



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, September 11, 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 Supervisor / Historic Preservation Supervisor  
NICOLE HERNÁNDEZ, Urban Historian  
SUSAN GANTZ, Planning Technician  
GABRIELA FELICIANO, Commission Secretary  
ROSA ROGERS O'REILLY, *Pro tem* Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://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](http://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, Murray, Shallanberger (at 1:35 p.m.), Sharpe, Suding, and Winick.  
Members absent: Boucher and Orías.  
Staff present: Limón (until 3:23p.m.) Hernández, Gantz, and Rogers O'Reilly.  
Recorder: Feliciano.

**GENERAL BUSINESS:**

A. Public Comment:

Mary Louise Days, Safe Passage Mission Canyon Task Force member, encouraged the HLC to attend the September 18, 2013, walkabout at 2:30 p.m. The meeting place will be at the A.C. Postel Memorial Rose Garden, Mission Historical Park.

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

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of August 28, with corrections.**

Action: Drury/Sharpe, 5/0/1. (Murray abstained. Boucher/Orías/Shallanberger absent.) Motion carried.

C. Consent Calendar.

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

Action: Drury/Winick, 6/0/1. (Shallanberger abstained. Boucher/Orías 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 Orías would be absent from the meeting.
- b) Item 10 on the agenda at 40 E. Anapamu Street was indefinitely postponed at the applicant's request. Item G on the Consent Calendar at 2201 Laguna Street will be reviewed in its place.
- c) 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 the Mission Historical Park.
- d) Chair Suding will attend the semi-annual joint meeting of the City Council and Planning Commission on Thursday, September 12, at 9:30 a.m. in the David Gebhard Public Meeting Room. Other members of the HLC were also invited to attend. The Planning Division workload will be discussed.
- e) The HLC is requested to visit the Lobero Theatre to view a mock-up of proposed sign lighting which must return to the HLC full board for approval of a Review After Final. This is in accordance with Commissioner Sharpe's request in the motion for final approval of project details on January 2, 2013. After the HLC views the mock-up the applicant will submit the plans for HLC approval. Mat Gradias, KBZ Architects, confirmed that Commissioner Drury and Chair Suding will visit at 7:30 p.m. on Tuesday, September 17.

2. Commissioner Drury announced he would be leaving the meeting by 5:30 p.m.

E. Subcommittee Reports.

No subcommittee reports.

## **DISCUSSION ITEM**

1. **ITALIAN STONE PINE TREES**

(1:45) Staff Member: Tim Downey, City Arborist/Urban Forest Superintendent  
(Presentation and update on the health of the Italian Stone Pine trees located along the 300 - 800 block of E. Anapamu Street.)

Actual time: 1:46 p.m.

Staff comments: Tim Downey, City Arborist, reported on the existing drought conditions that have made the Italian Stone Pine Trees struggle. Street infrastructure and limited parkway size also contribute to the trees' struggle to survive. Over the years, assigned staff watered these trees, but the trees mostly survive on groundwater. The City provides informational material and offers recommendations to homeowners concerning the condition of street trees. Particular to the tree at 409 W. Anapamu Street, which was removed, City staff monitored the tree for several years. The tree was determined to be dead. Municipal Code allows the Parks and Recreation Director to remove trees without permits or from providing notices if trees are dead.

Public comment opened at 1:55 p.m.

Kellam de Forest, local resident, commented that proposals to cut down a City Landmark Tree should be reviewed by the HLC and that it should be a priority to make every effort to save them.

Cheri Rae, neighbor, commented that notices should be posted on trees so that the neighborhood is aware of pending removals and suggested creation of an emergency plan to further protect remaining trees from dying.

Public comment closed at 2:00 p.m.

Commission requested the following:

1. It was noted how important Landmark Trees are to the community. Provide supplemental water to the landmark trees and encourage property owners along E. Anapamu Street to help the trees by watering their yards because root structures are typically located in front yards. Enlisting the neighbors to help save the trees was suggested. Solutions, such as permeable paving, should be sought to provide water infiltration and other opportunities to water the trees should be explored.
2. Prior to a pending tree removal, the HLC should be notified when Landmark Trees are determined to be dead. The Commission should be involved with the tree replacement decisions.
3. A disaster preparedness plan was suggested to comprehensively find deep watering and other methods to protect the trees. The City should not simply watch the trees die. The level of care should not be based on the on-going drought conditions.
4. A public notice should be provided for every significant-sized City tree to be removed. Notices would prevent neighborhood residents from being "unpleasantly surprised" when trees are removed.

