



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, February 17, 2010 **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
 MICHAEL DRURY – Present
 FERMINA MURRAY – Present
 ALEX PUJO – Present
 CRAIG SHALLANBERGER – Present
 PHIL SUDING – Present

ADVISORY MEMBER: DR. MICHAEL GLASSOW – Absent
CITY COUNCIL LIAISON: MICHAEL SELF – Absent
PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF: JAIME LIMÓN, Design Review Supervisor – Present
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician – Present
 GABRIELA FELICIANO, Commission Secretary – Absent
 KATHLEEN GOO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required at the <u>time of submittal & each time plans are revised</u> . <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- ** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items received a mailed notice and were subject to a public hearing.
- ** The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- ** The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled 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 were brought to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- ** Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- ** 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 these meetings, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- ** **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/hlc. **Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

LICENSING ADVISORY:

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

Unlicensed persons are limited to the preparation of plans for:

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

NOTICE:

- A. That on Thursday, February 11, 2010, 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 is viewable on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

GENERAL BUSINESS:

- A. Public Comment:

Kellam de Forest reported that the Museum of Natural History is repaving the parking lot. Staff reported that the project is not scheduled for Historic Landmarks Commission review.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of February 3, 2010.

Motion: **Approval of the minutes of the Historic Landmarks Commission meeting of February 3, 2010, with corrections.**

Action: Suding/Boucher, 8/0/1. Motion carried. (Drury abstained).

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Phil Suding.

Action: Boucher/Sharpe, 8/0/1. Motion carried. (Murray abstained from Item B).

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

1. Ms. Gantz had no announcements.
2. Commissioner Drury announced the premiere of the bi-annual Glenna Hartmann Invitational Fine Art Exhibition benefiting the Natural History Museum and the Nature Conservancy. It will be held on February 20 and 21 at the Museum of Natural History.
3. Commissioner Adams reported on Santa Barbara's Film Festival. Of particular interest was the film "Learning from Light - The Vision of I. M. Pei," which may be screened again this summer. (I. M. Pei is one of the world's master architects.)

E. Subcommittee Reports.

1. Commissioner Suding reported on the Brinkerhoff District Special Meeting held on February 10th. There was a consensus to develop a new street tree plan with the Brinkerhoff Community. The Brinkerhoff Community shall develop tree preferences.
2. Commissioner Boucher reported on the Landmark Designation Sub-Committee meeting.
3. Mr. Jacobus announced a meeting with residents of the Rosemary Lane neighborhood will be scheduled to discuss the possibility of creating a Historic District there.

CONCEPT REVIEW – CONTINUED**1. 1221 - 1235 STATE ST**

C-2 Zone

(1:45) Assessor's Parcel Number: 039-182-002
 Application Number: MST2009-00526
 Owner: 1221 Victoria Court, LP
 Agent: Lori Smyth
 Contractor: Ron Esposito

(The structure with the address of 1227 - 1233 State Street is a designated Structure of Merit: "Upper Hawley Building." Proposal to paint all structures in Victoria Court and make a minor plaster change to an entry arch. Also proposed is to legalize the as-built installation of entryway tile. Approval of this project will abate enforcement case ENF2008-01313.)

(Second Concept Review. Project requires Historic Resource findings. Action may be taken if sufficient information is provided.)

Present: Lori Smyth, Agent for Owner
 Ron Esposito, Contractor.

Public comment opened at 1:53 p.m. and, as no one wished to speak, it was closed.

Straw vote: How many of the Commissioners prefer a stronger interior color palette? 8/0.
 (Boucher abstained).

Motion: Continued two weeks with the following comments:

- 1) Applicant directed to obtain the original color of the Hawley Building and return to the Commission with a sample of that color.
- 2) A majority of the Commission believe the proposed faux-stone treatment is inappropriate, and some also believe the trompe l'oeil treatment is inappropriate, within the context of the neighborhood, the building, and adjacent buildings.
- 3) Return with an alternate acceptable color palette; with #PL-180, #PL179 and #G189 colors to be eliminated as possible choices.

Action: Adams/Suding, 9/0/0. Motion carried.

CONCEPT REVIEW – NEW**2. 220 E ORTEGA ST****(2:16)**

Assessor's Parcel Number: 031-152-033

Application Number: MST2010-00039

Owner: City of Santa Barbara Redevelopment

Applicant: James Winslow

(Proposal to rehabilitate an existing groundwater treatment plant by adding two 100,000 gallon tanks, one new pressure vessel, and a 293 square foot addition to house electrical equipment. Also proposed is repaving and 95 linear feet of concrete masonry wall.)

