



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, June 19, 2013

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair* – Present
DONALD SHARPE, *Vice-Chair* – Present
LOUISE BOUCHER – Absent
MICHAEL DRURY – Present
WILLIAM LA VOIE – Present at 1:54 p.m.
FERMINA MURRAY – Present
JUDY ORÍAS – Present
CRAIG SHALLANBERGER – Present 1:36 p.m. to 1:45 p.m. and again at 3:52 p.m.
BARRY WINICK – Absent

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON:

SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor – Absent
NICOLE HERNÁNDEZ, Urban Historian – Present until 4:30 p.m.
SUSAN GANTZ, Planning Technician – Present
GABRIELA FELICIANO, Commission Secretary - Present

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Historic Landmarks Commission is viewable on computers with high speed internet access on the City website at www.santabarbaraca.gov/hlc and then clicking on the *Meeting Videos* tab.

CALL TO ORDER:

The Full Board meeting was called to order at 1:32 p.m. by Chair Suding.

ATTENDANCE:

Members present: Drury, La Voie (at 1:54 p.m.), Murray, Orías, Shallenberger (1:36 p.m. to 1:45 p.m. and again at 3:52 p.m.), Sharpe, and Suding.
Members absent: Boucher and Winick.
Staff present: Hernández (until 4:30 p.m.), Gantz, and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the minutes of the previous Historic Landmarks Commission meeting.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 5, 2013, with correction.

Action: Orías/Drury, 4/0/1. (Murray abstained. Suding abstained from Item 9 at 1000 State Street. Boucher/La Voie/Shallanberger/Winick absent.) Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Items C, D, G, and I, which were reviewed by Craig Shallanberger.

Action: Orías/Murray, 5/0/0. (Suding abstained from Item E at 2020 Alameda Padre Serra. Boucher/La Voie/Shallanberger/Winick 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) Commissioners Boucher and Winick would be absent from the meeting. Chair Suding would be stepping down from Item 6 at 1000 State Street.
- b) Item 6 at 1000 State Street was postponed indefinitely at the applicant's request.
- c) The next regularly-scheduled Full Board Historic Landmarks Commission meeting of July 3, 2013, has been cancelled due to lack of quorum, so the next meeting after that will take place on July 17. However, the July 3 Sign Consent meeting and HLC Consent meeting will be held.
- d) There will be an Entrada de Santa Bárbara Subcommittee meeting at the Community Development Second Floor (formerly Housing & Redevelopment) Conference Room at 2:00 p.m. on July 2, 2013. The subcommittee members are Commissioners Drury, Orías, Shallanberger, and Sharpe.
- e) The Safe Passage Mission Canyon Working Group will hold a walk-about for the Commission of the area between Laguna Street and Las Encinas Road. It is tentatively scheduled to occur after the HLC meeting on Wednesday, July 31, 2013. The exact time is still to be determined.

2. Commissioner Orías requested that a discussion item be placed on a future HLC meeting agenda regarding having all proposed projects for designated City Landmarks be reviewed by the full commission. Ms. Gantz explained that not all projects for designated sites/structures rise to the level of a full commission review. Instead, it may be determined that review during the Consent Calendar is sufficient. Staff agreed to schedule a discussion.

3. Ms. Hernández made the following announcements:

- a) The City Council designated the El Encanto Hotel Site as a Historic District. An official certificate of resolution with the City's seal and the Mayor's signature will be issued as historic landmarks and districts are designated.
- b) The HLC Designation Subcommittee will meet on Wednesday, July 17, 2013, at the Community Development Second Floor Conference Room, 630 Garden Street. The exact time is still to be determined.

4. Commissioner Shallanberger announced he would be leaving at 1:45 p.m., but would return at a later time during the meeting.

E. Subcommittee Reports.

Commissioner Drury reported he conducted a site visit at the property currently known as “El Prado Inn” to look at the proposed colors for the outside of the building.

MISCELLANEOUS ACTION ITEM1. **LOWER RIVIERA**

NA Zone

(1:45) Assessor’s Parcel Number: 099-ORD-0ZO
 Application Number: MST2013-00175
 Staff: Nicole Hernández, City Urban Historian

(Proposal to update Potential List of Historic Resources and identify various Historic Districts.)

(Presentation and acceptance of Lower Riviera Context Study and Phase I results for "Area One" of the Lower Riviera Historic Resource Survey completed by Post/Hazeltine Associates. Other area survey results to follow)

Actual time: 1:45 p.m.

Present: Nicole Hernández, Urban Historian
 Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

Staff comments: Ms. Hernández explained the history and significance of the proposed Bungalow Haven Historic District as well as the boundary justification. She defined contributing buildings and non-contributing buildings as well as Conditional Contributing buildings, which are structures that have lost historic and architectural integrity due to inappropriate alterations or deterioration. If restored, Conditionally Contributing buildings could contribute to a historic district.

Public comment opened at 1:58 p.m.

Kellam de Forest, local resident, commented on the official name of the proposed historic district and confirmed that the properties identified in the survey as significant, but not recommended for inclusion in the proposed historic district, will be reviewed at a future HLC meeting.

Public comment closed at 2:01 p.m.

Motion: To accept the Lower Riviera Context Study and Phase 1 results of “Area One” of the Lower Riviera Historic Survey results completed by Post/Hazeltine Associates.

