



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 12, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:

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

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
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/HLCVideos.

CALL TO ORDER.

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

ATTENDANCE:

Members present: Drury, La Voie (at 1:42 p.m.), Mahan (at 1:46 p.m.), Murray (until 5:20 p.m.), Orías, Sharpe, Suding (until 3:47), and Winick.

Members absent: Shallanberger.

Staff present: Limón (until 2:50 p.m. and again at 5:03 p.m. until 5:08 p.m.), Hernández (until 3:42 p.m.), Bedard and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

Wendy Edmunds, Lower Riviera resident, commented on stone altar rail walls in her neighborhood and expressed desire to have the city involved in their preservation. She also expressed concern of the existing condition, including many that are covered in vines, and is concerned that the vegetation may affect the walls' integrity and the safety of automobile drivers. She also provided photographs to Staff.

Ms. Hernández responded to public comment by stating that Staff has been strategizing how to give maintenance suggestions to the property owners by informing them that they have valuable walls and the vegetation on them causes serious damage. Staff does not have enforcement capabilities as of now.

Commissioner Murray stated that the historic walls in question are character defining within that community. Commissioner Orías requested an update from Staff within two months.

B. Approval of the minutes of the Historic Landmarks Commission meeting of February 26, 2014.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of February 26, 2014, as presented.

Action: Sharpe/Murray, 5/0/2. (Mahan/Shallanberger absent. La Voie/Winick abstained.) Motion carried.

C. Consent Calendar.

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

Action: Murray/Winick, 7/0/0. (Mahan/Shallanberger absent.) Motion carried.

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

1. Ms. Bedard made the following announcements:

- a) Commissioner Suding would step down from Items 9 and 10.
- b) Commission Mahan would arrive at 2:00 p.m. and Commissioner Shallanberger would be absent.
- c) The applicant for Item 6 at 25 E. Mason Street requested a two week postponement to the March 26 hearing. Item 11 at 608-614 Chapala Street would take the place of Item 6.

2. Mr. Limón made the following announcements:

- a) The upcoming annual California Preservation Foundation (CPF) Conference will be entitled *2014 Preservation Conference - Redefining Preservation: Dialogues & Directions in Cultural Heritage*. The conference will be held April 22-24 at the Asilomar Conference Grounds in Pacific Grove.
- b) Reported his attendance at the California Preservation Foundation workshops in Sacramento that were held at the beginning of the year with respect to the integrity of cultural landscapes and the use of the California State Historic Building Code.
- c) Provided an update on the proposed City plaque placement at the base of the Cota Sycamore tree located near the Santa Barbara Mission. The Parks and Receptions Department Staff will provide a site plan of its proposed location for HLC review in the near future.

3. Ms. Hernández made the following announcements:

- a) The Garden Street Academy continues to plan the replacement of the temporary fencing with permanent iron fencing that will be reviewed by the HLC, but does not have a timeline for that project yet.
- b) Public Works Staff is completing an assessment of the Italian Stone Pine trees and options for addressing the unfavorable conditions. This will also be a relevant discussion as the City enters drought planning. Staff will be preparing preliminary drought response plans for City trees and parks in the next few weeks.

Chair Suding added that the City Arborist met with the Pearl Chase Society Board Members and indicated he would provide the same presentation to the HLC. Staff is strategizing solutions for the preservation of the Italian Stone Pines located along Anapamu Street.

4. Commissioner Murray announced she would be leaving at 5:00 p.m.

E. Subcommittee Reports.

No subcommittee reports.

PUBLIC HEARING

1. **1105 CHAPALA ST**

C-2 Zone

(1:45) Assessor's Parcel Number: 039-222-024
 Application Number: MST2014-00060
 Owner: Santa Barbara Club
 Staff: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the building known as the "Santa Barbara Club.")

Time: 1:50 p.m.

Present: Timothy Hazeltine, Historical Consultant

Staff comments: Nicole Hernández, Urban Historian, stated that the Santa Barbara Club Board provided a letter of support for the designation.

Public comment opened at 1:52 p.m.

