



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, May 21, 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, Mahan, Murray, Shallanberger, Sharpe (at 1:41 p.m.), Suding, and Winick.

Members absent: Orías.

Staff present: Limón (1:50 p.m. until 2:16 p.m. and again at 3:20 p.m. until 3:58 p.m. and again at 5:02 p.m.), Hernández, Bedard, and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the previous Historic Landmarks Commission meeting.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of May 7, 2014, with corrections.

Action: Drury/Winick, 7/0/1. (Murray abstained from Items 7 through 10. Suding abstained from Items 2 and 6. Shallenberger abstained. Orías absent.) Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Items B and F, which were also reviewed by Philip Suding, and Item E, which was reviewed by Philip Suding.

Action: Mahan/Winick, 8/0/0. (Suding abstained from Items C and H. Orías 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 Orías would be absent and Commissioner Drury would be leaving by 4:30 p.m.
- b) Commissioner Suding would be stepping down from Item 2 at 35 State Street.
- c) An invitation has been extended to HLC and ABR Sign Committee representatives to attend a Community Stakeholder meeting regarding a city-wide directional signage program. Mr. Limón added that City Council allocated funds to hire a consultant to develop and design a city-wide wayfinding signage to assist visitors. Sign Committee members will be asked to assist in the development and future review of the signage program. The meeting will be held at 9:00 a.m. on Wednesday, May 28, 2014, at Chase Palm Park.
- d) The HSSR for the stone wall at 209 E. Islay Street that was continued from the May 7th meeting has been postponed to the June 4th meeting.
- e) Commissioner Sharpe deferred the Consent Item H at 801 State Street to the HLC Outdoor Dining Patio Furniture *Ad hoc* Subcommittee. Staff requested a meeting for review of the project with Commissioners Sharpe and Winick. They agreed to meet on Thursday, May 22, 2014, in the afternoon and the exact time and conference room would be discussed.

2. Commissioner La Voie announced he would be leaving by 5:00 p.m.

E. Subcommittee Reports.

No subcommittee reports.

DISCUSSION ITEM

1. **LOWER RIVIERA ALTAR RAIL WALLS**

(1:45) Staff: Nicole Hernández, Urban Historian
(Survey and maintenance recommendations for altar rail walls.)

Actual time: 1:46 p.m.

Staff comments: Ms. Hernández stated that Wendy M. Edmunds volunteered to survey the location of the altar rail walls and note them on a parcel map. The owners can now be sent a letter with history and maintenance recommendations for their walls. A tag will be added on each parcel to notify staff at the Planning/Zoning and Building/Safety Division counters that a significant altar rail wall is on the property and any work proposed should not demolish or alter the historic walls.

The Commission requested that the term be changed to “Stone Pier and Cap Walls” to remove the religious connotation. Appreciation was expressed for Ms. Edmunds’ and her group of volunteers’ efforts in completing the survey for these important historic walls.

Public comment opened at 1:50 p.m.

Kellam de Forest, local resident, requested that all the walls identified be flagged to assure they are not demolished.

Public comment closed at 1:51 p.m.

Discussion held. (Orías absent.)

**** THE COMMISSION RECESSED FROM 1:54 P.M. TO 2:04 P.M. ****

REVIEW AFTER FINAL

2. 35 STATE ST

(2:00) 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.)

(Area A: Final review of details regarding the elevator tower element. The project obtained Final Approval on May 7, 2014.)

Actual time: 2:04 p.m.

Present: Melissa Cinarli Turner, Project Manager, DesignARC
 Mark Shields, Senior Designer, DesignARC
 James Jones, Owner Representative

Public comment opened at 2:13 p.m.

Kellam de Forest, local resident, commended the simulation provided. He questioned the tower's height at its peak and requested views from courthouse tower to the site.

Public comment closed at 2:14 p.m.

Motion: Approval of Review After Final in Area A as submitted.

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

HISTORIC STRUCTURES REPORT

3. 920 SUMMIT RD

A-2 Zone

(2:30) Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Owner: MMC BB Property, LLC
 Architect: David Van Hoy
 Applicant: Ty Warner Hotels and Resorts
 Agent: Suzanne Elledge Planning and Permitting Services
 Business Name: Montecito Country Club

(Review of Historic Structures/Sites Letter Report prepared by Post/Hazeltine Associates. The Letter Report determined that the proposed plans will meet the Secretary of the Interior's Standards for the treatment of historic properties. The property is listed on the City's list of Potential Historic Resource.)

Actual time: 2:20 p.m.

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

Staff comments: Nicole Hernández, Urban Historian, stated that Staff reviewed the report and recommends approval as the project meets CEQA guidelines. Staff agrees with the report that pool equipment building and snack shop with the plastered walls and terra cotta gabled roofs meet the standards for rehabilitation because they are inspired by and not directly copied the architecture of the historic clubhouse and the massing and scale will be subservient to the Goodhue building provided the canopy is revised to be more contextual. The pool deck is minimally visible and meets the Secretary of the Interior's Standards for Rehabilitation. The revised remodel of the pool building with its small windows and porches supported by square piers is inspired by the clubhouse but massing is subservient. The building could be removed and meets the Secretary of the Interior's Standards for Rehabilitation.

Public comment opened at 2:23 p.m. and, as no one wished to speak, it was closed

Motion: To accept the report as presented.

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

PROJECT DESIGN REVIEW**4. 920 SUMMIT RD**

A-2 Zone

(2:35) Assessor's Parcel Number: 015-211-009
Application Number: MST2005-00831
Owner: MMC BB Property, LLC
Architect: David Van Hoy
Applicant: Ty Warner Hotels and Resorts
Agent: Suzanne Elledge Planning and Permitting Services
Business Name: Montecito Country Club

(Proposals for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: façade 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 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. 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. The property is listed on the City's list of Potential Historic Resource.)

