



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, May 7, 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 1:33 p.m. by Chair Suding.

ATTENDANCE:

Members present: Drury, La Voie, Mahan, Murray (until 5:26 p.m.), Orías, Sharpe (until 6:32 p.m.), Suding, and Winick.
Members absent: Shallanberger.
Staff present: Limón (until 5:00 p.m. and again at 5:26 p.m.), Hernández (until 4:00 p.m. and again at 5:28 p.m.), Bedard, and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

No public comment,

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

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of April 23, with corrections.

Action: Drury/Mahan, 7/0/1. (Murray abstained. Winick abstained from Items 3 and 4. Shallanberger absent.) Motion carried.

C. Consent Calendar.

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

Action: Winick/Oriás, 8/0/0. (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) Chair Suding would be stepping down on Items 2 and 6, 209 E. Islay Street and 35 State Street, respectively.
 - b) Ms. Bettie Weiss has requested that the budget discussion be reviewed later in the agenda out of order due to a time conflict.
 - c) Commissioner Shallanberger would be absent.
2. Commissioner Murray announced she would be leaving by 5:00 p.m.
3. Commissioner La Voie announced that the pink building at the corner of Anacapa and Ortega Streets is in the process of being painted in a completely different color. It is on the City's List of Potential Historic Resources. He requested Staff research whether the project obtained approval.
4. Commissioner La Voie announced that a condominium project in Palm Springs was designated as a historic district. Built in the 1960s, they are the most intact examples of Midcentury Modernist-style architecture.
5. Commissioner Murray announced she and Staff member Michelle Bedard attended the California Preservation Conference. She provided an announcement regarding an important topic of interest: "The Economic Development and State Historic Tax Credit Act" (AB 1999). Chair Suding summarized its intent.
6. Allison DeBusk, Project Planner, reported on the Ordinance Committee's review of the Average-Unit Size Density Incentive Program Review Process on May 6, 2014. Ordinance Committee was considering the thresholds for when a project would have to be forwarded to the Planning Commission for review. Ordinance Committee concurred with Staff's recommendation that a 15,000 square foot lot size would be the trigger for requiring Planning Commission review. The next step is for the City Council to consider their recommended threshold.
7. Chair Suding announced that the review of the project located at 328 W. Montecito Street was postponed indefinitely.

E. Subcommittee Reports.

Commissioner Mahan reported on the HLC Awards Committee that is considering three plaque designs. The three awards would include Saint Barbara (lifetime achievement and/or public service), George Washington Smith (architectural design), and Lockwood de Forest (landscape design).

DISCUSSION ITEM**1. COMMUNITY DEVELOPMENT DEPARTMENT BUDGET**

(1:45) Staff: Bettie Weiss, City Planner

(Overview of the proposed Budget for Fiscal Year 2015 for the Community Development Department (CDD). On April 22, 2014, the City Administrator presented the proposed Financial Plan to the City Council. A Council hearing to review the CDD budget is scheduled for May 14, 2014.)

Actual time: 3:31 p.m.

This item was reviewed out of order.

Present: Bettie Weiss, City Planner

Public comment opened at 3:44 p.m. and, with no one wishing to speak, it was closed.

Discussion held.

(Commissioner Shallenberger absent.)

HISTORIC STRUCTURES REPORT**2. 209 E ISLAY ST**

E-1 Zone

(2:00) Assessor's Parcel Number: 027-042-009
Application Number: MST2013-00250
Owner: Peter and Lisa Camenzind
Architect: James Lecron

(Review of Historic Structures/Sites Addendum Report prepared by Post/Hazeltine Associates. The report determined that alterations for the sandstone retaining wall along East Islay Street will be consistent with the Secretary of the Interior's Standards for Rehabilitation.)

Actual time: 1:53 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants
Jarrett Gorin, Land Use Planner, Vanguard Planning, LLC

Staff comments: 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 1:55 p.m.

Kellam de Forest, local resident, commented that the historic sandstone wall was purposely placed on the City's List of Potential Historic Resources to ensure the HLC would have a say in protecting the important feature. A new design could incorporate the existing driveway on the west.