(Boucher/Orías absent.)

## **MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**

### **2. 117 W MASON ST**

(2:00) Assessor's Parcel Number: 033-101-003

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 September 25, 2013, to consider recommending the house at 117 W. Mason Street be designated a City of Santa Barbara Structure of Merit.)

Actual time: 2:20 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that this property's Historic Structures/Sites Report and Addendum concluded that the property qualifies as a Structure of Merit. The proposed addition to the structure was reviewed in accordance with State CEQA Guidelines of the MEA and it has been constructed as per the HLC approval of the design. The applicant plans to apply for the Mills Act Historic Property Tax Incentive Program. The property owner has signed a waiver to the 60-day noticing requirement.

Public comment opened at 2:21 p.m. and, as no one wished to speak, it was closed.

**Motion:** To adopt Resolution 2013-04 as an intention to hold a Public Hearing on September 25, 2013, to consider the designation of the house at 117 W. Mason Street as a City of Santa Barbara Structure of Merit, as determined to be eligible per the Historic Structures/Sites Report dated July 13, 2011, prepared by Post/Hazeltine Associates.

Action: La Voie/Murray, 7/0/0. (Boucher/Orías absent.) Motion carried.

### MISCELLANEOUS ACTION ITEM

#### 3. 220 E PUEBLO ST

E-1 Zone

(2:05) Assessor's Parcel Number: 025-202-002  
 Application Number: MST2013-00346  
 Owner: Jane Martindale Living Trust  
 Architect: Fred Sweeney, Architect

(Proposal for a minor ground floor addition and alterations to an existing one-story 1,381 square foot single-family residence. The project includes the demolition of 16 square feet of bathroom floor area and construction of a new 58 square foot bathroom, and a new additional bathroom of 56 square feet. Also proposed is a new 5'-0" wide porch off one of the bedrooms and a new 12'-0" water heater enclosure. The existing 133 square foot detached shed and attached one-car carport will remain unaltered. There will be approximately eight to ten cubic yards of foundation grading. The floor-to-lot-area ratio (FAR) on this 10,762 square foot parcel will be 0.139, or 39% of the maximum FAR. Staff Hearing Officer review is requested for a zoning modification.)

**(Request by Staff to add the building at 220 E. Pueblo Street to the City's List of Potential Historic Resources.)**

Actual time: 2:21 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that a Historic Structure Letter Report determined that the residence qualifies for listing as a City Structure of Merit for its association with the artist Lyla Marshall Harcoff, its vernacular and artist studio architectural attributes, its association with the architect Lulah Maria Riggs, and its ability to contribute to the neighborhood streetscape.

Public comment opened at 2:22 p.m. and, as no one wished to speak, it was closed.

**Motion:** To accept Staff's recommendation of placing the structure located at 220 E. Pueblo Street on the City's List of Potential Historic Resources.

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

**HISTORIC STRUCTURES REPORT****4. 500 BLK BRINKERHOFF AVE** ROW Zone

(2:10) Assessor's Parcel Number: ROW-001-959  
 Application Number: MST2011-00110  
 Owner: City of Santa Barbara  
 Applicant: Jessica Grant

(Proposal to change the configuration of Brinkerhoff Avenue from two-way to one-way and change the 35 parallel curbside parking spaces to 41 angled parking spaces. The street is currently in a temporary one-way configuration due to the Haley at De La Vina Streets bridge reconstruction. City Council approval is required to change the street from two-way to one-way. This work is proposed in the Brinkerhoff Historic District.)

**(Review of Historic Structures/Sites Report prepared by Applied EarthWorks, Inc. The report found that the proposed changes meet the Secretary of the Interior's Standards and Guidelines and project impacts would be considered less than significant.)**

Actual time: 2:23 p.m.

Present: Jessica Grant, Project Planner, Transportation and Engineering Division  
 Aubrie Morlet, Applied EarthWorks, Inc.

Staff comments: Nicole Hernández, Urban Historian, stated that Staff reviewed the report and supports the report's conclusions that the change of pattern of parking on Brinkerhoff from parallel to angled parking meets the State CEQA Guidelines of the MEA meeting the Secretary of Interior's Standards.

Public comment opened at 2:23 p.m.

