



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, August 28, 2013 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
DONALD SHARPE, *Vice-Chair*
LOUISE BOUCHER
MICHAEL DRURY
WILLIAM LA VOIE
FERMINA MURRAY
JUDY ORÍAS
CRAIG SHALLANBERGER
BARRY WINICK

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON:

SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review/Historic Preservation Supervisor
NICOLE HERNÁNDEZ, Urban Historian
SUSAN GANTZ, Planning Technician
GABRIELA FELICIANO, Commission Secretary

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 Videos under Explore.

CALL TO ORDER:

The Full Board meeting was called to order at 1:30 p.m. by Chair Suding.

ATTENDANCE:

Members present: Drury, La Voie, Orías, Sharpe, Suding, and Winick.

Members absent: Boucher, Murray and Shallanberger.

Staff present: Limón (until 2:00 p.m. and again at 3:45 p.m.), Hernández, Gantz, and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

Dave Lombardi, local business owner, expressed concerns on the conditions of approval with respect to public parking during the construction period of the Arlington Village project located at 1330 Chapala Street, where the staging trucks will be allowed to park, and possibility of the Sola Street closure. He also expressed concern for where the staging will occur for the Arlington Theatre once the development is built. He provided written comments.

Richard Yates, local business owner, expressed the same concerns as Mr. Lombardi. In addition, he questioned whether there will be a provision to prevent visitors of the development from parking in the 49 proposed public parking spaces. He provided written comments.

Kellam de Forest, local resident, commented on the demolition of the house located at 209 Islay Street without HLC review. Staff responded that a Historic Structures/Sites Report analyzing the proposed demolition of the structure was reviewed and accepted by the HLC on July 31, 2013.

B. Approval of the previous meeting minutes.

The Commission recessed at 1:40 p.m. and reconvened at 1:41 p.m.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of August 14, 2013, with corrections.

Action: La Voie/Drury, 4/0/2. (Sharpe/Winick abstained. Boucher/Murray/Shallanberger absent.) Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Item F, which was reviewed by Philip Suding.

Action: La Voie/Orías, 6/0/0. (Boucher/Murray/Shallanberger 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, Murray and Shallanberger would be absent from the meeting.
- b) The HLC will go on a "Walkabout" site visit of a portion of the Safe Passage Corridor project at 2:30 p.m. on September 18, 2013. The meeting location is the pepper trees at the corner of Laguna Street and Plaza Rubio, in Mission Historical Park.
- c) On Thursday, September 12, Chair Suding will attend the semi-annual joint meeting of the City Council and Planning Commission to discuss Planning Division workload. Other HLC members were encouraged to attend.
- d) Commissioner Orías requested that all information pertaining to a project, such as draft conditions of approval, be provided in advance of the HLC meeting.

E. Subcommittee Reports.

No subcommittee reports.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**1. 1236 GARDEN STREET**

(1:45) Assessor's Parcel Number: 029-131-001

Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing at 1:45 p.m. on November 20, 2013, to consider recommending the house at 1236 Garden Street be designated a City of Santa Barbara Structure of Merit.)

Actual time: 2:03 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that the site is architecturally and historically significant as it was constructed between 1898 and 1903 in the Queen Anne Classic style, and that it qualifies as a Structure of Merit.

Public comment opened at 2:04 p.m.

Kellam de Forest, local resident, spoke in support.

Public comment closed at 2:04 p.m.

Motion: To adopt Resolution 2013-02 as an intention to hold a Public Hearing on November 20, 2013, to consider the designation of the house at 1236 Garden Street as a City of Santa Barbara Structure of Merit, as determined to be eligible per the Historic Structures/Sites Report dated July 6, 2011, prepared by Post/Hazeltine Associates.

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

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**2. 1601 STATE STREET**

(1:50) Assessor's Parcel Number: 027-181-008 and -009

Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing at 2:00 p.m. on November 20, 2013, to consider recommending The El Prado Inn at 1601 State Street be designated a City of Santa Barbara Structure of Merit.)

Actual time: 2:05 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that the site is architecturally and historically significant as it was constructed in 1959 in the vernacular form of midcentury modern style as a motor inn, and that it qualifies as a Structure of Merit.

