



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, January 15, 2014 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS: PHILIP SUDING, *Chair*
 MICHAEL DRURY
 WILLIAM LA VOIE
 BILL MAHAN
 FERMINA MURRAY
 JUDY ORÍAS
 CRAIG SHALLANBERGER
 DONALD SHARPE
 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
 MICHELLE BEDARD, Planning Technician *Pro tempore*
 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 1:32 p.m. by Michelle Bedard, Planning Technician.

ATTENDANCE:

Members present: Drury, La Voie, Mahan (until 3:45 p.m.), Murray, Orías, Shallanberger, Sharpe, and Suding.
Members absent: Winick.
Staff present: Limón (until 4:00 p.m.), Hernández (until 4:17 p.m.), Bedard, and Feliciano.

GENERAL BUSINESS:

A. Election of Chair and Vice-Chair for 2014.

Ms. Bedard opened nominations for office of Chair and Vice-Chair.

1. Nomination for Chair: **Suding**.

A vote was taken and Commissioner Suding was elected as Chair.

2. The election of vice-chair was continued to the next meeting.

(Winick absent.)

B. Appointments to Subcommittees.

Appointments were made to fill the following subcommittees:

1. **HLC Consent Calendar:** Architecture: **Sharpe**. Alternate: La Voie. Landscaping: Suding.
2. **Sign Committee Liaison:** **Shallanberger**. Alternate: Winick.
3. **Street Tree Advisory Committee:** **Suding**. Alternate: La Voie.
4. **Visual Art in Public Places:** **Winick**. Alternate: Vacant.

5. **Brinkerhoff Guidelines:** **La Voie, Murray and Orías**.
6. **Design Awards:** **Mahan, Shallanberger and Sharpe**.
7. **Designations:** **Mahan, Murray and Sharpe**.
8. **Events:** **Mahan and Sharpe**.
9. **Five-Year Historic Resources Work Program:** **Drury, La Voie, Murray and Orías**.
10. **Historic Surveys:** **Mahan, Murray and Orías**.

Ad Hoc Subcommittees:

11. **Architectural Detail:** **La Voie, Sharpe and Winick**.
12. **Entrada de Santa Bárbara:** **Drury, Orías, Shallanberger, and Sharpe**.
13. **Highway 101 High-Occupancy Vehicle (HOV):** **Orías and Suding**.
14. **Lower Mission Creek Design:** **Orías and Suding**.
15. **Mason Street Bridge Railing Design:** **Drury and Orías**.
16. **Paseo Nuevo:** **Mahan, Shallanberger, Sharpe, and Winick**.
17. **Plaza de la Guerra:** **Drury, La Voie, Sharpe and Suding**.

C. Public Comment:

No public comment.

D. Approval of previous meeting minutes

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of December 18, 2013, with corrections.

Action: Sharpe/Drury, 6/0/2. (La Voie/Mahan abstained. Murray/Orías abstained from Items 6 through 9. Sharpe abstained from Items 8 and 9. Winick absent.) Motion carried.

E. Consent Calendar.

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

Action: La Voie/Drury, 7/0/1. (Mahan abstained. Winick absent.) Motion carried.

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

1. Ms. Bedard made the following announcements:

- a) A warm welcome was extended to newly-appointed Historic Landmarks Commissioner Bill Mahan and reappointed Chair Suding.
- b) Commissioner Winick would be absent from the meeting.

- c) Renee Brooke, Senior Planner, will return to the Planning Commission on January 23, 2014, to present the recommended amendments to the Fence, Screen, Walls, and Hedges Ordinance (SBMC §28.87.170). A public notice was mailed on January 9. The meeting agenda and staff report will be available on January 16.
- d) The project at 433 E. Cabrillo Blvd. was last reviewed on December 18, 2013. It was to be continued to today's hearing, but has been rescheduled to February 12, 2014.
- e) A site visit will be scheduled for the project located at the 0 Blk W. Mason Street that was reviewed today on the Consent Calendar. Staff will send an email to the Commission with the date and time details to view the faux sandstone wall material.

2. Ms. Hernández made the following announcements:

- a) On January 29, 2014, there will be an HLC hearing to update the City's List of Potential Historic Resources. A good portion of the proposed properties are the result of the Lower Riviera Survey: Areas 2 through 5. Also included are properties located at the Waterfront, others found to be individually significant in historic structures reports, and the remaining are located in the potential Mission Gardens and Plaza Bonita Historic Districts.
- b) A Public Workshop Meeting to discuss Potential Historic Resources will be held on January 15, 2014, at 5:30 p.m. in the David Gebhard Public Meeting Room.