Action: Murray/Sharpe, 7/0/0. (Boucher/Winick absent.) Motion carried.

MISCELLANEOUS ACTION ITEM

2. **LOWER RIVIERA** NA Zone

(2:00) Assessor’s Parcel Number: 099-ORD-0ZO
 Application Number: MST2013-00175
 Owner: City of Santa Barbara

(Proposal to update Potential List of Historic Resources and identify various Historic Districts.)

(Recommended actions: 1) Consider and accept proposed Bungalow Haven Historic District and Boundaries; and 2) Consider properties identified as contributing structures within the proposed Bungalow Haven historic district to be added to the City's List of Potential Historic Resources.)

Actual time: 2:04 p.m.

Present: Nicole Hernández, Urban Historian
 Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

Public comment opened at 2:06 p.m.

Mindy Wolfe, property owner of 1306 Olive Street, indicated that her property should not be considered a contributing structure since it has been modified significantly since 2005.

Kellam de Forest, local resident, commented on other cities’ creation of multiple historic districts and recognized the City moving forward in the same direction.

Cheri Rae, local resident, commented on neighbors working with the City in the creation of the historic district for everyone’s benefit, last year’s Pearl Chase Society tour of the neighborhood, and the neighborhood being the topic of many written articles and walk-throughs.

Public comment closed at 2:10 p.m.

Motion: To accept Staff’s recommendations to:

1. Accept the potential Bungalow Haven Historic District boundaries as recommended by the HLC Historic Surveys Subcommittee.
2. Place the following Contributing* structures on the City’s List of Potential Historic Resources for the potential creation of a new Bungalow Haven Historic District.
3. Publicly re-notice five properties, originally identified as non-contributing structures, to inform the owners of a future hearing to consider these buildings as Conditionally Contributing**.

Action: Drury/Sharpe, 6/0/0. (Boucher/Shallanberger/Winick absent.) Motion carried.

The following (119) properties*, as recommended by the HLC Historic Surveys Subcommittee, **shall be included** on the Potential Historic Structures/Sites List:

	<u>Site Address</u>	<u>Parcel Number</u>	<u>Eligibility</u>
1	1306 Alta Vista Rd	029-100-036	Contributing
2	1307 Alta Vista Rd	029-093-009	Contributing
3	1308 Alta Vista Rd	029-100-019	Contributing
4	1311 Alta Vista Rd	029-093-008	Contributing
5	1315 Alta Vista Rd	029-093-007	Contributing
6	1321 Alta Vista Rd	029-093-006	Contributing
7	1326 Alta Vista Rd	029-100-022	Contributing

	<u>Site Address</u>	<u>Parcel Number</u>	<u>Eligibility</u>
8	1332 Alta Vista Rd	029-100-023	Contributing
9	1336 Alta Vista Rd	029-100-031	Contributing
10	501 De La Vista Ave	029-031-018	Contributing
11	506 De La Vista Ave	029-032-002	Contributing
12	507 De La Vista Ave	029-031-017	Contributing
13	511 De La Vista Ave	029-031-016	Contributing
14	514 De La Vista Ave	029-032-004	Contributing
15	515 De La Vista Ave	029-031-015	Contributing
16	517 De La Vista Ave	029-031-014	Contributing
17	518 De La Vista Ave	029-032-005	Contributing
18	521 De La Vista Ave	029-031-013	Contributing
19	522 De La Vista Ave	029-032-006	Contributing
20	528 De La Vista Ave	029-032-007	Contributing
21	530 De La Vista Ave	029-032-008	Contributing
22	602 De La Vista Ave	029-033-023	Contributing
23	608 De La Vista Ave	029-033-024	Contributing
24	610 De La Vista Ave	029-033-025	Contributing
25	614 De La Vista Ave	029-033-026	Contributing
26	618 De La Vista Ave	029-033-027	Contributing
27	424 E Micheltorena St	029-022-005	Contributing
28	508 E Micheltorena St	029-031-002	Contributing
29	510 E Micheltorena St	029-031-003	Contributing
30	516 E Micheltorena St	029-031-004	Contributing
31	520 E Micheltorena St	029-031-005	Contributing
32	524 E Micheltorena St	029-031-006	Contributing
33	526 E Micheltorena St	029-031-007	Contributing
34	530 E Micheltorena St	029-031-008	Contributing
35	536 E Micheltorena St	029-031-009	Contributing
36	1306 Morrison Ave	029-091-019	Contributing
37	1309 Morrison Ave	029-091-027	Contributing
38	1311 Morrison Ave	029-091-026	Contributing
39	1313 Morrison Ave	029-091-025	Contributing
40	1314 Morrison Ave	029-091-020	Contributing
41	1318 Morrison Ave	029-091-021	Contributing
42	1320 Morrison Ave	029-091-022	Contributing
43	1321 Morrison Ave	029-091-024	Contributing
44	1325 Morrison Ave	029-091-023	Contributing
45	1302 Olive St	029-091-029	Contributing
46	1306 Olive St	029-091-030	Contributing
47	1315 Olive St	029-085-013	Contributing
48	1316 Olive St	029-091-033	Contributing
49	1319 Olive St	029-085-012	Contributing
50	1320 Olive St	029-091-034	Contributing
51	1323 Olive St	029-085-011	Contributing
52	1324 Olive St	029-091-035	Contributing