Public comment opened at 2:06 p.m. and, with no one wishing to speak, it was closed.

Motion: To adopt Resolution 2013-03 as an intention to hold a Public Hearing on November 20, 2013, to consider the designation of The El Prado Inn at 1601 State Street as a City of Santa Barbara Structure of Merit, as determined to be eligible per the Historic Structures/Sites Report dated May 2013, prepared by Alexandra Cole.

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

ARCHAEOLOGY REPORT

3. **336 W CABRILLO BLVD** HRC-1/SD-3 Zone

(1:55) Assessor's Parcel Number: 033-091-012
 Application Number: MST2013-00050
 Owner: El Patio Beachside Inn, Inc.
 Architect: Tai Yeh

(Proposal for alterations to the rear elevation of an existing three-story hotel. The work will include three new pairs of French doors and a new elevator tower, and the conversion of existing interior floor area to eight new guest rooms. There are 92 existing parking spaces with a parking requirement of 69 spaces. The site is a Designated Site of Merit.)

(Review of Phase I Archaeological Resources Report prepared by Dudek.)

Actual time: 2:06 p.m.

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow has reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations. Specifically, he recommended archaeological monitoring of the earth-moving associated with the proposed construction because of the proximity to prehistoric cultural deposits.

Public comment opened at 2:07 p.m. and, with no one wishing to speak, it was closed.

Motion: To accept the report as presented.

Action: Orías/Drury, 6/0/0. (Boucher/Murray/Shallanberger absent.) Motion carried.

PROJECT DESIGN REVIEW

4. **336 W CABRILLO BLVD** HRC-1/SD-3 Zone

(2:00) Assessor's Parcel Number: 033-091-012
 Application Number: MST2013-00050
 Owner: El Patio Beachside Inn, Inc.
 Architect: Tai Yeh

(Proposal for alterations to the rear elevation of an existing three-story hotel. The work will include three new pairs of French doors and a new elevator tower, and the conversion of existing interior floor area to eight new guest rooms. There are 92 existing parking spaces with a parking requirement of 69 spaces. The site is a Designated Site of Merit.)

(Action may be taken if sufficient information is provided. Project was last reviewed on February 13, 2013.)

Actual time: 2:07 p.m.

Present: Tai Yeh, Architect

Public comment opened at 2:11 p.m. and, with no one wishing to speak, it was closed.

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

- Motion:** **Project Design and Final Approvals with the following conditions:**
1. Provide two Magnolia “St. Mary” 24 inch box in the approximate location of those proposed to be removed.
 2. Provide one King palm amongst the existing Carrotwood tree at 8 foot BTI (brown trunk height).
- Action:** Winick/Orias, 6/0/0. (Boucher/Murray/Shallanberger absent.) Motion carried.

MISCELLANEOUS ACTION ITEM

5. **21 W MONTECITO ST** HRC-2/SD-3 Zone
 (2:15) Assessor’s Parcel Number: 033-042-005
 Application Number: MST2013-00333
 Owner: Paul Uyesaka
 Applicant: David Shelton

(Proposal to demolish a 576 square foot one-story shed from the rear of an existing one-story building. A new 27 linear foot, 6'-0" tall wood fence will be constructed along the interior lot line. The existing slab is proposed to remain.)

(Request by Staff to add the building at 21 W. Montecito Street to the City's List of Potential Historic Resources.)

Actual time: 2:17 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that she received historical information, photographs and a request to designate the building as a historic resource by a member of the public. Built in 1925, it was rumored to be a pie shop until 1932, then a Mullaney Harley Davidson shop that served Santa Barbara and the motorcycle community until 1975. It is the only remaining storefront on that block behind the train station. It qualifies based on criteria A, C and I under the State CEQA Guidelines of the MEA.

The building retains the storefront red tile roof and board-and-batten siding of the original building that demonstrates the influence of the local predominant Spanish Colonial Revival style on a vernacular building. It has retained its original site, design and materials. There will be a future review of the proposal to demolish the rear part of the building, but it would not affect the integrity of the storefront.