1. Kellam de Forest, local resident, commented on the "temporary" planters off of Haley Street that were not commented on in the report and are not historic.
2. Jean Kahre, Brinkerhoff resident, spoke in support of the new street configuration.
3. Wanda Livernois, Brinkerhoff resident, spoke in support of the new street configuration and commented that, although the planters are rather contemporary, they are a good temporary solution.
4. Caroline and Tony Vassallo, Brinkerhoff residents, commented as to why the HLC was revisiting this project and expressed opposition to the diagonal parking for aesthetic reasons.
5. Barbara Primeau, Brinkerhoff resident, spoke in support of the new street configuration.
6. Paul Primeau, Brinkerhoff resident, spoke in support of the new street configuration.
7. Carl Hightower, Brinkerhoff resident, spoke in support of the new street configuration.

Public comment closed at 2:36 p.m.

**Motion: To accept the report with amendments:**

1. On page 25, second paragraph, the first three sentences shall be stricken: “The streetscape of the Brinkerhoff Avenue Landmark District is currently congested, particularly on days when there are special events on State Street. [...] The retention of angled parking and one-way traffic clearly improves traffic flow.”
2. On page 25, second paragraph, the analysis of the impacts that the proposed changes will have on the Brinkerhoff Avenue Landmark District shall express that the historic setting and feeling is indeed going to change, but that the proposal is removable and, per the Secretary of the Interior’s Standards, does not negatively impact the historic resource.

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

**HISTORIC STRUCTURES REPORT****5. 1940 MISSION RIDGE RD**

A-1 Zone

(2:20) Assessor’s Parcel Number: 019-083-024  
 Application Number: MST2013-00343  
 Owner: Parker Family Trust  
 Architect: Cearnal Andrulaitis

(Proposal for the installation of multi-light, sidelight windows on either side of an existing pair of French doors on the second floor at the far west end of the south elevation (street façade).)

**(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the wings of the house designed by George Washington Smith and remaining landscape elements are eligible for designation as a City Landmark.)**

Actual time: 2:51 p.m.

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

Staff comments: Nicole Hernández, Urban Historian, stated that Staff has reviewed the report and supports the report’s conclusions that the installation of sidelights flanking the French doors on the south elevation of the house meets the State CEQA Guidelines of the MEA and the Secretary of the Interior’s Standards and that the house is eligible as a City Landmark.

Public comment opened at 2:54 p.m.

Kellam de Forest, local resident, expressed appreciation for an excellent report and commented that there are missing original design plans for the landscape mentioned on page 17 of the report and inquired as to who designed the original landscaping. The report preparers explained that documentation could not be found as to the landscape architect or designer.

Public comment closed at 2:57 p.m.

**Motion: To accept the report with amendments:**

1. On page 1, second paragraph, insert the word “inches” so that it reads “80-inches tall” rather than “80-tall.”
2. On page 8, last paragraph, clarify Isabella Monro-Ferguson Greenway King’s maiden name.
3. On page 11, add the biography of the former property owner Mercedes R. Eichholz.
4. On page 36, under point 10.4 Analysis, change “84-inch high” to “80-inch high” to match the project description shown on page 1.
5. Include language describing that the white-colored slurry over the stone stair walls is character-defining and original.

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

**MISCELLANEOUS ACTION ITEM**

**6. 1940 MISSION RIDGE RD**

A-1 Zone

(2:30) Assessor’s Parcel Number: 019-083-024  
 Application Number: MST2013-00343  
 Owner: Parker Family Trust  
 Architect: Cearnal Andrulaitis

(Proposal for the installation of multi-light, sidelight windows on either side of an existing pair of French doors on the second floor at the far west end of the south elevation (street façade).)

**(Request by Staff to add the structure at 1940 Mission Ridge Road to the City's List of Potential Historic Resources.)**

Actual time: 3:11 p.m.

Present: Rogelio Solís, Architect

Staff comments: Nicole Hernández, Urban Historian, stated that, based on the evidence described in the Historic Structures/Sites Report, Staff recommends placing the structure on the Potentials List because of its eligibility as a City Landmark.