Public comment closed at 1:56 p.m.

Motion: Continued two weeks for further Commission review to allow time for all Commissioners to conduct a site visit. The applicant is requested to provide current photographs and the revised elevations and a site plan to be included in the report with the following advisory comments to be forwarded to the Single Family Design Board:

1. The style of the architecture of the new house is too contemporary.
2. The massing is too large.
3. Study retaining the driveway in its current location and locating the garage out of view so that the wall can be retained in its original location. It would be helpful to include better before-photographs of the site and proposed renderings of the site to better understand project impacts.

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

HISTORIC STRUCTURES REPORT

3. 3626 SAN REMO DR

E-3/SD-2 Zone

(2:10) Assessor's Parcel Number: 053-231-011
 Application Number: MST2009-00325
 Owner: Madsen Trust
 Agent: Alexandra Cole

(Review of the Historic Structures/Sites Addendum Letter Report prepared by Alexandra Cole. The report determined that the development of three new houses on the lot are architecturally compatible with the historic resource, will not impact the view corridor of the historic house, and will be consistent with the Secretary of the Interior's Standards for Rehabilitation.)

Actual time: 2:15 p.m.

Present: Alexandra Cole, Historical Consultant
 Robert Adams, Landscape Architect, Earthknower Studio
 Jarrett Gorin, Land Use Planner, Vanguard Planning, LLC
 Vincent Amore, Applicant Representative, Capital Pacific
 Daniel Gullett, Project Planner

Staff comments: 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. The view corridor has been widened (as approved by the Planning Commission) since the preparation of Phase 1. Lot 4 sits 42 feet away from the historic resources, which is more than required. The reconstructed historic house will retain its original footprint. Mr. Gullett added that the widening of the view corridor is an improvement for the benefit of the historic context.

Mr. Gullett stated that the revised project will be returning to the Planning Commission. The HLC's purview as to the architectural design is Lot 3. The other proposed development is relevant as it affects the historic nature of the house on Lot 3 and its context.

Public comment opened at 2:18 p.m.

Kellam de Forest, local resident, commented on the omission of the impact to the cultural landscape of the historic 1-acre parcel by the addition of three new two-story residences.

Peter Edwards, local resident, commented on the lack of parking for guests. He expressed concern with the ingress and egress. The residences in a row are separated by very little space. It is too much development for the property.

Public comment closed at 2:21 p.m.

Motion: Continued two weeks to allow for staff to provide the Commission with more information including the Planning Commission Resolution and the original Historic Structures Report approved in 2010; with the request that Staff provide clearer direction to the HLC in advance as to its purview and to forward the following comments to the Planning Commission:

1. The negative impact of the proposed development on the historic resource needs to be mitigated.
2. The proposed structures' sizes are too large for the property.
3. The lack of parking for guests is of concern.
4. The potential removal of mature Oak trees should be addressed.

Action: Orías/Mahan, 7/0/1. (Murray abstained. Shallenberger absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

4. 2559 PUESTA DEL SOL

E-1 Zone

(2:20)

Assessor's Parcel Number: 023-271-003

Application Number: MST2014-00116

Owner: Santa Barbara Museum of Natural History

Engineer: Flowers & Associates

Applicant: Suzanne Elledge Planning and Permitting Services

(Proposed Master Plan for the Santa Barbara Museum of Natural History to carry out the following improvements anticipated in the next 15 years: improved accessibility and ADA compliance; full renovations to the Marine Paleo Exhibit Hall and restrooms, including an 82 square foot addition; replacement of the butterfly exhibit; rehabilitation of Gould Hall; relocation of trash and recycling; new fencing; enhancements to existing outdoor activity areas; landscape improvements; native habitat restoration; mechanical equipment upgrades; and interior repairs to existing buildings. The project includes Planning Commission review and annexation of parcels 023-250-039, -066, and -068.)

(Second concept review for Compatibility Analysis criteria. Comments only; project requires environmental assessment, Planning Commission and City Council review. The project was last reviewed on April 23, 2014.)