G. Subcommittee Reports.

Commissioner Murray reported on the Designations Subcommittee that met on January 15, 2014.

ARCHAEOLOGY REPORT

1. **1860 EUCALYPTUS HILL RD**

A-2 Zone

(1:45) Assessor's Parcel Number: 015-161-052
 Application Number: MST2013-00432
 Owner: Frederick Graham
 Architect: Tai Yeh

(Proposal to convert the existing garage into new habitable area to the existing 2,525 square foot two-story, single-family residence, and to construct a new, 484 square foot, detached, two-car garage, with a second story, 394 square foot, accessory building and second story deck. The proposal includes minor exterior alterations to the existing residence. The proposed total of 3,913 square feet, located on a 38,333 square foot lot in the Hillside Design District, is 80% of the guideline floor-to-lot-area ratio (FAR). This project addresses violations identified in Zoning Information Report ZIR2013-00426.)

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

Actual time: 1:45 p.m.

Staff comment: Michelle Bedard, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that the potential for impacts to prehistoric or historical cultural resources from project implementation is low, and the Standard Condition regarding the discovery of unanticipated archaeological resources shall be reproduced on the plans prior to issuance of building permit.

Public comment opened at 1:46 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report as presented.

Action: Shallanberger/Sharpe, 6/0/2. (La Voie/Mahan abstained. Winick absent.) Motion carried.

HISTORIC STRUCTURES REPORT

2. 1930 EMERSON AVE

R-2 Zone

(1:55) Assessor's Parcel Number: 025-401-015
Application Number: MST2013-00522
Owner: Jonathan V. Leech
Architect: Wade Davis Design

(Review of Historic Structures/Sites Report prepared by Ronald L. Nye, Ph.D.)

(The report found that the residence does not meet any of the City's criteria for historic or architectural significance.)

Actual time: 1:47 p.m.

Present: Ronald Nye, Historical Consultant
Jonathan Leech, Property Owner

Staff comment: Nicole Hernández, Urban Historian, stated that Staff supports the report's conclusions that the project does not qualify as a historic resource.

Public comment opened at 1:47 p.m.

Kellam de Forest, local resident, commented on the change in the design of the structure and if it is meant to be demolished or reconstructed. He suggested that the report note that any changes should be compatible with the proposed historic district.

Public comment closed at 1:49 p.m.

Staff responded to public comment by stating that the structure does not fall within the boundaries of the proposed historic district.

Motion: To accept the report with the condition that an addendum be submitted addressing an additional evaluation of the stone elements located at the back of sidewalk of the front of the property and the garage.

Action: La Voie/Orías, 8/0/0. (Winick absent.) Motion carried.

HISTORIC STRUCTURES REPORT**3. 920 SUMMIT RD**

A-2 Zone

(2:05) Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Owner: MCC BB Property, LLC
 Applicant: Ty Warner Hotels and Resorts
 Agent: Suzanne Elledge Planning and Permitting Services
 Architect: David Van Hoy
 Business Name: Montecito Country Club

(Proposals for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building. Add the following: a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The reduced project scope will require a substantial conformance determination. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Review of second Addendum to Historic Structures/Sites Report prepared by Post/Hazeltine. An original report was reviewed and accepted by the Historic Landmarks Commission on November 26, 2009, and an Addendum was reviewed and accepted by the Historic Landmarks Commission on February 17, 2010.)

Actual time: 1:57 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants
 Allison DeBusk, Project Planner
 Steven Welton, Senior Planner, SEPPS

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

Public comment opened at 1:58 p.m.

Kellam de Forest, local resident, commended the historical consultants for pointing out the importance of the Bertram Goodhue building design and ensuring its presence on the hillside. He also questioned whether a differentiation between the main entrance and a members entrance is still proposed.

Public comment closed at 1:59 p.m.

Motion: To accept the report as presented.

Action: Drury/Sharpe, 5/0/3. (La Voie/Mahan/Orías abstained. Winick absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**4. 920 SUMMIT RD**

A-2 Zone

(2:15) Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Owner: MCC BB Property, LLC
 Applicant: Ty Warner Hotels and Resorts
 Agent: Suzanne Elledge Planning and Permitting Services
 Architect: David VanHoy
 Business Name: Montecito Country Club

(Proposals for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building. Add the following: a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. *The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission.* The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The reduced project scope will require a substantial conformance determination. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Comments only. Concept Review of reduced project scope for the clubhouse. Project requires Substantial Conformance Determination and requires compliance with Planning Commission Resolution No. 035-09. Project last reviewed by HLC February 17, 2010.)