Public comment opened at 2:20 p.m. and, with no one wishing to speak, it was closed.

- Motion:** **To accept Staff’s recommendation of placing the structure located at 21 W. Montecito Street on the City’s List of Potential Historic Resources.**
- Action:** Orias/La Voie, 6/0/0. (Boucher/Murray/Shallanberger absent.) Motion carried.

CONCEPT REVIEW - NEW**6. 21 W MONTECITO ST** HRC-2/SD-3 Zone

(2:20) Assessor's Parcel Number: 033-042-005
 Application Number: MST2013-00333
 Owner: Paul Uyesaka
 Applicant: David Shelton

(Proposal to demolish a 576 square foot one-story shed from the rear of an existing one-story building. A new 27 linear foot, 6'-0" tall wood fence will be constructed along the interior lot line. The existing slab is proposed to remain.)

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

Actual time: 2:21 p.m.

Present: David Shelton, Representing Ownership.

Public comment opened at 2:24 p.m. and, with no one wishing to speak, it was closed.

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

Motion: Project Design and Final Approvals as submitted.

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

**** THE COMMISSION RECESSED FROM 2:26 P.M. TO 2:32 P.M. ****

PROJECT DESIGN REVIEW**7. 2112 SANTA BARBARA ST** E-1 Zone

(2:35) Assessor's Parcel Number: 025-252-007
 Application Number: MST2013-00097
 Owner: SB Restore, LLC
 Architect: Harrison Design Associates

(Proposal for a voluntary lot merger of Assessor Parcel Numbers 025-252-006 and -007 and change of use from commercial to residential use. This is the site of the former Fielding Institute. The proposal includes the restoration of an existing 6,167 square foot, two-story building to a single-family residence and exterior alterations to remove awnings, skylights, staircases, and an accessible ramp. Also proposed is the conversion of an existing 1,809 square foot detached commercial building to an additional dwelling unit and alterations to incorporate a two car garage within the existing building footprint. Site improvements will include removal of existing paved parking spaces, restoration of historic site walls, a new swimming pool and spa, and new landscaping. Total development on this merged 49,810 square foot parcel will be 8,178 square feet. Staff Hearing Officer approval is requested for a Performance Standard Permit for the additional dwelling unit and zoning modifications. This is *on the City's List of Potential Historic Resources*: "Hodges House, Summit Lighthouse.")

(Requires compliance with Staff Hearing Officer Resolution No. 044-13. Project was last reviewed on March 27, 2013.)

Actual time: 2:32 p.m.

Present: Barbara Lowenthal, Harrison Design Associates
Kris Kimpel, Landscape Architect

Public comment opened at 2:37 p.m.

Susan Chamberlin, expressed concern with the installation of a swimming pool that she believes would alter the historic nature of the landscape.

Kellam de Forest, local resident, expressed the same concern as Ms. Chamberlin.

Public comment closed at 2:41 p.m.

Staff comments: Nicole Hernández, Urban Historian, responded to the public comments and stated that that the prepares of the Historic Structure Report were notified of the concerns prior to this meeting and do not wish to change their conclusions, that determined that the proposed swimming pool would not negatively affect the historic resource and Staff still agrees with its conclusion because the installation of the pool in the rear private portion of the private residence. We work with private property owners to do alterations or additions in the non-visible elevations and spaces and protect the front elevations to the highest level of historic integrity as possible for the public benefit to the city. The proposal allows for a reasonable use of the property while following the Secretary of the Interior Standards as the pool is out of the visibility of the public right-of-way. The proposal meets the Secretary of the Interior's Standards [for the Treatment of Historic Properties](#) for *Rehabilitation #9*. *Rehabilitation* standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character.

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

Commissioner La Voie responded to the public comment stating the removal of the patch of lawn for a reflective pool was consistent with the period and the landscape architect and he continues to support the proposal.

Motion: Project Design and Final Approvals with the condition that the pool equipment and fencing shall return to the Consent Calendar.

