two weeks with the following comments:** 1) There is approbation for the inventiveness and skill of the design. 2) Revisit the design to make it more compatible with El Pueblo Viejo Landmark District. It was suggested that the shelter be more invisible, without the extreme cantilever, triple layering of the trellis, and a different treillage pattern within the screening. 3) Provide an example of a more standard non-Superstop.

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

### **CONCEPT REVIEW - CONTINUED**

8.        316-324 STATE ST C-M Zone

Assessor's Parcel Number: 037-254-020  
 Application Number: MST2005-00286  
 Owner: Howe Family Partnership  
 Owner: 318 State Street Properties, LLC  
 Owner: Ken Felts  
 Applicant: Alexandra Cole  
 Architect: Cearnal Andrulaitis

(This is a Structure of Merit: "Seaside Oil Company Building and Showroom, a.k.a. Andalucía Building." Proposal for a four-story mixed-use development to include demolition of the existing 35,841 square-foot warehouse, construction of 23,091 square feet of nonresidential use, and 33 new residential condominium units totaling 42,507 square feet. The front arcade and 4,523 square feet of commercial space along State Street would be preserved. Also proposed is a 37,839 square foot, 97-space basement parking garage and 14,372 cubic yards of excavation. Planning Commission approval is required for the Tentative Subdivision Map, a Modification for encroaching into the setback, and the Condominium Development.)

**(Third Concept Review. Project requires Planning Commission approval.)**

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

**REVIEW AFTER FINAL – Referred from the Consent Calendar**

219 EQUESTRIAN AVE

R-3 Zone

**(4:59)**

Assessor's Parcel Number: 029-122-013  
 Application Number: MST2005-00127  
 Owner: Berkus Family Partnership, LP  
 Architect: Keith Rivera  
 Landscape Architect: Earthform Design

(Proposal to demolish an existing 1,683 square foot duplex and construct a new, one-story 784 square foot one-bedroom residence with a 792 square foot non-habitable cellar and a 438 square foot two-car carport on a 3,444 square foot lot. A modification was granted to provide less than the required 10% open space.)

**(Review After Final to incorporate turf block strips into the driveway paving design.)**

Present: Sam Maphis, Landscape Architect

**Motion: Final Approval of Review After Final with the following comment and conditions:**  
 1) The revisions in response to the Commission's previous comments are appreciated.  
 2) The edges of the turf block strips shall be irregular. 3) A tan color shall be used for the pavers. 4) Maximize the drainage towards the recharge areas.

Action: Hausz/Pujo, 8/0/0. (Murray absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 5:11 P.M. TO 5:17 P.M. \*\***

**IN-PROGRESS REVIEW**

9. 518 STATE ST

C-M Zone

**(5:17)**

Assessor's Parcel Number: 037-173-046  
 Application Number: MST2005-00477  
 Owners: Jim Craviotto, and Charles and Georgetta M. Craviotto Trust  
 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.)

**(Project must comply with Staff Hearing Officer Resolution No. 038-07.)**

Present: Jeff Hornbuckle, Cearnal Andrulaitis, LLC  
 Jim Craviotto, Owner

- Motion:** **Final Approval and continued four weeks to the Consent Calendar with the following comments:** 1) Provide the missing details of the tile, balcony, and lighting. 2) Provide colors and materials. 3) Include the irrigation system for the landscape, the plant choices and their sizes. 4) The wall surfaces should be white.
- Action:** Pujo/Hausz, 7/0/0. (Naylor abstained. Murray absent.) Motion carried.

### **CONCEPT REVIEW - NEW**

10. 426 STATE ST C-M Zone

**(5:28)** Assessor's Parcel Number: 037-212-003  
 Application Number: MST2008-00347  
 Owner: Ray Mahboob  
 Architect: Henry Lenny

(Concept review only for a proposal to repave an existing 14 space parking lot with red brick and add new landscaping. There is no existing structure on this 16,000 square foot parcel.)

**(Comments only: one-time review of an early conceptual plan.)**

**Present:** Henry Lenny, Architect

Public comment opened at 5:34 p.m.

Kellam de Forest, local resident, commented that the project is a wonderful idea and will contribute much to the City. He inquired as to the history of the building and whether it should be considered historical in future reviews.

Public comment closed at 5:36 p.m.

- Motion:** **Continued two weeks with the following comments:** 1) The applicant is congratulated for the benefit to the community and the Commission hopes it will inspire others. 2) Visual permeability is encouraged. 3) Plan ahead for issues related to the back-of-functional issues, such as trash collection, lighting, and security. 4) A central line of trees in the *paseo* makes functional as well as visual sense.
- Action:** Hausz/Sharpe, 8/0/0. (Murray absent.) Motion carried.