	<u>Site Address</u>	<u>Parcel Number</u>	<u>Eligibility</u>
53	1331 Olive St	029-085-009	Contributing
54	1335 Olive St	029-085-008	Contributing
55	1409 Olive St	029-022-015	Contributing
56	1415 Olive St	029-022-014	Contributing
57	1417 Olive St Unit B	029-022-035	Contributing
58	1417 Olive St Unit A	029-022-036	Contributing
59	1419 Olive St	029-022-010	Contributing
60	1421 Olive St	029-022-033	Contributing
61	1429 Olive St	029-650-001	Contributing
62	1431 Olive St	029-022-007	Contributing
63	1435 Olive St	029-022-006	Contributing
64	1307 Panchita Pl	029-092-007	Contributing
65	1310 Panchita Pl	029-093-016	Contributing
66	1318 Panchita Pl	029-093-017	Contributing
67	1319 Panchita Pl	029-092-005	Contributing
68	1320 Panchita Pl	029-093-018	Contributing
69	1322 Panchita Pl	029-093-019	Contributing
70	1325 Panchita Pl	029-092-004	Contributing
71	1326 Panchita Pl	029-093-021	Contributing
72	1307 N Salsipuedes St	029-091-014	Contributing
73	1308 N Salsipuedes St	029-092-010	Contributing
74	1311 N Salsipuedes St	029-091-013	Contributing
75	1312 N Salsipuedes St	029-092-011	Contributing
76	1315 N Salsipuedes St	029-091-012	Contributing
77	1320 N Salsipuedes St	029-092-012	Contributing
78	1321 N Salsipuedes St	029-091-011	Contributing
79	1325 N Salsipuedes St	029-091-010	Contributing
80	1329 N Salsipuedes St	029-091-037	Contributing
81	1405 N Salsipuedes St	029-032-010	Contributing
82	1410 N Salsipuedes St	029-033-022	Contributing
83	435 E Sola St	029-022-016	Contributing
84	502 E Sola St	029-091-001	Contributing
85	506 E Sola St	029-091-002	Contributing
86	507 E Sola St	029-032-017	Contributing
87	510 E Sola St	029-091-003	Contributing
88	513 E Sola St	029-032-016	Contributing
89	515 E Sola St	029-032-015	Contributing
90	519 E Sola St	029-032-014	Contributing
91	521 E Sola St	029-032-013	Contributing
92	522 E Sola St	029-091-006	Contributing
93	525 E Sola St	029-032-012	Contributing
94	532 E Sola St	029-091-008	Contributing
95	536 E Sola St	029-091-036	Contributing
96	601 E Sola St	029-033-021	Contributing
97	602 E Sola St	029-092-001	Contributing

	<u>Site Address</u>	<u>Parcel Number</u>	<u>Eligibility</u>
98	607 E Sola St	029-033-020	Contributing
99	610 E Sola St	029-092-003	Contributing
100	611 E Sola St	029-033-019	Contributing
101	615 E Sola St	029-033-018	Contributing
102	616 E Sola St	029-093-001	Contributing
103	621 E Sola St	029-033-016	Contributing
104	632 E Sola St	029-093-004	Contributing
105	636 E Sola St	029-093-005	Contributing
106	515 E Victoria St	029-091-028	Contributing
107	521 E Victoria St	029-091-018	Contributing
108	527 E Victoria St	029-091-017	Contributing
109	529 E Victoria St	029-091-016	Contributing
110	535 E Victoria St	029-091-015	Contributing
111	601 E Victoria St	029-092-009	Contributing
112	611 E Victoria St	029-092-008	Contributing
113	613 E Victoria St	029-093-015	Contributing
114	621 E Victoria St	029-093-014	Contributing
115	625 E Victoria St	029-093-013	Contributing
116	627 E Victoria St	029-093-012	Contributing
117	631 E Victoria St	029-093-011	Contributing
118	635 E Victoria St	029-093-010	Contributing
119	701 E Victoria St	029-100-017	Contributing

The following (5) properties**, originally identified as non-contributing structures, will be re-noticed to inform the owners of a future hearing as recommended by the Historic Landmarks Commission:

	<u>Site Address</u>	<u>Parcel Number</u>	<u>Eligibility</u>
1	1412 Olive St	029-032-001	Conditionally Contributing
2	518 E Sola St	029-091-005	Conditionally Contributing
3	529 E Sola St	029-032-011	Conditionally Contributing
4	620 E Sola St	029-093-002	Conditionally Contributing
5	628 E Sola St	029-093-003	Conditionally Contributing

ARCHAEOLOGY REPORT**3. 1936 STATE ST**

C-2 Zone

(2:15) Assessor's Parcel Number: 025-372-001
 Application Number: MST2011-00167
 Owner: Mobil Oil Corporation
 Agent: Lucy Dinneen
 Applicant: Cadence Development
 Architect: Kirk Gradin

(Proposal to construct a new 3,500 square foot, approximate 21 foot tall, one-story, non-residential building on a 22,466 square foot lot. The entry tower portion of the building is proposed at 32 feet. A new parking lot behind the building will provide 18 parking spaces, one space more than required. Grading outside of the building footprint will be balanced on site at 120 cubic yards. Development Plan Approval findings are required by the Historic Landmarks Commission to allow the development of 2,449 square feet of new non-residential floor area. The site has retained an 851 square foot demolition credit.)