**Motion: To accept Staff’s recommendation of placing the structure located at 1940 Mission Ridge Road on the City’s List of Potential Historic Resources.**

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

**CONCEPT REVIEW - NEW**

**7. 323 E CABRILLO BLVD**

P-R/SD-3 Zone

(2:35) Assessor’s Parcel Number: 017-680-011  
 Application Number: MST2013-00362  
 Owner: City of Santa Barbara  
 Architect: Parks & Recreation Department

(Proposed replacement of the "shipwreck" play structure; installation of a new play structure, and repair and maintenance of other components. Project requires coastal review.)

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

Actual time: 3:13 p.m.

Present: Jill Zachary, Assistant Parks and Recreation Director

Public comment opened at 3:22 p.m. and, as no one wished to speak, it was closed.

**Motion: Project Design and Final Approvals as submitted.**

Action: La Voie/Murray, 7/0/0. (Boucher/Oriás absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 3:23 P.M. TO 3:31 P.M. \*\***

### **DISCUSSION ITEM**

8. **500 BLK E SOLA ST**

(3:00) Assessor's Parcel Number: ROW-000-911

Application Number: MST2013-00363

Owner: City of Santa Barbara - Streets Division

Applicant: Joe Rution

(Discussion about a proposal to install engraved sandstone neighborhood identification markers ("Historic Bungalow Haven") within the roundabout located at E. Sola and Olive Streets (as a demonstration project) and in roundabouts at E. Sola and Alta Vista Streets and at Alta Vista and E. Victoria Streets. City Streets Division will donate sandstone slabs and oversee the exact location and installation within the roundabouts. The Bungalow Haven neighborhood has not yet been formally recognized by City Council as being historic.)

**(Comment only; no action to be taken.)**

Actual time: 3:31 p.m.

Present: Joe Rution, Applicant

Public comment opened at 3:35 p.m. and reopened at 3:47 p.m.

Wanda Livernois, neighborhood resident, spoke in support.

Kellam de Forest, local resident, commented that roundabouts should not be memorialized and the signs should be removable and not set in stone.

Public comment closed at 3:36 p.m. and reclosed at 3:48 p.m.

Straw votes: How many Commissioners could support the proposed design as presented? 0/7.

How many Commissioners could support the idea of identifying the neighborhood? 5/2.  
(Drury/Shallanberger opposed.)

**The Commission made the following comments:**

1. If roundabouts are to be installed, signs could be a nice way to announce the historic neighborhood. The proposed locations are subtle.
2. The design looks too much like a tombstone.
3. Distracting drivers by placing signs at roundabouts could be problematic.
4. Marking a neighborhood is a great idea and supportable, but it should happen only after the City Council officially recognizes the neighborhood as a historic district.
5. The design should better match other historic markers in the City, such as tile or bronze, as used for State markers.
6. Research how other cities identify historic neighborhoods whereas the name of the historic district is placed in smaller letters above the street sign, or as is done in Palm Springs where a second sign is placed above the existing street sign.
7. Placing signs at the roundabouts is not supportable because it would appear as if the roundabouts are being celebrated.
8. Look to the city of Montecito where most of the estates are called out on sandstone with the letters sandblasted and raised.
9. A sign outside of the neighborhood would be preferred to “announce” that an architecturally significant area of the City is being entered.
10. Identification of historic districts and neighborhoods should be left to the commercial aspect of the City’s tourism; therefore, “dressing” neighborhoods for tourists may not be necessary.

**REVIEW AFTER FINAL****9. 33 W VICTORIA ST**

C-2 Zone

(3:30) Assessor’s Parcel Number: 039-181-001  
 Application Number: MST2010-00327  
 Owner: Unity Shoppe, Inc.  
 Architect: PMSM Architects  
 Landscape Architect: Arcadia Studio  
 Business Name: Victoria Hall Theater

(Proposed renovation and seismic upgrade including a rerouted circulation pattern at the front entry, reconstruction of the stage house at the south elevation, and raising the existing roof height to 55 feet to accommodate a new fly loft. Changes will occur on the north, east, and south elevations. Project requires City Council approval of a Public Works major encroachment permit. This is a *Structure of Merit*: "Former First Baptist Church." The building is *eligible for listing as a City of Santa Barbara Landmark, inclusion in the California Register of Historical Resources, and the National Register of Historic Places.*)

**(Review After Final of exterior color selection. Requires Historic Resource findings.)**

Actual time: 3:52 p.m.

Present: Jason Currie, Project Manager, PMSM  
 Derek Westen, Board Member, Ensemble Theater Company

Public comment opened at 4:03 p.m.