(Comments only; project requires Environmental Assessment.)

Present: James Winslow, Applicant
David Black, Landscape Architect
Joe Wilcox, KBZ Architects
Ryan Anderson, Carollo Engineers
Susan Thomson, City Water Treatment Superintendent
Heather Baker, City Project Planner

Public comment opened at 2:36 p.m.

Kellam de Forest expressed concern regarding the tank appearance.

Public comment closed at 2:37 p.m.

Straw votes: How many of the Commissioners would prefer some kind of architectural expression detail on the tanks? 3/6.

How many of the Commissioners would prefer some kind of paint treatment for the tanks? 6/3.

How many of the Commissioners would prefer an opaque metal gate? 9/0.

Motion: Continued two weeks with the following comments:**1) The addition is acceptable.****2) Return with more proposed landscaping, especially within the interior of the property.****3) Return with another option of color treatment for the tanks that would make the tanks less visible, so as to fade. The malaga green color is not an option.**

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

CONCEPT REVIEW - NEW**3. 2420 GARDEN ST**

(3:07) Assessor's Parcel Number: 025-140-025
Application Number: MST2010-00020
Architect: Jeff Gorrell
Owner: Kent Hodgetts

(This is a Structure of Merit: "Bernhard and Irene Hoffmann Residence." Proposal to construct a new swimming pool, above-ground pool equipment enclosure, realign and resurface an existing driveway, and construct new site walls.)

(Comments only; project requires Environmental Assessment and Historic Resource findings.)

Present: Jeff Gorrell, Architect

Public comment opened at 3:18 p.m.

Kellam de Forest stressed the importance of the historic architecture of the building and the historic landscape of the site.

Public comment closed at 3:22 p.m.

Straw vote: How many of the Commission prefer to make a site visit? 5/4.

Motion: Continued two weeks with the following comments:

- 1) A majority of the Commission find the skewed alignment of the proposed pool acceptable.
- 2) Applicant to consider the pool equipment noise generation and visual impact of the walls and pool pumps.
- 3) Provide the Florence Yoch plans for review and alter the landscape plan to show the Yoch plan.
- 4) Return with the plan showing existing trees larger than 4 inches in diameter; and landscaping details called out on the plans.
- 5) Applicant to contact City staff to schedule a future site visit by the Commission.

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

CONCEPT REVIEW - CONTINUED**4. 1816 STATE ST**

C-2/R-1 Zone

(3:45) Assessor's Parcel Number: 027-032-021
 Application Number: MST2009-00281
 Owner: Alamar II, LLC
 Architect: Bryan Murphy
 Business Name: Fiesta Inn & Suites

(Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes facade alterations, a 62 square foot lobby addition, a tower addition having no new floor area, a 270 square foot storage room addition on the 3rd floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square feet, widening the second floor corridor by 164 square feet, and alterations to the existing parking lot. Planning Commission approval is requested for a Conditional Use Permit for a non-residential use in a residential zone and zoning modifications for the new deck, parking, and trash enclosure to encroach into the interior yard setback of the residentially-zoned portion of the site. Approval of this project will abate violations outlined in ENF2008-01335.)

(Third Concept Review. Comments only; project requires Environmental Assessment and Planning Commission approval.)

Present: Bryan Murphy, Architect
 Dario Pini, Owner

Public comment opened at 3:49 p.m. and, as no one wished to speak, it was closed.

Straw votes: How many of the Commissioners would prefer the option with all three floors in the Monterey style? 0/9.

How many of the Commissioners would prefer the option with the arches below, and the Monterey style on the second and third floors above? 9/0.

Motion: Continued indefinitely to the Planning Commission with the following comments:

- 1) The applicant's exploration of options suggested by the Commission is appreciated; as well as the presentation of an acceptable alternative.
- 2) The proposed option with the arches below and the Monterey style on the second and third floors above would be preferred.
- 3) Return with more of a separation between the arch surround at the street and possibly lower the ornamentation.
- 4) Restudy the southwest elevation balcony in relation to the windows below.
- 5) Restudy the proposed interior courtyard circulation.

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

HISTORIC STRUCTURES REPORT**5. 920 SUMMIT RD**

A-2 Zone

(3:59)

Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Owner: MCC BB Property, LLC
 Applicant: Ty Warner Hotels & Resorts
 Agent: Suzanne Elledge Planning and Permitting Services
 Architect: David Van Hoy
 Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The project will include facade improvements to the existing clubhouse, four new tennis courts, a new tennis pro-shop, a new golf pro-shop, modified parking lots, new patios and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission (HLC). Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. One of the proposed maintenance buildings involves a new 7,771 square foot building along Summit Road. The project consists of major grading (192,000 cubic yards of cut and fill), recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (373), relocations, and (412) new trees are proposed, with a net gain of 39 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Review of Addendum to the Historic Structures/Sites Report prepared by Post-Hazeltine Associates. The original report was reviewed and accepted by the Historic Landmarks Commission on November 26, 2009.)