John Doordan, Vice-President of Santa Barbara Club, spoke in favor of the designation and stated an in depth history is in process of being prepared to supplement the staff designation report by Post Hazeltine and requested a continuance for two weeks in order to have the history made available to the Commission.

Public comment closed at 1:54 p.m.

Motion: Continued two weeks to allow time for the preparation of the in-depth history report.

Action: La Voie/Sharpe, 8/0/0. (Shallanberger absent.) Motion carried.

PUBLIC HEARING

2. **1535 SANTA BARBARA ST**

R-3 Zone

(1:55) Assessor's Parcel Number: 027-241-026 (formerly 027-241-005)
 Application Number: MST2014-00062
 Owner: Unitarian Society of Santa Barbara
 Staff: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the building known as the "Unitarian Church.")

Time: 1:59 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that the building qualifies for City Landmark designation. It is an excellent example of the Spanish Colonial Revival Style and a significant part of the City's heritage.

Public comment opened at 2:03 p.m. and, as no one wished to speak, it was closed.

Motion: To adopt Resolution No. 03-2014, as recommended by Staff and the Designations Subcommittee, to recommend to City Council that the building be designated a City Landmark; with the condition that, under criterion G, the language "the building composition, its massing and its simplicity as exemplary of the style" shall be added.

Action: Mahan/Oriás, 8/0/0. (Shallanberger absent.) Motion carried.

PUBLIC HEARING

3. 16 E CARRILLO ST

C-2 Zone

(2:05) Assessor's Parcel Number: 039-322-044
 Application Number: MST2014-00061
 Owner: Masonic Properties Santa Barbara, Inc
 Staff: Nicole Hernández, Urban Historian
 Business Name: Masonic Temple

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the building known as the "Masonic Temple.")

Time: 2:07 p.m.

Matthew Cameron, Intern, gave the staff presentation.

Public comment opened at 2:13 p.m.

David Magnusson, Masonic member, stated that the Masonic members wish to decline the honor of the designation of the building as a City Landmark. He also provided written comments.

John Jameson, Masonic member, expressed he is in favor of the preservation of the building, but questioned the effects of City Landmark designation on any proposed alterations by the current tenant (Union Bank). [Mr. Limón responded that there is a tradition of flexibility for storefront alterations as long as the proposal fits into the style of the building. Staff agreed to identify and specifically state that the current storefront is non-contributing, and a recent addition.]

Scott Wenz, Representing Scottish of Freemasonry/York Rite Masonry/Santa Barbara Blue Lodge, stated that the boards voted to decline the City Landmark designation of the building.

Public comment closed at 2:22 p.m.

Motion: To adopt Resolution No. 02-2014, as recommended by Staff and the Designations Subcommittee, to recommend to City Council that the building be designated a City Landmark.

Action: La Voie/Sharpe, 8/0/0. (Shallanberger absent.) Motion carried.

ARCHAEOLOGY REPORT**4. 505 E LOS OLIVOS ST**

E-1 Zone

(2:15) Assessor's Parcel Number: 025-150-009
 Application Number: MST2013-00248
 Owner: St. Mary's Retreat House

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

(Review of Phase II Archaeological Resources Report prepared by David Stone and Ken Victorino of Dudek.)

Time: 2:28 p.m.

Present: Susette Naylor, Architect
 David Stone, Archaeological Consultant
 Peter Lawson, Associate Planner

Staff comments: Michelle Bedard, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Motion: To accept the report as presented.

Action: La Voie/Drury, 8/0/0. (Shallanberger absent.) Motion carried.

ARCHAEOLOGY REPORT**5. 505 E LOS OLIVOS ST**

E-1 Zone

(2:20) Assessor's Parcel Number: 025-150-009
 Application Number: MST2013-00248
 Owner: St. Mary's Retreat House

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

(Review of Phase III Archaeological Resources proposal prepared by David Stone of Dudek.)

Time: 2:31 p.m.

Present: Susette Naylor, Architect
 David Stone, Archaeological Consultant
 Peter Lawson, Associate Planner

Staff comments: Michelle Bedard, Planning Technician, stated that Dr Glassow reviewed and agrees with the Phase 3 scope of work that David Stone has proposed.