Lori Goodman, CALM Director of Development, spoke in support of the proposal and commented that a unified look is important for the streetscape and for clients to feel they are a part of the community.

Public comment closed at 4:05 p.m.

**Motion: Continued two weeks with comments:**

1. Reconsider the color selection of the building trim. Blue is not acceptable for the theatre section of the building.
2. The previously proposed exterior color Scheme 3 was recommended (brown tones) as the most acceptable for a Tudor Revival style of architecture.

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

Staff comment: The alternate interior deck material proposed by the applicant was not agendized; therefore, it will need to be reviewed at a future hearing.

**NEW ITEM – Referred from Consent Calendar**

**G. 2201 LAGUNA ST**

**E-1 Zone**

Assessor's Parcel Number: 025-140-005

Application Number: MST2013-00364

Owner: Old Mission Santa Barbara

Applicant: Chattel, Inc.

Curator: Kristina Foss, Cultural Resource Manager

(Proposal to reconstruct the edge of the horizontal cornice of the building façade with restoration mortar, repair corroded rebar at façade and bell towers, pin cracked limestone veneer at the east elevation, and repair a limited portion of the upper areas of the façade and bell towers to re-establish a moisture barrier. Also proposed is the *Convento* exterior finish replacement. This is a *City Landmark*, a *State Historic Landmark*, and is on the *National Register of Historic Places*: "Mission Santa Barbara.")

**(Requires Findings for Alterations to a City Landmark and Historic Resource Findings.)**

**This item was referred from the Consent Calendar.**

Actual time: 4:22 p.m.

Present: Kathryn McGee, Planner, Chattel  
Kristina Foss, Curator/Cultural Resources Manager, Mission Santa Barbara

Public comment opened at 4:31 p.m. and, as no one wished to speak, it was closed.

**Motion: Project Design and Final Approvals with the following findings:**

1. **Historic Resource Findings are made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.
2. **Alterations to a City Landmark Findings are made as follows:** The exterior alterations are being made primarily in order to substantially aid in the preservation or enhancement of the Landmark.

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

**CONCEPT REVIEW - CONTINUED****10. 40 E ANAPAMU ST**

C-2 Zone

(3:50) Assessor's Parcel Number: 039-232-002  
 Application Number: MST2011-00428  
 Owner: City of Santa Barbara  
 Applicant: Irene Macías, Library Director  
 Agent: City of Santa Barbara Planning Division  
 Business Name: Central Library

(Proposal to upgrade both landscape and hardscape areas around the perimeter of the Santa Barbara Public Library and the Faulkner Gallery (bounded by E. Anapamu and Anacapa Streets, and Library Avenue). The improvements would include approximately 3,200 square feet of additional hardscape, 750 cubic yards of imported fill, a reduction in turf area, and the provision of a new fountain, seating, artwork display areas, lighting, and an approximately 4,500 square foot activity space. An ADA-compliant access would be added to the south Library entrance and all other hardscape, both new and existing, would be ADA compliant. Of the 52 existing trees, 19 would be removed (17 of which would be relocated off-site), and two other trees would be relocated on-site. Twenty six new trees would be planted for a total of 59 trees on the library parcel. No changes to the building are proposed, nor will the project obscure or have a negative impact on the City landmarks on this site. The Central Library building, constructed in 1917, the Faulkner Gallery, constructed in 1931, and five Eucalyptus Citriodora trees planted in 1931 are designated City Landmarks. Also, the Central Library is listed on the State Inventory.)

**(Second Concept Review. Project requires Environmental Assessment.)**

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

**CONSENT CALENDAR (11:00)****FINAL REVIEW****A. 0 BLK W MASON ST**

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

(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.)

**Final Approval as submitted.**

**NEW ITEM****B. 2010 GARDEN ST****E-1 Zone**

Assessor's Parcel Number: 025-331-015  
Application Number: MST2013-00352  
Owner: Girod Family Trust  
Architect: Rex Ruskauff

(Proposal for alterations to an existing single-family residence including refinishing all existing plaster, waterproofing and plastering all parapet caps, plastering exterior dormers, and replacing decayed exterior window moldings. This is *on the City's List of Potential Historic Resources*: "Willits/Carrel Residence, Crocker Row.")