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

**** THE COMMISSION RECESSED FROM 2:48 P.M. TO 2:58 P.M. ****

HISTORIC STRUCTURES REPORT**8. 1130 STATE ST**

C-2 Zone

(3:00) Assessor's Parcel Number: 039-232-020
 Application Number: MST2013-00237
 Owner: County of Santa Barbara
 Applicant: Suzanne Elledge Planning and Permitting Services
 Architect: Kupiec Architects
 Business Name: Santa Barbara Museum of Art

(Proposed addition and alterations to the Santa Barbara Museum of Art comprising of a 7,570 net square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing two-story 56,900 net square foot building. Also proposed is a new approximately 1,400 net square foot public rooftop pavilion, garden, and terrace area, and associated new elevator and stair access to the roof level. Miscellaneous site structure demolition will occur to support implementation of the proposed design. The 8,970 square feet of new floor area will result in 65,870 square feet of development. This building is *on the City's List of Potential Historic Resources*: "Santa Barbara Museum of Art.")

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the building is eligible for Structure of Merit designation, the landscape is eligible for Landmark designation, and that the building and landscape are also eligible for listing in the California Register of Historical Resources and the National Register of Historic Places.)

Actual time: 2:58 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Report Preparers

Staff comments: Nicole Hernández, Urban Historian, stated that, the Historic Structure Report concludes that the period of significance is from 1941 when it was remodeled by David Adler and Chester Carjola for the Santa Barbara Museum of Art, to 1950, just after the Lockwood de Forest landscape elements were added. The original building and the McCormick addition along with the de Forest landscaping that fall in this period of significance are eligible as a Structure of Merit. These portions of the building would not qualify for City Landmark status unless the museum restored the character defining elements of the ornate terra cotta surrounding the triple arcade of the State Street façade to the period of significance.

Staff supported the report's conclusions that the project meets the State CEQA Guidelines of the MEA in that it will not impact the potential historic resource. However, Staff recommended that the Museum of Art include in their future planning restoration of the State Street façade to the period of significance so that the building can rise to the level of City Landmark along with the other important public buildings in its vicinity.

After studying the history of the additions and alterations to the building discussed in the report, it is clear there have been many additions and improvements made to the building. Now there are more additions that are being proposed without addressing the integrity of the front elevation. When the first draft of the report was reviewed, Staff requested the preparer of the report address the concerns of cumulative effects of the additions on the historic significance of the building. Although Commissioner Murray could not be in attendance, she did review the report and sent her comments, expressing concerns on those cumulative effects.

Public comment opened at 3:03 p.m.

Kellam de Forest, local resident, commended the preparers of the report. He questioned the plant material and provided additional written comments for possible incorporation into the report.

Public comment closed at 3:04 p.m.

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

Motion: To accept the report with amendments:

1. The report preparer will review Kellam de Forest's written comments for possible incorporation into the report.
2. Pages 8 and 9: The "classical-style moldings" on page 8 should be referenced as Italian Renaissance Revival style as shown on page 9.
3. Page 26: With regard to the Warner & Gray firm, any discussion should include Paul Gray's contribution to the firm in overseeing the described addition to the museum. He was involved in the building of the Virginia Steele Scott Galleries at the Huntington Library, which derived of a similar detailing to the museum's addition. The Warner & Gray Architects split into what are now known as The Warner Group Architects Inc. and the Gray & Gray Architects.
4. Page 29, second paragraph: Should read "Warner & Gray Architects" not just "Warner Gray."
5. Page 65, first paragraph, bullet 1): The discussion on "the Tuscan-style engaged columns" that help articulate the new lobby refers to Figure 10, but the picture shows an Italian Renaissance interior bereft of the Tuscan style.
6. Page 68, first paragraph: The discussion on the "Classical style surround modeled on the existing arcade on the building's west elevation," the service door should not be in the same style or given as much importance as the main entrance.
7. Page 69, first paragraph: The discussion on the "Tuscan-style pilasters and moldings based on the existing door surrounds on the building's west elevation" is not the correct style to use on a building that emulates the Italian Renaissance style.
8. Page 69, second paragraph: "Moreover, the use of classical style detailing" is too broad of a category of architecture and the reference should be Italian Renaissance.
9. Page 71, under Analysis, first bullet point: 'The freestanding archway located on the Park Wing' is a significant element and removing it would take away the reference from the historic main entrance.
10. Page 72, second bullet: The "Tuscan-style pilasters" are engaged columns, not exactly pilasters, and are not generally appropriate in the Italian Renaissance style.
11. Page 79, bottom of page: The Commission is in agreement with the statement that "the Museum would retain almost all of the historic fabric that characterized it when it was listed on the City of Santa Barbara Potential Historic Structures/Sites List in 1978." Restoration of the building to its period of significance, including its terracotta and polychrome soffit, would be supportable.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 1130 STATE ST**