Actual time: 2:41 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants
Suzanne Elledge, Applicant, SEPPS
Susan Van Atta, Landscape Architect, Van Atta Associates, Inc.
Daniel Gullett, Project Planner

Staff comment: Mr. Gullett requested that the Commission comment on the proximity of the proposed creekside terrace to the top-of-bank of Mission Creek.

Public comment opened at 2:44 p.m.

Kellam de Forest, local resident, commented on the property proposed to be annexed. He reported that the Mission Canyon Association that met the night before is not fully in support of the annexation.

Public comment closed at 2:46 p.m.

Commissioners Murray and Winick disclosed that, although they were not in attendance during the last review, they reviewed the video and the draft minutes.

- Motion:** **Continued indefinitely to the Planning Commission with the following comments:**
1. There are no concerns with the location of the creekside terrace with respect to the Mission Creek top-of-bank, but would like the Creeks Advisory Committee to weigh-in.
 2. The applicant shall provide a simulation exhibit showing a view from the delivery drop-off area to the creek.
 3. The treatment of the creekside terrace could possibly be more natural (i.e., stone versus wood).
 4. Provide an arborist report addressing the asphalt impact to significant existing trees.
 5. Continue to study the removal of the asphaltic concrete. A more natural material would be more appropriate.
 6. The hydrologic surcharge potential to the existing stone wall was acknowledged; however, there are ways to mitigate hydrologic surcharges.
 7. **The Commission has reviewed the proposed project and Compatibility Analysis Criteria have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:**
 - a) The proposed development project's design complies with all City Regulations and in general consistency with El Pueblo Viejo Landmark District Guidelines.
 - b) The proposed design of the proposed development is compatible with the distinctive architectural character of Santa Barbara and of the particular Neighborhood surrounding the project.
 - c) The proposal does not change the size, mass, bulk, height, or scale of the development; therefore, compatible.
 - d) The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and poses no threat or negative impact.
 - e) The public views of the mountains and natural setting are greatly enhanced by the removal of the previous proposal.
 - f) The design of the proposed development includes and appropriate amount of project open space and landscaping. The current proposal would enhance that experience.
 - g) Carry forward the HLC comments to the Planning Commission.

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

PROJECT DESIGN REVIEW**5. 1242 DOVER LN**

E-1 Zone

(2:35) Assessor's Parcel Number: 019-203-002
Application Number: MST2014-00100
Owner: Hugh Malinowski
Designer: Tom Branson

(Proposal to permit the following "as-built" site improvements, to include the construction of an 83 linear foot long, 3'-6" tall, stucco wall with two gates located along the front property line, a 40 linear foot long, 6'-10" tall, stucco wall at the interior lot line. The "as-built" walls and gates will be reduced in height where necessary to comply with the maximum 42" height requirements (located within the 10' setback along the front property line and within the 10' by 20' area adjacent to the driveway). The proposal includes the "as-built" replacement of 650 square feet of concrete paving at the driveway, and construction of an approximately 140 square foot redwood covered deck (with clay "S" tile roof). The proposal includes the removal of two unapproved built-in light fixtures within the "as-built" wall/gate. The project will address violations called identified within enforcement case ENF2013-01357.)

(Project Design Approval requested. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval. Project was last reviewed on March 26, 2014.)

Actual time: 3:12 p.m.

Present: Tom Branson, Designer

Motion: Project Design Approval and continued two weeks to the Consent Agenda with conditions:

1. The concrete grey overlay, for the driveway, is an acceptable color.
2. Reconfigure the proposed wall shown on Sheet 2 as elevation B (north elevation), west of garage, eliminating the arch over the gate.
3. Provide compliance with Tier 3 Storm Water Management Program (SWMP).

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

**** THE COMMISSION RECESSED FROM 3:22 P.M. TO 3:31 PM ****

FINAL REVIEW**6. 35 STATE ST**

(2:50) Assessor's Parcel Number: 033-102-018
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.)

(Final Approval requested for the project, including Areas A, B and C. A Substantial Conformance Determination was issued by the City Administrator on June 27, 2013. The Project requires compliance with City Council Resolution No. 01-103. Project Design Approval was granted on August 14, 2013. The project was last reviewed on April 9, 2014, for an in-progress review.)