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

Actual time: 2:16 p.m.

Staff comment: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, 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. The standard condition regarding the discovery of unanticipated archaeological resources applies to the project and shall be reproduced on the plans prior to final design review approval.

Motion: To accept the report as presented.

Action: Orías/La Voie, 6/0/0. (Boucher/Shallanberger/Winick absent.) Motion carried.

HISTORIC STRUCTURES REPORT**4. 1807 SANTA BARBARA ST**

E-1 Zone

(2:20) Assessor's Parcel Number: 027-041-008
 Application Number: MST2013-00109
 Owner: Robert Brace Residence Trust
 Applicant: DesignARC

(Proposal for some minor window and door alterations and exterior hardscape and landscape improvements including a new swimming pool, 2,000 square feet of stone decks, half-bathroom, spa, trellis, fire pit, barbeque, pizza oven, and landscaping. There will be 120 cubic yards of grading excavation and 230 cubic yards of fill.)

(Review of revised Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. The report found that, because of its alterations, the house is not considered significant. However, the low sandstone wall surrounding the property and the mature oak tree in the front yard are considered significant as elements dating to the A.S.A. White Victorian house constructed in 1884 and demolished in 1926.)

Actual time: 2:17 p.m.

Present: Alexandra Cole, Historical Consultant

Staff comment: Nicole Hernández, Urban Historian, stated that this is the revised Historic Structures Report that incorporates the recommendations of the Commission made at the hearing on May 8, 2013. Staff reviewed the revised report and supports the report's conclusions that the project meets the State CEQA Guidelines of the MEA in that the low sandstone wall surrounding the property and the oak tree in the front yard qualify as Structures of Merit under Criterion I as being familiar and established features of the neighborhood. They are considered significant elements dating to the A.S.A. White Victorian house built c. 1884 that was torn down in 1926 for the current house. By adding significant elements to the City's List of Potential Historic Resources, the Commission gains purview over the entire property.

Ms. Hernández added that the 1926 Mediterranean style house is not considered historically significant in its current condition. Although the house retains notable architectural features, its overall design has been compromised by incompatible additions and alterations noted in the Historic Structures Report. Should the inappropriate additions be removed and the original design restored, the house would qualify as a Structure of Merit.

Public comment opened at 2:19 p.m.

Kellam de Forest, local resident, commented on features that were part of the original property and that the report preparer has now included in the revised version of the report. He confirmed that the home, commonly known as the "White Family House," was built for the mother and felt that it was associated with the three famous sons.

Public comment closed at 2:22 p.m.

Motion: To accept the report as presented with appreciation for the historical consultant's amendments that:

1. Identify the low sandstone wall surrounding the property and the mature oak tree in the front yard as historically significant.
2. Include comments about the Battistone Family era.

Action: La Voie/Drury, 6/0/0. (Boucher/Shallanberger/Winick absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 2:23 P.M. TO 2:29 P.M. ****

CONCEPT REVIEW - CONTINUED**5. 1330 CHAPALA ST**

C-2 Zone

(2:30) Assessor's Parcel Number: 039-131-001
Application Number: MST2013-00169
Owner: Metropolitan Theatres Corporation
Architect: Peikert Group Architects, LLP

(This is a revised project. Proposal for a new, three-story, 38'-6" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 32 residential apartments and four commercial units (1,708 net square feet). The 36 units will total 31,140 square feet, and a 550 square foot exercise room is also proposed. The partially below-grade 13,800 square foot parking garage will contain 40 spaces, and a surface lot will contain 50 spaces, with 36 spaces allocated to the units and 54 spaces allocated to the Arlington Theatre. Also proposed is the removal of seven mature trees including four grevillea, two pittosporum, and one ficus, with 15 mature palm trees to be preserved and re-planted. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. This parcel is within the 10% Parking Zone of Benefit and contains a *designated Structure of Merit*: "Arlington Hotel Garden Arch.")

(Second Concept Review. Comments only; project requires Environmental Assessment, Development Plan Approval, and Historic Resource Findings. Project was last reviewed on May 22, 2013.)

Actual time: 2:29 p.m.

Present: Bruce Corwin, Property Owner, Metropolitan Theatres
Detlev Peikert, Gordon Brewer and Lisa Plowman, Peikert Group Architects
Courtney Jane Miller, Landscape Architect, CJMLA

Public comment opened at 3:01 p.m.

1. Dave Lombardi, local business owner and Downtown Organization President, spoke in support of the project.
2. Bill Collyer, Downtown Organization, spoke in support of the project.
3. Kellam de Forest, local resident, commented on the Edwards and Plunkett original plan for the area around the Arlington Theatre and questioned whether this project was similar to that plan.
4. Richard Yates, local business owner, commented on the reduction in parking and how it would affect other businesses in the area during and after construction.
5. Matt LaBrie, local business owner, spoke in support of the project.
6. Ken Jacobsen, local resident, spoke in support of the project.
7. Michael Ressler, Jewish Federation of Greater Santa Barbara Executive Director, spoke in support of the project.
8. Michael Nissenson, local resident, spoke in support of the project.