**FINAL REVIEW**

11. 801 STATE ST C-2 Zone

**(5:47)** Assessor's Parcel Number: 037-400-013  
 Application Number: MST2006-00154  
 Owner: Hughes Land Holding Trust 5/9/84  
 Architect: Vadim Hsu  
 Business Name: Pirhana Restaurant & Lounge

(This is a revised project description. This is a Structure of Merit: "Las Tiendas Building." Proposal to construct a 1,080 square foot third story addition and add 607 square feet of additional basement floor area for mechanical and accessory use in an existing commercial building located in El Pueblo Viejo Landmark District. The project consists of alterations and additions comprised of two new kitchens, two bars, 961 square feet of third story outdoor patron seating, and new patron seating in the basement, which was formerly used as a commercial kitchen and storage. The project will result in a structure that is a maximum of 35'-0" tall at the roof ridge line. The project requires revised Development Plan Approval findings.)

**(Final Approval of the project is requested.)**

Present: Vadim Hsu, Architect

**Motion: Final Approval of project as presented.**

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

**CONSENT CALENDAR****NEW ITEM**

A. 1732 SANTA BARBARA ST E-1 Zone

Assessor's Parcel Number: 027-112-001  
 Application Number: MST2008-00324  
 Owner: Brian Gregory  
 Agent: Christopher De Rose

(This is a City Landmark: "Huning Mansion." Proposal to remove seven previously altered windows and one previously altered entry door and replace with new in a style more appropriate to the architecture. No new floor area is proposed.)

**(Action may be taken if sufficient information is provided. Project requires Historic Resource Findings and Findings for Alterations to an Historic Landmark.)**

**Final Approval as submitted and the following findings were made: 1) Historic Resource Findings are made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource. **2) Alterations to a City Landmark Findings are made as follows:** The exterior alterations are being made primarily for the purposes of restoring the landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.

**FINAL REVIEW**

B. 1732 SANTA BARBARA ST E-1 Zone

Assessor's Parcel Number: 027-112-001  
Application Number: MST2008-00122  
Owner: Brian P. Gregory  
Designer: Christopher De Rose

(This structure is a City Landmark: "Huning Mansion." Proposal for a new 660 square foot detached one-story garage comprised of two parking spaces of 500 square feet and 160 square feet of accessory workshop area. Two Zoning Modifications will be required for encroaching into the interior yard setback and the required open yard area on this 19,884 square foot parcel developed with an existing 4,603 square foot single-family residence.)

**(Final Approval of gate and driveway details is requested. Project must comply with Staff Hearing Officer Resolution No. 042-08.)**

**Final Approval as submitted.**

**CONTINUED ITEM**

C. 1935 STATE ST C-2 Zone

Assessor's Parcel Number: 025-371-007  
Application Number: MST2008-00241  
Owner: BP West Coast Products, LLC  
Agent: Alanna Isaac  
Architect: Fiedler Group  
Business Name: Arco

(Proposal to install a new Healy clean air separator unit with enclosure and concrete pad, and associated EVR Phase II upgrades to existing fueling system on a 13,394 square foot parcel.)

**(Second Concept Review.)**

**Final Approval with the following conditions:** 1) The CMU wall shall be plastered and painted to match existing building. 2) The CMU wall shall not exceed 65 inches in total height. 3) A four foot minimum setback from the front property line shall be landscaped. 4) The door shall be moved to the opposite side facing the side yard. 5) Provide a 30 foot setback from the side property line.

**NEW ITEM**

D. 425 STATE ST C-M Zone

Assessor's Parcel Number: 037-211-011  
Application Number: MST2008-00342  
Owner: Filipino Community Association  
Architect: Jeff Shelton  
Applicant: R. Neil Ablitt

(Proposal to repair and reinforce the rear entry shed roof of an existing one-story commercial building.)

**Final Approval as submitted.**

**REVIEW AFTER FINAL**

E. 219 EQUESTRIAN AVE R-3 Zone

Assessor's Parcel Number: 029-122-013

Application Number: MST2005-00127

Owner: Berkus Family Partnership, LP

Architect: Keith Rivera

Landscape Architect: Earthform Design

(Proposal to demolish an existing 1,683 square foot duplex and construct a new, one-story 784 square foot one-bedroom residence with a 792 square foot non-habitable cellar and a 438 square foot two-car carport on a 3,444 square foot lot. A modification was granted to provide less than the required 10% open space.)

**(Review After Final to incorporate turf block strips into the driveway paving design.)**

**This item was referred to the Full Board.**

**\*\* THE FULL BOARD MEETING ADJOURNED AT 6:06 P.M. \*\***