Actual time: 3:53 p.m.

This item was reviewed out of order.

Present: Melissa Cinarli Turner, Project Manager, DesignARC
Mark Shields, Senior Designer, DesignARC
Jacqui Cacan, Architectural Lighting Designer, Ann Kale Associates, Ltd.
Philip Suding, Landscape Architect, Suding Design
Allison De Busk, Project Planner

Vice-Chair Winick read the State Political Reform Act Sole Proprietor Advisory disclaimer when Chair Suding stepped down from the review of this item.

Public comment opened at 4:18 p.m. and, with no one wishing to speak, it was closed. It was reopened at 4:34 p.m.

Kellam de Forest, local resident, with respect to Area A, commented on the elevator tower to be made to look more like a true tower. The proposed lights for temporary events should be restudied to not look like a fair. The proposed tile is not appropriate.

Public comment closed at 4:35 p.m.

Motion: Final Approval of Area A and continued two weeks with conditions:

1. The architect shall return with ideas to mitigate the height of the elevator tower to better fit with the character of the adjacent historic architecture.
2. Provide a perspective street view of the building showing the elevator tower.

Action: Mahan/Sharpe, 6/1/0. (Orías opposed. Suding stepped down. Shallenberger absent.) Motion carried.

The ten day appeal period was announced.

Motion: Final Approval of Area B with the condition to revise the EDW1 light fixture bracket.

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

The ten day appeal period was announced.

Public comment opened at 5:11 p.m. and, with no one wishing to speak, it was closed.

Motion: Final Approval of Area C and continued two weeks to the Consent Agenda with conditions:

1. The architecture is exemplary and the landscape is appropriate.
2. Provide correction of the overhanging column details as discussed and a reconciliation of A401 and A405 on the plans.
3. Light fixture EWL3 and the gobos are not acceptable and shall be eliminated from the design. Provide an alternative selection from the approved pallette.

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

SIGN CONCEPT REVIEW (NEW)

7. **123 E CAÑÓN PERDIDO ST** C-2 Zone

(4:20) Assessor's Parcel Number: 029-291-029
 Application Number: SGN2014-00044
 Owner: State of California

(Concept proposal for an interpretive sign program consisting of multiple signs for El Presidio State Historic Park.)

Actual time: 5:26 p.m.

Present: Michael Imwalle, Archaeologist, SBTHP
 Sandra Farrell, Museum Exhibit Designer, California State Parks, Greater San Diego Area
 Jim Newland, Historian/Planner, California State Parks, Greater San Diego Area
 Anne Petersen, Associate Director for Historical Resources, SBTHP
 Mary Louise Days, Second Vice-President, SBTHP
 Richard Rojas, Secretary, SBTHP
 Eric Hjelstrom, State Park Superintendent, California State Parks

Public comment opened at 5:52 p.m.

Kellam de Forest, local resident, commented that the signage does not fit El Pueblo Viejo Guidelines. He expressed concern for the amount of signage and the addition of supports for the signage on the street that distract from the historic ambiance of the area.

Public comment closed at 5:54 p.m.

Motion: Continued indefinitely with comments:

1. The proposed sign program is worth pursuing, but the signs need to be much smaller and less in quantity.
2. The proposal is a comprehensive sign program with good use of materials, colors, etc.
3. Good design use in context with the QR (Quick Response) Code.
4. Reduce or eliminate the use of exposed metal fasteners, brackets, caps, etc.
5. Consider use of sandstone plinths, hitching posts or adobe walls to display signs.
6. Two rail signs turning the corner are clumsy and could be better integrated.
7. Sign placement should not conflict with existing architectural elements of the site.
8. Porcelain sign and stone edge are preferred over the other proposed materials (i.e., high pressure laminate).

Action: La Voie/Mahan, 5/0/0. (Orías/Sharpe stepped down. Murray/Shallanberger absent.)
Motion carried.