Public comment opened at 2:32 p.m.

Virginia Guess, neighborhood resident, spoke in favor of the relocation of the cross and described its history. She also provided written comments and photographs.

Kellam de Forest, local resident, questioned why two different reports were prepared and how much disturbance would be needed around the lawn. (Staff responded that a three by three foot area was disturbed. What was found during the preparation of the Phase II report required the preparation of a Phase III. Mr. Stone explained that no further excavation is necessary and the mitigation measures in the report address the effects that resulted from the excavation.)

Public comment closed at 2:37 p.m.

Motion: To accept the report as submitted.

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

FINAL REVIEW

6. 25 E MASON ST

(2:25) Assessor's Parcel Number: 033-082-014
Application Number: MST2014-00029
Owner: East Mason Santa Barbara, LLC
Architect: AB Design Studio

(Proposal for tenant improvements to an existing 3-story building for offices and lab facilities, project consists of window and doors changes, new trash enclosure, EV charging, landscape alterations and exterior site improvements and reconfiguration to the parking lot including a new fence. No new square footage is proposed. This structure is on the City's List of Potential Historic Resources and is eligible for listing on the California Register of Historic Properties.)

(Final Approval of the project is requested. The project was last reviewed on February 26, 2014.)

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

**** THE COMMISSION RECESSED FROM 2:50 PM TO 2:59 PM ****

PROJECT DESIGN REVIEW**7. 900 CHANNEL DR**

R-1/SD-3 Zone

(2:45) Assessor's Parcel Number: 017-393-002
 Application Number: MST2011-00246
 Owner: Santa Barbara Cemetery Association
 Applicant: Tricia Knight
 Architect: SAC Wireless

(Proposal for the installation of a new wireless communications facility consisting of nine panel cellular antennas on a new 50 foot tall tower pole structure and new ground-mounted equipment in a 700 square foot walled enclosure. An alternative design would be to conceal the tower inside a monopole. Planning Commission review is requested for a Conditional Use Permit, a Coastal Development Permit, and a zoning modification. This parcel contains a City Landmark: "Charles Caldwell Park Watering Trough and Fountain.")

(Project Design Approval requested. Project requires compliance with Planning Commission Resolution No. 016-13. The project was last reviewed by HLC on April 24, 2013.)

This item was reviewed out of order.

Time: 2:59 p.m.

Present: Tricia Knight, SAC Wireless
 Renee Brooke, Senior Planner / Development Review Supervisor

Public comment opened at 3:09 p.m.

Kellam de Forest, local resident, commented on exploring other ways to camouflage to lessen visual impact.

Public comment closed at 3:11 p.m.

Motion: Project Design Approval and continued indefinitely to the Consent Agenda with findings and comments:

1. **Visual Impact Findings are made as follows:** The project has been reviewed by the Historic Landmarks Commission as to the site, color, and size of the proposed tower pole so as to minimize any adverse visual impact.
2. The response to prior Planning Commission and Historic Landmarks Commission comments is appreciated.
3. Provide wall details and add a detail to the metal access gate so as to provide a recess/relief. It was suggested that the gate color match the walls.
4. Provide additional gel pack detail and indicate the probability of success.
5. Add the tree protection notes on the plans.
6. Address potential graffiti concerns while awaiting camouflaging vine to mature. The City graffiti hotline number shall be placed on the gate below the proposed FCC required sign and abatement shall be Verizon's responsibility.

Action: Orías/Drury, 7/0/0. (Mahan stepped down. Shallenberger absent.) Motion carried.

CONCEPT REVIEW - NEW**8. 2559 PUESTA DEL SOL**

E-1 Zone

(3:10) Assessor's Parcel Number: 023-271-003
 Application Number: MST2014-00083
 Owner: Santa Barbara Museum of Natural History
 Applicant: Trish Allen
 Architect: Dwight Gregory

(This property includes a designated City Structure of Merit: "Museum of Natural History." Proposal to allow the existing temporary 3,127 square foot butterfly exhibit structure to remain through the exhibit season ending in Fall 2016. The use was approved in a 2008 Substantial Conformance Determination with the Museum's Conditional Use Permit.)