Public comment closed at 3:12 p.m.

Motion: Continued four weeks with comments:

1. Provide a design response to the Commission comments made during the May 22, 2013, review.
2. Continue studying the historic garden arch, relating it to the site. Although the historic garden arch's treatment as a solitary element seems to be effective, study using the historic garden arch as pedestrian access to the parking lot.
3. Continue studying the landscape so that it does not diminish the view of the Arlington Theatre.
4. The parking quantity does not seem to be sufficient. Mitigate the parking lot per the Urban Design Guidelines or make a case for a waiver of those guidelines.
5. The Commission supports the project, but the architecture needs be superlative and exemplary. The uniqueness of this site next to the Arlington Theatre warrants special attention.
6. Simplify the architecture, looking to the Arlington Theatre for inspiration. The proposed building has to be compatible with the historic resource.
7. The articulation depths along the east and west elevations need to be greater.
8. The project should be more like a village, similar to El Paseo.
9. The architecture needs to look less like an apartment-style; for instance, the stacking of windows.
10. Propose a plan that reflects the original intent for the north-south paseo to be a commercial corridor.
11. If increasing outdoor space, provide the specifics.
12. Recognize the use of potential renters/users.
13. Provide a better balance between what the City allows and what the property owner desires.
14. Staff will be drafting conditions of approval for review by the Commission.

Action: La Voie/Orías, 6/0/1. (Shallanberger abstained. Boucher/Winick absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**6. 1000 STATE ST**

C-2 Zone

(3:15) Assessor's Parcel Number: 039-282-014
 Application Number: MST2013-00173
 Owner: Quincy/1000 Associates, LP
 Architect: Edwards Pitman Architects
 Business Name: Bank of Montecito

(Proposal to install a new automated teller machine at the State Street elevation. This building is on the *City's List of Potential Historic Resources: "Bank of Montecito."*)

(Second Concept Review. Project was last reviewed on May 22, 2013.)

This item was postponed indefinitely at the applicant's request.

PROJECT DESIGN REVIEW**7. 9 W FIGUEROA ST / 1000 CHAPALA ST** C-2 Zone

(3:30) Assessor's Parcel Number: 039-281-041
 Application Number: MST2012-00330
 Owner: City of Santa Barbara
 Applicant: Public Works - Streets Division

(Proposal to install a 200 square foot prefabricated bikestation module in City Parking Lot #3 near the current MTD bus station. This project is being funded by a Measure A grant.)

(Project Design Approval is requested. Project was last reviewed on April 24, 2013. Action may be taken if sufficient information is provided.)

Actual time: 3:55 p.m.

Present: Jessica Grant, Project Planner
 Meg West, Landscape Architect, Arcadia Studio
 Victor Garza, Parking/TMP Superintendent

Motion: Project Design Approval and continued two weeks to the Consent Calendar with comments:

1. The project is supportable as a whole.
2. The roof equipment should not project above the parapet.
3. The Commission supports as much landscaping as possible.
4. Simplify the light fixture and the sign bracket.
5. Consult with Building and Safety Division Staff regarding an appropriate weep screed detail.

Action: La Voie/Drury, 7/0/0. (Boucher/Winick absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 4:09 P.M. TO 4:18 P.M. ****

HISTORIC STRUCTURES REPORT**8. 1528 CLIFF DR** E-3 Zone

(4:00) Assessor's Parcel Number: 035-170-005
 Application Number: MST2013-00063
 Owner: Silvia Ronchietto
 Applicant: Wallace Ronchietto
 Architect: Lawrence Thompson Architects, Inc.

(Proposal to construct a 503 square foot detached two-car garage which includes a 24 square foot second floor master bathroom addition for an existing, 3,272 square foot, two-story single-family residence. The primary facade of the garage would face La Vista Del Océano Drive. Also proposed are alterations to existing windows on the south and west elevations, a pergola from the Cliff Drive frontage to an existing entry door, and brick-paved patios at the south elevation. Total development on site would be 3,775 square feet, which is .298, or 93% of the maximum floor-to-lot-area ratio. Staff Hearing Officer review of a zoning modification is requested for the garage location.)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the residence is eligible for Structure of Merit status.)

Actual time: 4:18 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants
Lawrence Thompson, Architect

Staff comment: Nicole Hernández, Urban Historian, stated that Staff reviewed the report and supports the report's conclusions that the project meets the State CEQA Guidelines of the MEA.

Commissioner Murray disclosed that she had been in communication with the property owner prior to a project being proposed for this site.

Motion: To accept the report as presented.

Action: La Voie/Drury, 7/0/0. (Boucher/Winick absent.) Motion carried.

MISCELLANEOUS ACTION ITEM

9. 1528 CLIFF DR

E-3 Zone

(4:15) Assessor's Parcel Number: 035-170-005
Application Number: MST2013-00063
Owner: Silvia Ronchietto
Applicant: Wallace Ronchietto
Architect: Lawrence Thompson Architects, Inc.