PROJECT DESIGN REVIEW

8. **1003 SANTA BARBARA ST A** C-2 Zone

(4:50) Assessor's Parcel Number: 029-211-013
Application Number: MST2013-00418
Owner: Robert Dibley
Applicant: Vanguard Planning, LLC
Architect: Arketype Architects, Inc.

(Proposal for a 1,731 square foot two-story addition to be constructed on top of an existing 1,489 square foot, one-story commercial building. The commercial building will be converted to residential use and will be used as a four-car garage and storage. The resulting three-story single-family dwelling unit will be 40'-6" tall on an approximately 2,000 square foot parcel. Total floor area on site will be 3,312 square feet, or a 1.65 floor-to-lot-area ratio. A total of 969 square feet of outdoor decks and landings is also proposed. There will be 124 square feet of permeable paving installed in the driveway. Staff Hearing Officer review is requested for zoning modifications for setback encroachments and open yard area. The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption.)

(Project Design Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 020-14, and Neighborhood Preservation Ordinance findings. Project was last reviewed on February 12, 2014.)

Actual time: 6:14 p.m.

Present: David Ferrin, Principal Architect, Arketype Architects, Inc.
Robert Dibley, Owner

Public comment opened at 6:19 p.m. and, with no one wishing to speak, it was closed.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code, and continued indefinitely to the Consent Agenda for details with comments:

1. The architecture is creative and in keeping with El Pueblo Viejo Guidelines.
2. The project is compatible with the neighborhood in size, bulk and scale.
3. Move fenestration away from wall corners as shown for the east and west elevations on Sheet A-2.
4. A consistent horizontal window break-up configuration is a better solution for this building.
5. It was suggested that the applicant study the interior entry stairway to make it more interesting.

Action: La Voie/Drury, 7/0/0. (Murray/Shallanberger absent.) Motion carried.

REVIEW AFTER FINAL

9. **1936 STATE ST**

C-2 Zone

(5:20) 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.)

(Review After Final for revisions to stairs, walls and landscaping at the corner of Mission and State to accommodate ADA requirements; relocation of the trash enclosure; adjustments to parking layout involving adding three (3) additional spaces; and relocation of a portion of the bicycle parking per Transportation Division comments.)

Actual time: 6:32 p.m.

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

Public comment opened at 6:47 p.m. and, with no one wishing to speak, it was closed.

Motion: Final Approval of Review After Final with conditions:

1. At the time the temporary site remediation is to be removed, revise the parking configuration and add a finger planter with a canopy tree in the space currently identified as # 18.
2. Review revised parking configuration with Transportation Staff as necessary.

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

SIGN CONTINUED ITEM**10. 1936 STATE ST**

C-2 Zone

(5:45) Assessor's Parcel Number: 025-372-001
 Application Number: SGN2013-00142
 Owner: Mobil Oil Corporation
 Architect: Kirk Gradin
 Business Name: 7-Eleven
 Business Name: Subway

(Proposal for a new sign application for a proposed new building with two commercial tenants for a Subway and 7-Eleven store. Signage will include a total of 31.8 square feet, to include 16.5 square feet for the 7-Eleven, and 15.3 square feet for the Subway. The signage includes: a 9.8 square foot, externally-illuminated metal monument ground sign (Sign A), a 3.8 square foot wall sign with reverse illuminated channel letters (Sign B), a 3.2 square foot wall sign with reverse illuminated channel letters (Sign C), a 4.0 square foot externally-illuminated blade sign (Sign D), a 3.8 square foot wall sign with reverse illuminated channel letters (Sign E), a 3.2 square foot wall sign with reverse illuminated channel letters (Sign F), and a 4.0 square foot blade sign externally-illuminated (Sign G). The exterior building lighting was approved under the application approved by HLC (MST2011-00167).)

(Continued from the April 23, 2014, HLC review. The last Sign Committee review was on April 9, 2014. The project was referred to HLC by Planning Staff to request a final determination of the monument sign (Sign A). An exception may be requested.)

Actual time: 6:58 p.m.

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

Public comment opened at 7:01 p.m.