C-2 Zone

(3:20) Assessor's Parcel Number: 039-232-020
Application Number: MST2013-00237
Owner: County of Santa Barbara
Applicant: Suzanne Elledge Planning and Permitting Services
Architect: Kupiec Architects
Business Name: Santa Barbara Museum of Art

(Proposed addition and alterations to the Santa Barbara Museum of Art comprising of a 7,570 net square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing two-story 56,900 net square foot building. Also proposed is a new approximately 1,400 net square foot public rooftop pavilion, garden, and terrace area, and associated new elevator and stair access to the roof level. Miscellaneous site structure demolition will occur to support implementation of the proposed design. The 8,970 square feet of new floor area will result in 65,870 square feet of development. This building is *on the City's List of Potential Historic Resources*: "Santa Barbara Museum of Art.")

(Comments only; requires Environmental Assessment and Planning Commission review.)

Actual time: 3:30 p.m.

Present: Trish Allen, SEPPS
Paul Rupp and Robert Kupiec, Kupiec Architects PC
Larry Feinberg, SBMA Director
Peggy Burbank, Project Planner

Staff comments: Peggy Burbank, Project Planner, stated that the applicant is applying for a development plan and community benefits square footage under the new Growth Management Program adopted recently by the City Council. The Library Plaza design concept has been restarted and is affected by this project due to its proximity.

The Commission requested that a site visit be scheduled for those members wishing to familiarize themselves with the site.

Public comment opened at 4:12 p.m.

Kellam de Forest, local resident, commented on the prominence of the new receiving entrance door and suggested the design give less importance than the main entrance. He questioned whether there will be a roof garden.

Public comment closed at 4:13 p.m.

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

Motion: Continued indefinitely to the Planning Commission with comments:**1. Design Review:**

- a. Appreciation for the applicant's presentation was expressed.
- b. Study the amount that is projected out on to Anapamu Street in the service yard at the location of the elevator.
- c. Study making the receiving entrance less prominent, perhaps eliminating the arch.
- d. Study eliminating the hipped roof at the penthouse.
- e. The renovated park entrance for visitors should be more modern.
- f. Simplify the third entrance to the museum.
- g. Assure that the design is compatible with the Italian Renaissance-style versus Tuscan.
- h. Restoration in the future of the original terra cotta ornament around the entrance facing State Street, mentioned in the Historic Structures/Sites Report, is supportable for possible consideration of the building as a City Landmark.
- i. Study transparency of rear entrance.
- j. Further define the roof garden.
- k. The designer should follow David Adler's theme of taking an ornate building and radically simplifying it, leaving small precious elements at the entrances.
- l. Although not in the HLC's purview, the interior's proposed changes are not out of scale with the existing facility or property. The proposed interior design is commendable.
- m. Reconsider all the proposed tile roofs as an addition to this pavilion as they compete with other areas and may be simplified. If removing 90% of it, remove it all.
- n. The detailing should be reserved for the major pedestrian entranceways and the remaining should be simplified, but not made to be contemporary.
- o. Possibly lower the plate height of the elevator tower.
- p. The band of windows on the east elevation is a little too contemporary.
- q. The roof top outdoor entertainment area is acceptable since changes would not be viewable.

2. The Commission has reviewed the proposed project and Compatibility Analysis Criteria have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:

- 1) The project is generally in compliance with City regulations and design guidelines.
- 2) The project's design is compatible with the character of the City and neighborhood.
- 3) The project's size, bulk, height and scale design are appropriate for its neighborhood.
- 4) The project's design is sensitive to adjacent historic resources.
- 5) Review for public views of ocean and mountains are not applicable during conceptual review of the project.
- 6) Review for appropriate amount of open space and landscaping are not applicable during conceptual review of the project.