Actual time: 2:14 p.m.

Present: Steven Welton, Senior Planner, SEPPS
 David VanHoy, AIA
 Robert Yager, Senior Associate, Marsh & Associates
 Allison DeBusk, Associate Planner

Public comment opened at 2:30 p.m.

John Wiemann, Men's Golf Committee, spoke in support of the project.

Dawn Lucian, Women's Club Committee, spoke in support of the project.

Ken Roby, country club member, spoke in support of the project.

Terry Janeway, country club member, spoke in support of the project.

Public comment closed at 2:34 p.m.

The Commission made the following comments:

1. The Commission is generally in favor of the revised proposal. The project appears to be in conformance to what was previously proposed.
2. The size, bulk, and scale are acceptable.
3. The design is sensitive to the environment, the setting, and to the character of the site.
4. The proposed Hispanic architecture is not referential enough to the original building. The proposal needs to emulate the original architecture.
5. Refine the east elevation of the pool house snack shack to make it more in keeping with the original main building.
6. The proposed cart storage, north and south elevations in particular, have an unbroken ridge and the architecture needs to be broken up. The symmetry of the east/west elevation of the cart barn should be more refined.
7. A landscape plan is needed.

(Mahan abstained from commenting. Winick absent.)

**** THE COMMISSION RECESSED FROM 2:53 PM TO 3:04 PM ****

PROJECT DESIGN REVIEW

5. 1318 MORRISON AVE

R-2 Zone

(3:05) Assessor’s Parcel Number: 029-091-021
 Application Number: MST2013-00138
 Owner: Christian Hill and Hope Firestone
 Architect: Bryan Pollard, AIA

(This is a revised project description: Proposal to construct a 137 square foot first floor addition and 358 square foot second story addition to an existing 1,030 square foot one-story residence on a 4,500 square foot parcel in the Lower Riviera Special Design District. The amount of floor area in the existing 395 square foot detached one-car garage with shop space will remain unchanged and a new garage door and window replacements are proposed. Six cubic yards of grading excavation is proposed. A zoning modification is requested for alterations to openings within the interior setback. The guideline floor-to-lot-area ratio (FAR) will be 0.43 or 83% of the maximum FAR. This structure is on the City's List of Potential Historic Resources.)

(Action may be taken if sufficient information is provided. Requires Neighborhood Preservation Ordinance Findings and compliance with Staff Hearing Officer Resolution No. 074-13. Project was last reviewed on October 9, 2013.)

Actual time: 3:04 p.m.

Present: Bryan Pollard, AIA
 Hope Firestone, Owner

Motion: Project Design Approval and continued indefinitely with findings and conditions:

1. The Commission has reviewed the proposed project and found that the project is commendable and consistent with the required Neighborhood Preservation Ordinance findings (per SBMC §22.69.050).
2. The project complies with Staff Hearing Officer Resolution No. 074-13.
3. This is a nice addition and very well designed.

4. Add muntin bars to the top of the windows flanking fireplace.
5. Double hung windows are more traditional and appropriate.
6. Details, including gutters and downspouts, can return to the Consent Calendar for final review and approval.

Action: La Voie/Drury, 7/0/1. (Mahan abstained. Winick absent.) Motion carried.

Chair Suding stated that this decision is appealable to the City Council within ten days of this meeting.

**** THE COMMISSION RECESSED FROM 3:22 PM TO 3:26 PM ****

CONCEPT REVIEW - CONTINUED

6. 1200 BLK LAGUNA ALLEY

(3:30) Assessor's Parcel Number: ROW-003-167
 Application Number: MST2013-00492
 Owner: City of Santa Barbara
 Applicant: Cameron Benson, Creeks Manager

(Proposal to replace the existing impermeable asphalt alley paving with permeable pavers to comply with the City's Storm Water Management Program. The proposed project area is approximately 5,000 square feet.)

(Action may be taken if sufficient information is provided. Project was last reviewed on December 18, 2013.)

Actual time: 3:26 p.m.

Present: Cameron Benson, Creeks Resources/Clean Water Manager, Parks and Recreation
 Laura Yanez, Project Engineer, Public Works
 Tim Burgess, Water Resources Specialist, Parks and Recreation

Public comment opened at 3:29 p.m.

Dennis Allen, neighboring resident, spoke in support of the project.

Public comment closed at 3:31 p.m.

Motion: Project Design Approval and continued indefinitely to the Consent Calendar for details.

Action: Shallenberger/Drury, 6/1/1. (La Voie opposed. Mahan abstained. Winick absent.) Motion carried.