Present: Dr. Pamela Post and Tim Hazeltine, Historical Consultants

Public comment opened at 4:05 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report with the condition that the report be revised and then be resubmitted to Staff to include the changes requested by the Commission, as follows:

1. Regarding Page 11, 1st paragraph: The report to elaborate more on the restoration of the original entrance to active use in reference to Elevation A3.3, and how it would enhance the building ability to convey its historic appearance and architecture, as the gable end below the tower appears to lead as a primary entrance. Explain why the original entrance was located further to the east and how the original entrance relates to the proposed landscaping.
2. Clarify if the buttresses that flank the existing entrance were part of the original building as it relates to the internal circulation.
3. Regarding Page 15, the last paragraph of Section 4.3.4: Clarify and add missing reference to Section 3.32.
4. The Commission prefers no reference in the report to other sections, and prefers the referenced section be inserted directly into the specific section.
5. Regarding Page 15, Section 4.4: Elaborate and clarify the interface of the space between the shops and the storage, and the clubhouse.

6. Regarding Page 16, Section 4.6, 1st bullet point, last sentence: Revise the following sentence as such: “*As per the project’s Conditions of Approval*, the final landscape plan will require review by HLC.”
7. Regarding Page 18, 1st bullet point: Insert word sentence: “The revised landscape plan would *be* informal in nature.”

Action: Suding/Pujo, 8/0/0. Motion carried. (Boucher stepped down).

PRELIMINARY REVIEW

6. 920 SUMMIT RD

A-2 Zone

(4:15)

Assessor’s Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Owner: MCC BB Property, LLC
 Applicant: Ty Warner Hotels & Resorts
 Agent: Suzanne Elledge Planning and Permitting Services
 Architect: David Van Hoy
 Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The project will include facade improvements to the existing clubhouse, four new tennis courts, a new tennis pro-shop, a new golf pro-shop, modified parking lots, new patios and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission (HLC). Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. One of the proposed maintenance buildings involves a new 7,771 square foot building along Summit Road. The project consists of major grading (192,000 cubic yards of cut and fill), recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (373), relocations, and (412) new trees are proposed, with a net gain of 39 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Preliminary approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 035-09.)

Present: David Van Hoy, Architect
 Steve Welton, SEPPS
 Sam Maphis, Landscape Architect
 Bill Medel, Ty Warner Hotels & Resorts
 Michael Berman, City Environmental Analyst

Public comment opened at 4:33 p.m. and, as no one wished to speak, it was closed.

Straw vote: How many Commissioners would prefer to make an additional site visit? 6/3.

Motion: Continued indefinitely with the following comments:

- 1) Address the landscaping and circulation design particularly at, but not limited to, the historic entrance.
- 2) Applicant to contact City staff to schedule a future site visit by the Commission to explore the reconfigured pro and golf shop and the Commission's concerns.

Action: Pujo/Adams, 8/0/0. Motion carried. (Boucher stepped down).

*** THE COMMISSION RECESSED FROM 4:50 P.M. TO 4:55 P.M. ***

HISTORIC STRUCTURES REPORT**7. 125 STATE ST**

HRC-2/SD-3 Zone

(4:55)

Assessor's Parcel Number: 033-075-012
 Application Number: MST2009-00119
 Owner: Redevelopment Agency of Santa Barbara
 Applicant: Children's Museum of Santa Barbara
 Agent: Trish Allen, SEPPS, Inc.
 Architect: B3 Architects and Planners

(The project site contains the 455 square foot "Signalman's Building," which has been determined to be eligible for listing on the National Register of Historic Places. The project includes a new approximately 16,000 square foot, two-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 40 feet. The project also includes a surface parking lot accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Preliminary Community Priority Designation by City Council on April 7, 2009. The project requires Environmental Assessment, Coastal Development Permit, Zoning Modifications, Development Plan, and Final Community Priority Designation.)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)

Present: Dr. Pamela Post and Tim Hazeltine, Historical Consultants
 Michael Berman, City Environmental Analyst

Public comment opened at 5:01 p.m.

Kellam de Forest expressed concerns regarding the proposed location site for a Children's Museum; and concerns regarding the impacts to public views.

Public comment closed at 5:02 p.m.