(Proposal to construct a 503 square foot detached two-car garage which includes a 24 square foot second floor master bathroom addition for an existing, 3,272 square foot, two-story single-family residence. The primary facade of the garage would face La Vista Del Océano Drive. Also proposed are alterations to existing windows on the south and west elevations, a pergola from the Cliff Drive frontage to an existing entry door, and brick-paved patios at the south elevation. Total development on site would be 3,775 square feet, which is .298, or 93% of the maximum floor-to-lot-area ratio. Staff Hearing Officer review of a zoning modification is requested for the garage location.)

(Request by Staff to add the building at 1528 Cliff Drive to the City of Santa Barbara Potential Historic Resources List.)

Actual time: 4:22 p.m.

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

Public comment opened at 4:23 p.m. and, as no one wished to speak, it was closed.

A letter from Paula Westbury expressing opposition was acknowledged.

Motion: To accept Staff's recommendation to place the building located at 1528 Cliff Drive on the City's List of Potential Historic Resources.

Action: La Voie/Drury, 7/0/0. (Boucher/Winick absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 1528 CLIFF DR**

E-3 Zone

(4:20) Assessor's Parcel Number: 035-170-005
 Application Number: MST2013-00063
 Owner: Silvia Ronchietto
 Applicant: Wallace Ronchietto
 Architect: Lawrence Thompson Architects, Inc.

(Proposal to construct a 503 square foot detached two-car garage which includes a 24 square foot second floor master bathroom addition for an existing, 3,272 square foot, two-story single-family residence. The primary facade of the garage would face La Vista Del Océano Drive. Also proposed are alterations to existing windows on the south and west elevations, a pergola from the Cliff Drive frontage to an existing entry door, and brick-paved patios at the south elevation. Total development on site would be 3,775 square feet, which is .298, or 93% of the maximum floor-to-lot-area ratio. Staff Hearing Officer review of a zoning modification is requested for the garage location.)

(Comments only; requires Environmental Assessment and Staff Hearing Officer review, and Neighborhood Preservation Ordinance Findings.)

Actual time: 4:24 p.m.

Present: Lawrence Thompson, Architect

Public comment opened at 4:30 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely to the Staff hearing Officer with comments:

1. The modification is aesthetically appropriate, promotes an appearance of uniformity of development, and does not pose consistency issues with the Neighborhood Preservation Ordinance Findings and Historic Resource Findings.
2. Simplify the garage and the pergola to be more referential to the house.
3. Study shortening the pergola so that it does not project beyond the proposed garage (outside of the setback).
4. Study adding a gate or small pergola to the top of the stairs off the Cliff Drive sidewalk.

Action: La Voie/Drury, 7/0/0. (Boucher/Winick absent.) Motion carried.

PROJECT DESIGN REVIEW**11. 1601 STATE ST**

C-2/R-4 Zone

(4:45) Assessor's Parcel Number: 027-181-008
 Application Number: MST2013-00172
 Owner: 1601 State Street Hotel Investors LP
 Architect: Cearnal Andrulaitis, LLP
 Business Name: El Prado Inn

(Proposal to change the exterior building color and replace the existing front and rear lobby doors with new frameless glass storefront.)

(Project Design Approval and Final Approval of the project is requested.)

Actual time: 4:49 p.m.

Present: Joe Andrulaitis, Architect, Cearnal Andrulaitis, LLP

Public comment opened at 4:56 p.m. and, as no one wished to speak, it was closed.

A letter from Paula Westbury in opposition to the project was acknowledged.

Motion: Project Design Approval and continued indefinitely to Staff for an administrative final approval with comments:

1. The applicant is to work with the Urban Historian and Commissioner Drury to determine the final colors.
2. Matte finish for the mosaic tiles are acceptable and preferred.
3. Tile colors as proposed are acceptable: Daltile Keystones™ Aqua Glow # D197, Arctic White # D617, Ocean Blue # D159, and Desert Gray # D014.

Action: La Voie/Shallanberger, 7/0/0. (Boucher/Winick absent.) Motion carried.

SIGN PROPOSAL - CONCEPT REVIEW (CONTINUED)

12. **1601 STATE ST**

C-2/R-4 Zone

(5:05) Assessor's Parcel Number: 027-181-008
 Application Number: SGN2013-00076
 Owner: 1601 State Street Hotel Investors LP
 Applicant: Cearnal Andrulaitis
 Business Name: La Quinta

(Proposal to replace an existing 19 square foot monument sign with a new 17.77 square foot monument sign, and two new painted aluminum, non-illuminated signs including a 7.28 square foot wall sign and a 10.66 square foot wall sign. One existing sign of 61.87 square feet will be recessed six feet from its originally-approved location. Two existing signs totaling 24.75 square feet will remain unaltered. Total signage on site will be 122.32 square feet. *Two exceptions are requested:* the first to allow the total signage to exceed the allowable maximum of 90 square feet, and the second to allow the letters of the relocated sign to exceed the allowable 10" maximum letter height. *This building was determined to be worthy of Structure of Merit status.* The linear building frontage is 190 feet. The allowable signage is 90 square feet.)

(Second Review. Requires Exception Findings.)

Actual time: 5:02 p.m.

Present: Joe Andrulaitis, Architect, Cearnal Andrulaitis, LLP

Public comment opened at 5:09 p.m.

Kellam de Forest, local resident, commented on the "El Prado" signs that are to remain and may confuse the public as to the current hotel name.

A letter from Paula Westbury expressing opposition was acknowledged.