**Project Design and Final Approvals as submitted.**

**NEW ITEM****C. 1200 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-183-040  
Application Number: MST2013-00354  
Owner: Levon Investments, LLC  
Architect: Wes Fukumori  
Business Name: First Republic Bank

(Proposal for the following exterior changes to an existing commercial building: Repaint the exterior, replace an existing wood guardrail with wrought iron, replace ceramic tile facing on seven streetscape planters and replant the planter boxes, install a new night depository, and install new lighting. This building is *on the City's List of Potential Historic Resources*: "Lower Hawley Building, Hitchcock Building.")

**Continued four weeks to October 9, 2013.**

**CONTINUED ITEM****D. 24 E COTA ST****C-M Zone**

Assessor's Parcel Number: 037-173-051  
Application Number: MST2013-00349  
Owner: Rycama, LLC  
Architect: Wayne Labrie  
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.")

**(Second review.)**

**Postponed two weeks at the applicant's request.**

**NEW ITEM****E. 220 E PUEBLO ST E-1 Zone**

Assessor's Parcel Number: 025-202-002  
Application Number: MST2013-00346  
Owner: Jane Martindale Living Trust  
Architect: Fred Sweeney

(Proposal for a minor ground floor addition and alterations to an existing one-story 1,381 square foot single-family residence. The project includes the demolition of 16 square feet of bathroom floor area and construction of a new 58 square foot bathroom, and a new additional bathroom of 56 square feet. Also proposed is a new 5'-0" wide porch off one of the bedrooms and a new 12'-0" water heater enclosure. The existing 133 square foot detached shed and attached one-car carport will remain unaltered. There will be approximately eight to ten cubic yards of foundation grading. The floor-to-lot-area ratio (FAR) on this 10,762 square foot parcel will be 0.139, or 39% of the maximum FAR. Staff Hearing Officer review is requested for a zoning modification.)

**(Comments only; requires Staff Hearing Officer review.)**

**Continued indefinitely to the Staff Hearing Officer with the comment that the additions are appropriate to the nature of the existing structure and to add a little more whimsy.**

**REVIEW AFTER FINAL****F. 33 E CAÑÓN PERDIDO ST C-2 Zone**

Assessor's Parcel Number: 039-322-009  
Application Number: MST2011-00174  
Owner: Lobero Theatre Foundation  
Architect: Kruger Bensen Ziemer Architects, Inc.

(Proposal for the following exterior alterations: Remove 4,650 square feet of existing brick paving for reuse with new brick in a new hardscape design, add 241 square feet of new brick paving, and construct new stairs, walkways, and ramps for ADA compliance at various locations around the building. The public sidewalks along E. Cañón Perdido and Anacapa Streets will be replaced. Two existing olive trees will be replaced with Carob trees and the landscaped areas along the streets will be simplified to more accurately represent the original landscape design. New planters at the Anacapa Street lawn areas will provide more effective storm water treatment. Also proposed is new rooftop HVAC equipment which will require a 7'-4" tall plaster parapet wall over the existing Green Room roof. Minimal lighting will be added at the proposed entry stair and Esplanade, and existing exterior sconces will be re-lamped and refurbished. This is a *Designated City Landmark*: "the Lobero Theatre." (This proposed work affects Assessor Parcel Numbers 039-322-009 & 039-322-038.))

**(Review After Final of change to location of *paseo* ramp and handrail termination.)**

**Final Approval of Review After Final.**

**NEW ITEM****G. 2201 LAGUNA ST****E-1 Zone**

Assessor's Parcel Number: 025-140-005

Application Number: MST2013-00364

Owner: Old Mission Santa Barbara

Applicant: Chattel, Inc.

Curator: Kristina Foss, Cultural Resource Manager

(Proposal to reconstruct the edge of the horizontal cornice of the building façade with restoration mortar, repair corroded rebar at façade and bell towers, pin cracked limestone veneer at the east elevation, and repair a limited portion of the upper areas of the façade and bell towers to re-establish a moisture barrier. Also proposed is the Convento exterior finish replacement. This is a *City Landmark, a State Historic Landmark, and is on the National Register of Historic Places*: "Mission Santa Barbara.")

**(Requires Findings for Alterations to a City Landmark and Historic Resource Findings.)**

**This item was referred to the Full Commission in place of Item 10.**

**\*\* MEETING ADJOURNED AT 4:38 P.M. TO THE JOINT MEETING OF THE  
PLANNING COMMISSION/CITY COUNCIL ON THURSDAY, SEPTEMBER 12, 2013 \*\***