Chair Suding stated that this decision is appealable to the City Council within ten days of this meeting.

HISTORIC STRUCTURES REPORT**7. 107 JORGENSEN LN**

(3:50) Assessor's Parcel Number: 021-110-037
Application Number: MST2013-00515
Owner: Leach Goodstein Family Trust
Architect: Paul Poirier

(Proposal to demolish 616 square feet of an existing 2,148 square foot single-family residence and construct a one-story, 1,096 (616 square foot reconstructed + 480 square foot new addition) square foot addition, which will attach the currently detached 458 square foot two-car garage. An existing 356 square foot accessory structure currently attached to the garage and 753 square feet of existing covered porches will remain unaltered. Total square footage on site will be 3,442 square feet. This is a designated Structure of Merit: "Jorgensen Ranch House.")

(Review of Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report found the project would be consistent with the Secretary of the Interior's Standards for Rehabilitation of the house and immediate surroundings, which were determined to be eligible for Structure of Merit status in a previous report.)

Actual time: 3:44 p.m.

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

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.

Public comment opened at 3:49 p.m.

Kellam de Forest, local resident, commented on whether the house has too many changes to warrant a landmark status. He questioned whether the house is seen from the public view.

Public comment closed at 3:51 p.m.

Motion: To accept the report as presented.

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

CONCEPT REVIEW - NEW**8. 107 JORGENSEN LN**

(4:00) Assessor's Parcel Number: 021-110-037
Application Number: MST2013-00515
Owner: Leach Goodstein Family Trust
Architect: Paul Poirier

(Proposal to demolish 616 square feet of an existing 2,148 square foot single-family residence and construct a one-story, 1,096 (616 square foot reconstructed + 480 square foot new addition) square foot addition, which will attach the currently detached 458 square foot two-car garage. An existing 356 square foot accessory structure currently attached to the garage and 753 square feet of existing covered porches will remain unaltered. Total square footage on site will be 3,442 square feet. This is a designated Structure of Merit: "Jorgensen Ranch House.")

Actual time: 3:53 p.m.

Present: Paul Poirier, Architect
Richard Goodstein and Joy Leach, Owners

Public comment opened at 4:01 p.m. and, as no one wished to speak, it was closed.

Motion: Project Design Approval and continued two weeks with findings and conditions:

1. The Commission has reviewed the proposed project and found that the project is consistent with the required Neighborhood Preservation Ordinance findings (per SBMC §22.69.050).
2. The project is generally supportable and an appropriate addition.
3. Additional windows need to be more evocative of the mid-century modern style as iterated within the Historic Structures Report.

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

Chair Suding stated that this decision is appealable to the City Council within ten days of this meeting.

****THE COMMISSION RECESSED FROM 4:17 P.M. TO 4:20 PM ****

FINAL REVIEW**9. 1936 STATE ST**

C-2 Zone

(4:30) 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 17 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.)

(Final Approval of the project is requested. Action may be taken if sufficient information is provided. Project received Project Design Approval and was last reviewed on August 14, 2013.)

Actual time: 4:20 p.m.

Present: Rob Beery, Development Partner, Cadence Capital Investments, Inc.
 Kirk Gradin, Architect
 Christopher Gilliland, Landscape Architect

Public comment opened at 4:47 p.m.

Kellam de Forest, local resident, commended the proposed project and expressed concern with the retaining wall on north side of property. He also commented on the parking lot lighting and whether it will stay on all night.

Public comment closed at 4:48 p.m.

Staff announced that the landscape plan was reviewed by Rick Welch, in Water Resources, for compliance with City Water Conservation Standards. The comments were provided to Christopher Gilliland, the project landscape architect.

Motion: Final Approval and continued indefinitely to Staff with conditions:

1. The project as proposed is acceptable, particularly the storefront window change to a solid wall.
2. The proposed colors are preferable to the alternate (except for the alternate black, which is acceptable). Be bold in color selections.
3. Consider using trees along the south property line instead of a hedge.
4. The east elevation door should be constructed with 12-inch planks (made to look as if it were a heavy door).
5. Use an appropriate detail for where the plaster meets the flatscape. The intent is to minimize gap.
6. It would be helpful if staff studies the photometrics plan (in particular along the property lines) and to perhaps condition the duration of parking lot lighting.

7. Study using a taller plant material, such as flax, (that won't impinge in the retention basin), to add to a vertical landscape element.
8. Staff is to verify conditions.

Action: La Voie/Shallanberger, 6/0/1. (Sharpe opposed. Mahan/Winick absent.) Motion carried.