Public comment closed at 5:10 p.m.

Motion: Final Approval with condition and exception findings:

1. The composition of the letters on the monument sign shall be placed at a sufficient height to allow for landscape screening of the light fixture.
2. Although the existing 24.75 square foot historic "Inn" sign exceeds the allowable maximum letter height, an exception is granted because the relocated historic sign is being incorporated, at the request of the Commission, and is proportional to the scale of the building; and
 - a. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the vicinity.
 - b. The granting of the exception will not be materially detrimental to the public welfare or injurious to the properties or improvements in the vicinity.
 - c. The proposed relocated historic sign is in conformance with the stated purpose and intent of the Sign Ordinance.

Action: La Voie/Drury, 5/1/1. (Murray abstained. Suding opposed because he felt that Signs B and C are too close together. Boucher/Winick absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 5:22 P.M. TO 5:29 P.M. ****

REVIEW AFTER FINAL**13. 1816 STATE ST**

C-2/R-1 Zone

(5:25) Assessor's Parcel Number: 027-032-021
 Application Number: MST2009-00281
 Owner: Alamar II, LLC
 Architect: Bryan Murphy
 Business Name: Fiesta Inn & Suites

(This is a revised project description: Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes façade alterations, a 210 square foot lobby addition and 92 square foot entry porch, a tower addition having no new floor area, a 270 square foot storage room addition on the third 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, removal of exterior stairs, new wall fountain, and alterations to the existing parking lot. This project received Planning Commission approval. Approval of this project will abate violations outlined in ENF2008-01335.)

(Comments only: Review After Final of change to front elevation including a 263 square foot lobby expansion and new fountain on the State Street elevation. Requires a Planning Commission Substantial Conformance Determination and compliance with Planning Commission Resolution No. 018-10.)

Actual time: 5:29 p.m.

Present: Bryan Murphy, Architect
 Dario Pini, Owner

Public comment opened at 5:34 p.m. and, as no one wished to speak, it was closed.

A letter from Paula Westbury expressing opposition was acknowledged.

Motion: Continued indefinitely to Staff with positive comments:

1. Scheme A is the preferred design.
2. Add stone to the arch on the northeast elevation shown on Sheet A-2 so as to match the other arch opening.
3. Change the windows making them similar to Scheme B, but with fewer breakups.
4. The stone surrounds on the southwest elevation should wrap back to the window plane.
5. The base stone is to be the stone recycled from the former Vons location on Chapala Street and the cap stone is to be recycled sandstone.

Action: La Voie/Oriás, 6/0/1. (Murray abstained. Boucher/Winick absent.) Motion carried.

PROJECT DESIGN REVIEW**14. 9 W VICTORIA ST**

C-2 Zone

(5:45) Assessor's Parcel Number: 039-182-001
 Application Number: MST2013-00024
 Owner: 1221 Victoria Court
 Architect: Amy Taylor
 Business Name: Bouchon

(Proposal to remove an existing unpermitted 247 square foot canvas patio cover and construct a 353 net square foot, one-story, 16'-0" tall addition at the front of an approximately 3,550 square foot building. There are four buildings on this site.)

(Project Design Approval of the project is requested. Project was last reviewed on April 10, 2013. Action may be taken if sufficient information is provided.)

Actual time: 5:45 p.m.

Present: Mitchell Sjerven, Business Owner
 Amy Taylor, Architect

Motion: Project Design and Final Approval with conditions and comments:

1. The approval does not include any heaters.
2. Restudy Detail 6 on Page A5.1 to bring the plaster down to the horizontal surface.
3. Uplights are not acceptable in El Pueblo Viejo Landmark District; study possibly using a path light.
4. Study radiant floor heating.
5. The design is greatly improved; and the simplification is successful.

Action: Sharpe/La Voie, 7/0/0. (Boucher/Winick absent.) Motion carried.

CONSENT CALENDAR (11:00)**REVIEW AFTER FINAL****A. 1117 STATE ST C-2 Zone**

Assessor's Parcel Number: 039-231-030
Application Number: MST2013-00157
Owner: 1129 State Street
Architect: LMA Architects

(Proposal to permit an as-built exterior staircase to the basement level and to bring existing stair railings and gates into Building Code compliance at an existing retail building.)

(Review After Final of change to add a platform lift for ADA compliance at the rear entry.)

Approval of Review After Final as submitted.

CONTINUED ITEM**B. 1533 STATE ST C-2 Zone**

Assessor's Parcel Number: 027-231-022
Application Number: MST2013-00176
Owner: Bigglesworth & Company, LLC
Applicant: Leslie Robidoux
Architect: Little
Engineer: Wong & Associates
Business Name: Cantwell's Market

(Proposal to remove an existing raised platform and install a new automated teller machine and ADA accessible ramp on the west elevation of an existing building. Also proposed is to restripe the parking lot to accommodate an accessible parking space and to relocate and replant an existing planter. New signage will be reviewed under a separate application.)

(Second Review.)

Continued two weeks with comments.