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

CONSENT CALENDAR (11:00)**REVIEW AFTER FINAL****A. 2786 PUESTA DEL SOL****E-3 Zone**

Assessor's Parcel Number: 023-223-038
Application Number: MST2012-00473
Owner: Mike and Elizabeth Challen
Designer: Chris Belanger

(Proposal to remove an existing rear porch, construct a new 107 square foot first story addition, construct a new rear deck, and make window alterations to an existing 3,454 square foot, two-story, single-family residence with a detached 819 square foot three-car garage. This structure is *on the City's List of Potential Historic Resources.*)

(Review After Final of changes to approved north deck including new stair configuration with ADA-compliant handrails and guardrails, new door, new second floor guardrail on the flat roof, and replacement of lap siding with Hardie siding material.)

Approval of Review After Final as submitted.

CONTINUED ITEM**B. 32 W CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 039-281-028
Application Number: MST2013-00285
Owner: Carrillo Pacific, LLC
Applicant: Shubin Donaldson

(This is a revised project description: Proposal for the removal of existing concrete curbs and chain link fence and the construction of a 420 linear foot, 8'-0" tall site wall. This parcel is within the 100% parking Zone of Benefit and the area of work is located to the north of the former Greyhound Bus station.)

Project Design and Final Approvals as submitted.

FINAL REVIEW**C. 0 BLK W MASON ST**

Assessor's Parcel Number: ROW-002-096
Application Number: MST2010-00261
Owner: City of Santa Barbara
Applicant: John Ewasiuk

(Proposal to replace the structurally deficient Mason Street Bridge over Mission Creek and increase channel capacity in accordance with the approved 2001 Lower Mission Creek Flood Control Project Environmental Impact Report/Environmental Impact Statement. The existing bridge span is 35 feet and the new bridge span will be 55 feet; the existing road bed width is 24.4 feet and the new road bed width will be 28 feet. Overall existing bridge width is 33.4 feet and is proposed to be 49.5 feet.)

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

FINAL REVIEW**D. 1221 ANACAPA ST**

Assessor's Parcel Number: 039-183-046
 Application Number: MST2013-00267
 Owner: City of Santa Barbara
 Applicant: Eric Maple

(Proposal to add six antennas on top of the Granada Garage to serve Police and Fire Communications. Proposed are one 18'-0" spire antenna on a tower roof, one 2'-0" diameter drum antenna, two 6'-0" whip antennas mounted on the wall of the elevator tower, and two 12" square plate antennas mounted on the exterior wall of the garage.)

(Final Approval of revised details is requested. Project was last reviewed on July 17, 2013.)

Final Approval of revised details as noted on Sheets A3.0 and A5.05.

NEW ITEM**E. 24 E COTA ST****C-M Zone**

Assessor's Parcel Number: 037-173-051
 Application Number: MST2013-00349
 Owner: Rycama, LLC
 Architect: Wayne Labrie Architect
 Applicant: Lynx Property Management

(Proposal for minor exterior alterations to an existing courtyard patio. The project includes a new plaster and wrought iron enclosure, infill of a pair of existing French doors, new paving, planters, and awnings. This is *on the City's List of Potential Historic Resources*: "Old Livery Stable & Carriage Factory, Sprague Livery Stable.")

Continued two weeks with comments.

FINAL REVIEW**F. 11 GARDEN STREET****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-113-017
 Application Number: MST2013-00301
 Owner: City of Santa Barbara
 Applicant: Theresa Lawler, Engineering Technician II

(Proposal to slurry seal and restripe the public parking lot at Garden Street and E. Cabrillo Blvd. Also included is to provide three additional accessible parking spaces, an ADA path of travel, and the removal of 350 square feet of planting area. The project will decrease the number of total parking spaces by 10, from 207 to 197 spaces in this 73,343 square foot parking lot.)

Final Approval as noted on Sheet 1.

**** MEETING ADJOURNED AT 4:52 P.M. ****