Chair Suding stated that this decision is appealable to the City Council within ten days of this meeting.

CONSENT CALENDAR (11:00)

REVIEW AFTER FINAL

A. 2121 GARDEN ST

E-1 Zone

Assessor's Parcel Number: 025-252-003
 Application Number: MST2012-00470
 Owner: Zohar and Danna Ziv
 Applicant: Thomas Ochsner Architect
 Landscape Architect: Arcadia Studio

(Proposal for a minor addition and alterations to an existing, 6,752 square foot, three-story, single-family residence, detached garage, and detached accessory building. The proposal includes a 128 square foot addition to an existing 500 square foot storage structure to be converted to a one-story, three-car detached garage. Also proposed is the conversion of an existing 749 square foot garage to a 276 square foot covered patio, a 473 square foot swimming pool pavilion and a 27 square foot equipment enclosure. Additional improvements on this 25,500 square foot parcel will be a new swimming pool, relocated driveway with new vehicular entry gate, new pedestrian gate, new site walls, and landscape plan. The proposed floor-to-lot area ratio (FAR) will be .27, or 146% of the guideline maximum FAR. Total square footage on site will be 6,907 square feet. Staff Hearing Officer approval is requested for zoning modifications. This proposal will address violations outlined in enforcement case ENF2012-00425 including conversion of a storage building to habitable space and removal of illegal structures. This is on the City's List of Potential Historic Resources: "the Olives Brinkerhoff-Fenzi House.")

(Review After Final of proposal to modify design and increase height of previously approved pedestrian gate and wall treatment at gateway at front entry.)

Approval of Review After Final as submitted.

NEW ITEM

B. 135 E ORTEGA ST

C-2 Zone

Assessor's Parcel Number: 031-081-021
 Application Number: MST2013-00446
 Owner: Refugio Properties, LLC
 Applicant: Charles Gandolfo

(Proposal for additions to enclose covered dock area: 127 square foot addition and 333 square foot as-built addition, which results in 360 net square foot additions to an existing commercial building. Minor exterior work including parking reconfiguration and screening.)

Continued two weeks with comments:

1. The chain link fence cannot be approved for the gate at the driveway entrance or for screening for trash dumpsters.
2. It was recommended that a six inch block wall be used for screening.

FINAL REVIEW**C. 9 W FIGUEROA****C-2 Zone**

Assessor's Parcel Number: 039-281-041
Application Number: MST2012-00330
Owner: City of Santa Barbara Pw - Streets
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.)

(Final Approval of the project is requested.)

Final Approval of project as submitted.

CONTINUED ITEM**D. MISSION CREEK****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-041-012
Application Number: MST2008-00360
Owner: City of Santa Barbara
Applicant: John Ilasin, Project Engineer, City of Santa Barbara
Applicant: Jon Frye, Flood Control Engineering Manager, County of Santa Barbara

(Proposal to widen Mission Creek between Cabrillo Boulevard and Highway 101 and replace existing bridges. This is part of the Lower Mission Creek Flood Control Project. Bridges to be reviewed under separate Master Applications. Reach 1A (phase 1) creek widening between Cabrillo Boulevard and W. Mason Street is complete. Reach 1A (phase 2) creek widening is part of the Mason Street Bridge Replacement project (MST2010-00261). Reach 1B is located between W. Mason Street and W. Yanonali Street.)

(Request for Final Approval for the tree and vegetation removal prior to final approval of project for Reach 1-B site. Lower Mission Improvement Project includes proposal to widen the creek channel between Yanonali and Mason Streets, constructing channel walls and other improvements. Reconfiguration of parking spaces on 135 Kimberly Ave. is also proposed. Requires compliance with Planning Commission Resolution No. 036-08. Project was last reviewed on July 31, 2013.)

Final Approval with conditions for the landscaping details and continued indefinitely to allow time for applicant to return with accurate inventory of the vegetation proposed for removal.

REVIEW AFTER FINAL**E. 0 BLK W MASON ST**

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

(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.)

(Review After Final revisions to adjust parking space realignment, landscape plan, new padmount electrical transformer and review of sandstone channel wall texture sample.)

Continued indefinitely with comments:

1. The parking area changes are acceptable with the condition that the Washingtonia palm be relocated or replaced with a new 6-foot brown-trunk-height.
2. Proposed transformer location is not acceptable as proposed. Unable to make compatibility findings for fronting a structure that is listed on the City's List of Potential Historic Resources.
3. Staff is to schedule a site visit on City property for the Commission to review the faux sandstone.

**** MEETING ADJOURNED AT 5:04 PM ****