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

Time: 3:29 p.m.

Present: Daniel Gullett, Project Planner
 Trish Allen, Agent
 Dwight Gregory, Architect
 Gary Robinson, Director of Facilities, SBMNH

Public comment opened at 3:35 p.m. and, as no one wished to speak, it was closed.

Motion: Project Design and Final Approvals of a temporary exhibit with the following conditions:

1. The temporary exhibit shall end on September 30, 2016.
2. The shade material shall match the screening material on the west elevation of the Butterfly Exhibit.

Action: Winick/Mahan, 7/1/0. (La Voie opposed as he is not supportive of the continued request for the temporary exhibit. Shallenberger absent.) Motion carried.

CONCEPT REVIEW - NEW**9. 419 STATE ST**

C-M Zone

(3:30) Assessor's Parcel Number: 037-211-031
 Application Number: MST2014-00084
 Owner: Peter Lewis
 Architect: Robin Donaldson
 Applicant: Trish Allen

(Proposal for tenant improvements and exterior alterations to an existing, 23,831 square foot, three-story, mixed-use building. The proposal includes a change of use to convert 2,037 square feet of existing residential area (2 units) into non-residential square footage. Exterior alterations include The replacement of entry glazing, replacement of an existing roll up door with a fixed window element, replacement of an existing window (on the third floor) to a single access door, removal of a wall and gate on the third floor, new skylights and new rooftop equipment. Development Plan approval is required for 2,037 square feet of non-residential floor area.)

(Concept review. Action may be taken if sufficient information is provided. Project requires Development Plan Approval Findings.)

Time: 3:47 p.m.

Present: Trish Allen, Agent
Robin Donaldson, Architect
Kelly Brodison, Assistant Planner, Assistant Planner

Public comment opened at 3:59 p.m.

Vice-Chair Winick acknowledged receipt of a letter from Gene and Gail Zannon expressing concerns.

Kellam de Forest, local resident, requested information on the history of the building and possibly making the State Street façade fit better with the original design intent. He questioned whether the show windows were there historically and what the aluminum doors looked like.

Public comment closed at 4:00 p.m.

Motion: Continued two weeks with comments:

1. The architectural treatment is appropriate.
2. Although there is concern on conversion of residential units to commercial, the proposed project is a minor change of use and can be favorably considered since it is a single tenant.
3. There is concern with respect to the parking, how the parking area is treated, whether there is enough landscape, and upgrading to City standards.
4. Study a bicycle rack/parking design that would be appropriate within El Pueblo Viejo Landmark District.
5. Staff is to provide more information about the history of the site and research whether a Historic Structure/Site Report was prepared previously.
6. Staff is to provide information on any modifications and/or credits, parking, and how this property was treated during its original approval.
7. Staff is to provide information regarding the 1989 project approval of the development.

Action: La Voie/Sharpe, 6/0/1. (Mahan abstained. Suding stepped down. Shallenberger absent.)
Motion carried.

IN-PROGRESS REVIEW**10. 35 STATE ST**

HRC-2/SD-3 Zone

(4:00) Assessor's Parcel Number: 033-102-018; 033-111-013; 033-081-013
Application Number: MST97-00357
Owner: 35 State Street Hotel Partners, LLC
Applicant: Michael Rosenfeld
Agent: Ken Marshall
Architect: DesignARC, Inc.
Landscape Architect: Suding Design
Engineer: Penfield & Smith Engineers, Inc.
Business Name: Entrada De Santa Bárbara

(Proposal for a mixed-use development, Entrada de Santa Bárbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.)

(In-progress review of Areas A, B and C. A Substantial Conformance Determination was issued by the City Administrator on June 27, 2013. Project requires compliance with City Council Resolution No. 01-103. The project received Project Design Approval and was last reviewed on August 14, 2013.)

Time: 4:19 p.m.

Present: Melissa Cinarli, Project Manager, and Mark Shields, Senior Designer, DesignARC
Ann Kale, Lighting Designer, Ann Kale Associates
Allison DeBusk, Project Planner

Public comment opened at 4:36 p.m. and reopened at 5:12 p.m.