PROJECT DESIGN AND FINAL REVIEW**C. 215 E MISSION ST E-1 Zone**

Assessor's Parcel Number: 025-323-009
Application Number: MST2012-00455
Owner: Gerrold & Barbara Rubin Trust
Applicant: Souter Land Use Consulting
Designer: Ddesign Systems

(Proposal to permit a 400 square foot "as-built" accessory structure attached to an existing garage located in the required setbacks. Staff Hearing Officer review is required. This is *on the City's List of Potential Historic Resources: "Driscoll House."*)

(Requires compliance with Staff Hearing Officer Resolution No. 012-13. Project was last reviewed on December 19, 2013.)

Project Design and Final Approvals as submitted.

NEW ITEM**D. 330 STATE ST** C-M Zone

Assessor's Parcel Number: 037-254-014
 Application Number: MST2013-00226
 Owner: Topakas Hicks Family Living Trust
 Architect: Tom Ochsner
 Business Name: Casablanca Restaurant

(Proposal for a new 32 square foot server station near the existing outdoor dining patio. This is a Structure of Merit: "Former Seaside Oil Co. Building and Showroom, aka Andalucía Building.")

Continued two weeks with comments:

1. The location, size, bulk, scale, and colors are acceptable, but the architecture should be more harmonious with the recently completed patio architecture.
2. Clarify additional landscape improvements.

REVIEW AFTER FINAL**E. 2020 ALAMEDA PADRE SERRA STE 125** SP-7 Zone

Assessor's Parcel Number: 019-163-004
 Application Number: MST2013-00035
 Owner: Michael Towbes, LLC
 Architect: Richard Redmond

(Proposal for minor alterations at the southeast corner of Ebbetts Hall within the Riviera Campus. The proposal includes a 20-inch increase in height to an existing 22" parapet wall, and a 28" increase in height to an existing adjacent 14" parapet wall. The finish height of these parapet walls, which surround two existing rooftop decks, will be 42". The project requires review by the Staff Hearing Officer for a zoning modification for the parapet wall height and use changes to occur within the 35'-0" front yard setback. This property is a *Designated City Landmark*: "Furse Hall, Quadrangle Buildings, Ebbetts Hall, and Grand Stair.")

(Review After Final of change to eliminate a portion of the existing parapet between the two roof decks. The deck surface will be lowered so that the south parapet will be raised by only 4" and the north parapet by only 25". Requires a Staff Hearing Officer Substantial Conformance Determination and compliance with Staff Hearing Officer Resolution No. 020-13.)

Approval of Review After Final as noted on Sheet A0.00.

NEW ITEM**F. 27 W CARRILLO ST** C-2 Zone

Assessor's Parcel Number: 039-321-001
 Application Number: MST2013-00244
 Owner: KHP II Canary, LLC
 Applicant: Blum & Sons Electric
 Business Name: Canary Hotel

(Proposal to replace four existing recessed light fixtures with six new exterior mounted light fixtures beneath two existing entry canopies.)

Project Design and Final Approvals with the condition that the new fixtures shall be installed in exactly the same location (distance from edge of wall) as the existing fixtures to be replaced.

NEW ITEM**G. 806 PRESIDIO AVE** C-2 Zone

Assessor's Parcel Number: 031-011-005
 Application Number: MST2013-00217
 Owner: State Of California
 Architect: Rex Ruskauff

(Proposal to install a 6" drain pipe in an existing landscape strip to carry drain water from the adjacent parcel to the street, replace an existing 8'-0" tall redwood fence in a like-for-like manner, repair and repaint existing plaster walls, and install new landscaping.)

Project Design and Final Approvals as submitted.

REVIEW AFTER FINAL**H. 128 E CAÑÓN PERDIDO ST** C-2 Zone

Assessor's Parcel Number: 031-011-004
 Application Number: MST2003-00243
 Owner: Pueblo Viejo Properties Ltd.
 Architect: Rex Ruskauff
 Agent: Suzanne Elledge Planning & Permitting Services

(This is a revised Project Description: Proposal for alterations to an existing two-story, mixed-use development. The proposal consists of the following alterations: remove two "as-built" residential units, convert existing residential garages to storage, and add a laundry room. Also proposed are exterior changes to the existing garage doors, new doors and changes to windows, moped and bicycle parking, removal of an "as-built" balcony partition, new gates and walls, closing off the driveway along Santa Barbara Street, and a landscape plan. Development Plan approval is requested to allow 2,718 square feet of new non-residential floor area for the conversion of the garages. Zoning modifications are requested to eliminate the existing residential parking and to not provide new parking for the converted commercial square footage.)

(Review After Final to add a mat wash area to the end of trash enclosure. Requires a Substantial Conformance Determination and compliance with Planning Commission Resolution No. 018-07.)

Continued indefinitely to Staff for final approval with comments:

1. The proposed changes are supportable.
2. Positive comments were given as the proposal complies with El Pueblo Viejo Guidelines.

NEW ITEM**I. 505 E LOS OLIVOS ST** E-1 Zone

Assessor's Parcel Number: 025-150-009
 Application Number: MST2013-00248
 Owner: St. Mary's Retreat House

(Proposal for a new 19'-3" tall cross to be erected in the lawn area. This cross will be relocated from Mount Calvary. This is *on the City's List of Potential Historic Resources: "Mission Hill, St. Mary's Retreat House aka Dial Residence."*)

Project Design and Final Approvals as submitted.

**** MEETING ADJOURNED AT 6:04 P.M. ****