Fred Sweeney, Upper East Association President, commented on the inappropriateness of these vendors in the neighborhood. The efforts to address the ADA accessibility are appreciated. The proposed traffic light is not acceptable to the Upper East Association members. A wood surround would be a better solution for the sign. The new proposed height for the monument sign is still not acceptable.

Public comment closed at 7:03 p.m.

Motion: Final Approval as submitted.

Action: Winick/Drury, 5/1/0. (La Voie opposed to pin mounted signs that are not appropriate to the architecture. Murray/Shallanberger/Sharpe absent.) Motion carried.

The ten day appeal period was announced.

CONSENT CALENDAR (11:00)**REVIEW AFTER FINAL****A. 825 SANTA BARBARA ST****C-2 Zone**

Assessor's Parcel Number: 031-011-004
 Application Number: MST2012-00430
 Owner: Pueblo Viejo Properties, Ltd.
 Architect: Michael Patrick Porter Architect
 Business Name: C'est Cheese

(Proposal for minor exterior alterations including a new entry door, windows, and ground and rooftop mechanical equipment changes.)

(Review After Final for mechanical equipment changes.)

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

FINAL REVIEW**B. 1201 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-182-021
 Application Number: MST2014-00113
 Owner: Ealand Charles Delaney II
 Architect: Dawn Sherry

(Proposal to replace the existing exterior stucco finish with a new smooth trowel plaster replace, replace the existing canvas awning above the entry doors with new, and to add two new canvas awnings above the windows along the State Street façade. The awnings are proposed to be Sunbrella "Charcoal Grey.")

(Final approval requested of details, including the exterior building color; the exterior patio flooring finish and outdoor seating furniture.)

Continued two weeks with comments:

1. The patio dining flooring is acceptable. Call out on plans and provide sample.
2. The exterior building color as proposed is not acceptable. Revise the exterior building color to be a lighter color. Match the primary (upper) building mass as approved at 1200 State Street (Kelley Moore # 14 "Frost"). Provide sample and specify on plans.
3. The patio benches in wood stain are acceptable. Provide construction details on the plans. Provide all specifications of all outdoor dining.

FINAL REVIEW**C. 1319 OLIVE ST****R-3 Zone**

Assessor's Parcel Number: 029-085-012
 Application Number: MST2013-00443
 Owner: Cooper Real Estate Management, LLC
 Applicant: Jerry Rocci
 Architect: DMHA

(Proposal for exterior alterations to the rear of an existing 1,344 square foot single family dwelling. The work will include foundation repair, window and siding changes, removal of an existing chimney,

partial new roof, and minor floor area changes which will result in an overall reduction of 2.0 square feet of floor area. The work will be confined to the front dwelling unit on an 11,250 square foot multi-family parcel, with no changes proposed for the existing middle and rear dwelling units, one-car garage, or one-car carport. This structure is on the City's List of Potential Historic Resources: "Contributing historic resource to the potential Bungalow Haven Historic District." The plans meet the proposed historic resource guidelines and the Secretary of the Interior's Standards for Historic Rehabilitation, and will not have a negative impact on the resource.)

(Final Approval requested. Project Design Approval was granted on November 6, 2013.)

Final Approval as submitted.

NEW ITEM

- D. **821 STATE ST** **C-2 Zone**
Assessor's Parcel Number: 037-400-009
Application Number: MST2014-00193
Owner: Pilkington Properties
Applicant: Thermalair, Inc.
(Proposal to replace an existing 8' x 6' x 5' tall rooftop HVAC unit with a new 7'-9" x 7' x 6'-3" tall unit in the same location. The proposal includes adding new screening material to screen the new unit.)

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

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

NEW ITEM

- E. **435 N MILPAS ST** **C-2 Zone**
Assessor's Parcel Number: 031-303-022
Application Number: MST2014-00191
Owner: David Back Revocable Trust
Architect: Sherry and Associates
(Proposal to restripe the existing parking lot and provide a new landscape planter along the south side of the building. The parcel is on the City's List of Potential Historic Resources because it is eligible for a Structure of Merit designation.)

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

Project Design and Final Approvals as submitted.

**** MEETING ADJOURNED AT 7:21 P.M. ****