Mark Romasanta, Romasanta Family Trust, expressed support for the project, but was concerned with the timing, respect of neighbors during construction, and construction delays. Concerned that project changes, such as additional floor area on the third floor, could extend the timeline. He questioned how the addition of meeting rooms would affect public parking.

Public comment closed at 4:39 p.m. and reclosed at 5:13 p.m.

Staff responded to public comment stating there will not be an addition of square footage or hotel rooms, any changes must be balanced on the project site. There is a certain amount of public parking that has been pre-determined as part of the Substantial Conformance Determination and staff will ensure that it is provided. The exact details are to be calculated.

Motion: Continued indefinitely with comments to allow time for applicant to meet with the Entrada de Santa Bárbara *Ad hoc* Subcommittee on details:

1. The attention to detail is much appreciated.
2. The lighting will be reviewed by the HLC Entrada de Santa Bárbara *Ad hoc* Subcommittee.

Area A:

3. The restoration of historic awnings and the proposed curtains are encouraged.
4. The proposed entry canopy is supportable. The entry canopy fabric belly in two directions is a detail that should be replicated.
5. The Mason/State Street cornice detail should be much more like the 1930s photograph; the overhang is needed to distinguish it from the southerly tower and better anchor that corner.
6. The roof top elements are not supportable; they are over scale and inappropriate to the building's style, bulk, scale and height.
7. Restoring the 1930s roof sign would not be supportable.

Area B:

8. Restudy the south elevation to possibly provide variation and less repetition.
9. Although some Commissioners were supportive of the new rooms on the third floor, some Commissioners preferred the previously approved deck because it provided a break to the long building wall.
10. Simplify the elevations and provide a better balance between negative wall space and windows by increasing the plaster area around the windows.
11. The *paseo* to State Street should be more open. Piers and wrought iron between the walls were suggested to make it more like an entrance to a historic *placita*. Two long walls and a gate in the middle as proposed are not supportable.

Area C:

12. The details and elevations in general look great.
13. The proportion of the columns that support the roof terrace on the west elevation should not be split 50/50, but more like 2/3 above the cornice and 1/3 below.
14. The east elevation horizontal railing details should be softer and more refined; addition of curved elements was suggested.
15. There is concern over traffic; in particular, traffic at the drop-off point at E. Mason Street and the potential for congestion.

Action: Sharpe/Drury, 5/0/1. (Mahan abstained. Suding stepped down. Murray/Shallanberger absent.) Motion carried.

ARCHAEOLOGY REPORT**11. 608 & 614 CHAPALA ST**

C-M Zone

(5:00) Assessor's Parcel Number: 037-131-020
Application Number: MST2013-00397
Owner: Figueroa Investors, Ltd.
Architect: elevenModern
Architect: Robin Donaldson

(Proposal to infill 5,121 square feet under an existing roof area attached to a 20,579 square foot commercial building and to add a 187 square foot restroom addition to an existing 459 square foot detached commercial building. No change in use is proposed and no grading is required. This parcel is in the 50% parking Zone of Benefit and the parking requirement is 27 spaces, with 33 proposed. Total development on this 42,972 square foot parcel will be 27,762 square feet. This project requires Planning Commission review for a Development Plan. This building is on the City's List of Potential Historic Resources and is included in the State Historic Resources Inventory: "Former C & H Chevrolet constructed in 1946.")

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

This item was reviewed out of order.

Time: 2:41 p.m.

Present: David Stone, Archaeological Consultant

Staff comments: Michelle Bedard, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations. It is noteworthy, however, that the archaeological survey covered a comparatively small area due to a parking lot and building covering most of the property. Nonetheless, I'm familiar with this property and would not expect anything of archaeological value based on its location and previous disturbances from construction of the buildings and parking lot.

Public comment opened at 2:42 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report with the following amendments:

1. Strike paragraph 2 on page 12: "The existing structures at 608-614 Chapala Street are not designated as City Landmarks, Structures of Merit, or Potential Historic Structures. Therefore, no particularly important persons important to the history of Santa Barbara occupied the structure."
2. Include the language replacing paragraph 2 on page 12 to read: "Extensive document research of the site revealed that probably no person of historical importance was identified that would reveal artifacts of potential interest."