- Motion:** To accept the report with the condition that the report be revised and then be resubmitted to Staff to include the changes requested by the Commission, as follows:
- 1) Regarding Page 1, 1st mid-paragraph, and Page 6, Section 8.0, last sentence: Resolve the apparent contradiction regarding the signalman's building eligibility listing in the National Register of Historic Places, and revise the sentence, as such: "... because the signalman's building is listed in a local register that has been determined to be eligible for listing in the National Register of Historic Places *as a contributing element* and is considered to be a significant resource *for CEQA review*."
 - 2) Regarding Page 2, Section 4.0, Environmental Setting, revise the third sentence: "The three *geographic* elements...".
- Action:** Suding/Sharpe, 9/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED

8. 125 STATE ST

HRC-2/SD-3 Zone

(5:07)

Assessor's Parcel Number: 033-075-012
 Application Number: MST2009-00119
 Owner: Redevelopment Agency of Santa Barbara
 Applicant: Children's Museum of Santa Barbara
 Agent: Trish Allen, SEPPS, Inc.
 Architect: B3 Architects and Planners

(The project site contains the 455 square foot "Signalman's Building," which has been determined to be eligible for listing on the National Register of Historic Places. The project includes a new approximately 16,000 square foot, two-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 40 feet. The project also includes a surface parking lot accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Preliminary Community Priority Designation by City Council on April 7, 2009. The project requires Environmental Assessment, Coastal Development Permit, Zoning Modifications, Development Plan, and Final Community Priority Designation.)

(Third Concept Review. Comments only; project requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission review.)

Present: Barry Berkus, Architect
 Sheila Cushman, Executive Director
 George Myers, Building Committee member
 Trish Allen, SEPPS
 Jason Blockhouse, B3 Architects

Public comment opened at 5:24 p.m.

Kellam de Forest thanked the Applicant for the revised plans of the Signalman's Building; he questioned the need for the stone façade on the State Street tower and requested the tower be reduced as much as possible.

Public comment closed at 5:25 p.m.

Straw votes: How many of the Commissioners believe the floor-to-floor heights should be reduced?
3/6.

How many of the Commissioners would prefer Option 1? 5/4.

How many of the Commissioners would prefer Option 2? 4/5.

Motion: Continued indefinitely to Planning Commission to return to Full Commission with comments:

- 1) The Project meets all Compatibility Findings.
- 2) Great improvement in the redesign of the building, particularly the train station and in the integration of the buildings to the neighborhood, site, station and the rest of the buildings.
- 3) Add more landscaping, particularly at the State Street entry and other tree locations on the site.
- 4) Return with detailed plans for irrigation and landscaping as a critical aspect of the project's design.
- 5) Provide information on the service elevator and how it is expressed and integrated into the building.
- 6) All elevations should continue to link the building to its Hispanic traditions of thick walls and recesses. It is critical that the building continue to link to the Hispanic traditions that are reflected in the guidelines.

Action: Suding/Drury, 9/0/0. Motion carried.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 102 W PEDREGOSA ST

R-4 Zone

Assessor's Parcel Number: 025-363-011
 Application Number: MST2009-00307
 Owner: Patrick Tack
 Architect: Cliff Hickman

(One or more of these structures is on the City's List of Potential Historic Resources: "Wyles House." Proposal to convert two existing units of church offices and one existing residential unit into four residential units and make the following exterior changes: demolish an existing deteriorated four-car garage, install new electrical meters, gas meters and water meters, new concrete driveway and parking area, stair repair and replacement, new guardrails, new doors and windows, and new exterior paint. Also proposed on this 14,495 square foot parcel is the removal of three oak trees and one palm tree.)

(Review After Final to changes to approved parking and landscaping plan.)

Final Approval of Review After Final to changes to the approved parking and landscape plan as noted on the plan.

REVIEW AFTER FINAL**B. 625 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 037-123-005
Application Number: MST2004-00721
Applicant: Dawn Sherry
Owner: Jodi House

(This is a Structure of Merit: "Sherman Residence." Proposal for non-residential additions including a 291 square foot storage area, an 894 square foot bar area and a 113 square foot restroom at an existing 1,935 square foot non-residential building. Approval of the project will abate violations outlined in ENF2004-00484 and ENF2004-00529. The project also includes reconfiguring the parking and expanding the outdoor seating capacity. Two parcels (037-123-005 & 037-123-017) would be merged as part of the project.)

(Review After Final of changes to landscape plan.)

Final Approval of Review After Final as submitted.

**** THE FULL BOARD MEETING ADJOURNED AT 5:51 P.M. ****