Action: La Voie/Drury, 8/0/0. (Shallanberger absent.) Motion carried.

CONSENT AGENDA (11:00)**REVIEW AFTER FINAL****A. 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 loading dock area: 127 square foot addition and 333 square foot as-built addition, which results in a 360 net square foot additions to an existing commercial building. Minor exterior work including parking reconfiguration and screening.)

(Review After Final for revisions to the approved fencing along Santa Barbara Street and the screening of the trash enclosure.)

Approval of the Review After Final with conditions:

1. The existing chain-link fence may remain, provided the barb wire is removed.
2. It is acceptable to replace the previously approved wall and provide a chain-link fence with vines to provide screening of the trash enclosure.

NEW ITEM**B. 525 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-172-002
 Application Number: MST2014-00072
 Owner: John R. Lindgren
 Architect: Clay Aurell
 Business Name: Baja Sharkeez

(Proposal to permit two "as-built" shed structures at the rear of the existing commercial building. One of the sheds is 84 square feet and one shed is 145 square feet. There is an existing 3,710 square foot restaurant/bar on the 5,000 square foot in the El Pueblo Viejo District. This project will address violations in Enforcement Case ENF2013-01292.)

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

Continued two weeks to the Full Commission.

NEW ITEM**C. 233 E CAÑÓN PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 029-292-029
 Application Number: MST2014-00074
 Owner: Kozlowski Living Trust
 Applicant: Bob Easton
 Engineer: Mark Braun

(Proposal for minor exterior alterations to an existing, two-story, mixed-use building. Alterations include enclosing an existing three-car carport to convert into a three-car garage, and install five new skylights at the upper floor residence.)

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

Project Design and Final Approvals as submitted.

NEW ITEM**D. 1117 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-231-030
Application Number: MST2014-00082
Owner: 1129 State Street LP
Agent: SIMA Management Corporation
Architect: Richard Six

(Proposal to install new wrought-iron entry gates located in an existing arched entry paseo at the State Street entrance.)

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

Project Design and Final Approvals as submitted.

NEW ITEM**E. 1520 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 027-252-039
Application Number: MST2014-00090
Owner: John Hileman Living Trust 07/12/20
Applicant: Nancy Painter

(Proposal to construct a new 8-foot tall, 57 linear foot wood fence, located adjacent to the driveway and a new 8-foot tall wood entry gate, located on a 12,000 square foot lot within the Lower Riviera Special Design District, and developed with an existing two story house and a detached garage. The existing residence is on the List of Potential Historic Resources and is eligible as a Structure of Merit.)

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

Continued indefinitely to Staff with comments:

1. The proposed wood fence is supportable. Recommendation that the fence be no more than 6 feet in height.
2. The preference would be for an arch element on the gate as to provide a character defining feature in order to distinguish it from the fence.

NEW ITEM**F. 669 DEL PARQUE DR D****R-3/SD-3 Zone**

Assessor's Parcel Number: 017-410-019
Application Number: MST2014-00092
Owner: Barry Starr
Architect: Michelle McToldridge

(Proposal for minor interior alterations and the addition of four (4) new windows and two (2) new skylights, located on an existing, two-bedroom, residential condominium unit, within the El Pueblo Viejo District and the appealable jurisdiction of the Coastal Zone. The proposed interior alterations include the conversion of existing attic space to a new room.)

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

Project Design and Final Approvals as submitted.

NEW ITEM**G. 653 VERDE MAR DR F****R-3/SD-3 Zone**

Assessor's Parcel Number: 017-420-018

Application Number: MST2014-00093

Owner: Leeson, Peter & Grace Family Trust

Architect: Michelle McToldridge

(Proposal for minor interior alterations and the addition of two (2) new windows and two (2) new skylights, located on an existing, two-bedroom, residential condominium unit, within the El Pueblo Viejo District and the appealable jurisdiction of the Coastal Zone. The proposed interior alterations include the conversion of existing attic space to a new room.)

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

Project Design and Final Approvals as submitted.

**** MEETING ADJOURNED AT 5:33 P.M. ****