(Project Design Approval is requested. Project requires Substantial Conformance Determination and compliance with Planning Commission Resolution No. 035-09. The project was last reviewed April 23, 2014.)

Actual time: 2:25 p.m.

Present: Henry Lenny, Architect, Henry Lenny Design Studio, Inc.
Ken Alperstein, Landscape Architect, Pinnacle Design, Inc.
Steven Welton, Senior Planner, SEPPS
Bill Medel, Project Manager, Ty Warner Hotels & Resorts

Public comment opened at 2:43 p.m.

Kellam de Forest, local resident, expressed appreciation for the Bertram Goodhue flat roof design and requested all roofs of the auxiliary structure to be flat.

Public comment closed at 2:44 p.m.

Motion: Project Design Approval and continued indefinitely with comments:

1. The pagoda style landscape lights are appropriate.
2. Consider eliminating the *espadaña* on the cart storage building north elevation; perhaps adding a window or other type of fenestration to the wall.
3. Study reducing the scale of the light fixtures on the cart storage building.
4. Study simplifying the decorative chimney on the snack shop north elevation.
5. Consider moving the light fixture to the side of the door on the north elevation of the snack shop.
6. Consider adding grille to the snack shop west elevation.
7. Consider reducing the number of chimneys on the snack shop.
8. The computer drawings should match the sketches shown (i.e., a window should be shown on the snack shop east elevation at the end of the porch).
9. Perhaps a simple sloped canopy at the proposed pool equipment room/snack shop would be more successful.
10. Provide details of the glass windscreen at the pool; perhaps glass taller than five feet may keep the top of the glass out of the line of sight. Follow the historical consultant's recommendations.
11. Omit the awnings on the clubhouse east elevation.
12. Restudy the width of the buttresses and how they engage the corners and door openings.

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

**** THE COMMISSION RECESSED FROM 3:13 P.M. TO 3:21 P.M. ****

HISTORIC STRUCTURES REPORT**5. 1130 STATE ST**

C-2 Zone

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

(Revised Phase 1-2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The property is listed on City's list of Potential Historic Resource. The report determined that the building is eligible for listing as a City Structure of Merit and the landscape is eligible for listing as a City Landmark. Additionally, the building and landscaping are eligible for listing in the California Register of Historical Resources and the National Register of Historic Places.)

Actual time: 3:21 p.m.

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

Staff comments: Nicole Hernández, Urban Historian, stated that she and the assigned planner, Marck Aguilar, carefully reviewed the revised draft to ensure it addressed the concerns raised by the Commission in August of 2013. Staff had some concerns about replacing the original skylight when the first draft of the report was reviewed, but the consultants have provided a clear explanation of the need to remove the skylight; that is, due to its poor condition and minimal visibility. Staff agrees with the report's conclusions that the project does meet the CEQA guidelines and recommends the HLC support the conclusions of the report as they are retaining the character-defining features of the building allowing the building to continue to convey its appearance of the 1941-1950 period and the addition is compatible with the existing building without competing with it or overwhelming it.

Public comment opened at 3:23 p.m.

Kellam de Forest, local resident, requested that an addendum with his written comments be included.

Public comment closed at 3:25 p.m.

Motion: To accept the report with the following amendment to be incorporated into the final version: On page 25, paragraph 6.6.1, add language at the end of the paragraph to read "The Warner Group Architects, Inc. and the firm of Gray and Gray Architects."

Action: Winick/Sharpe, 7/0/1. (Mahan opposed. Orias absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

6. **1130 STATE ST**

C-2 Zone

(3:15) Assessor's Parcel Number: 039-232-020
 Application Number: MST2013-00237
 Owner: County of Santa Barbara
 Applicant: Suzanne Elledge Planning and Permitting Services
 Architect: Kupiec Architects
 Business Name: Santa Barbara Museum of Art

(Proposed addition and alterations to the Santa Barbara Museum of Art consisting of an 8,832 net square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing two-story 66,217 net square foot building. Also proposed is a new approximately 1,420 net square foot public rooftop pavilion, garden and terrace area with associated access elevator and stairway and new art receiving facility adding 670 square feet to the building footprint. Miscellaneous site structure demolition will occur to support implementation of the proposed design. The 8,832 square feet of new floor area will result in 75,049 square feet of development. This building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art.")

(Second Concept Review. Comments only; requires Environmental Assessment and Planning Commission review. Project was last reviewed on August 28, 2013.)

Actual time: 3:43 p.m.

Present: Trish Allen, SEPPS
 Robert Kupiec, Kupiec Architects PC

Public comment opened at 4:06 p.m. and, as no one wished to speak, it was closed.

Motion: Continued two weeks with comments:

1. On Turning Radius Exhibit A0.3.1, show the curve cuts and traffic lines, and show better engineering that is accurate of the radii.
2. Study the perceived importance of the employee entrance. It seems to compete with the public entrance. Simplification is much needed and appreciated.
3. Unification of the proposed additions is very important and should respect the historic structure. Additions should enhance the historic fabric.
4. The proposed design for the east entrance at the Library Avenue Plaza is inappropriate. The glass box needs to be more traditional. Look to the Biltmore for an example.
5. The art receiving facility doors are not acceptable. The design should have the doors and gates look as such rather than imitating stucco walls.
6. The proposed bronze doors at the art receiving area should not be expressed with more importance than the other doors. Look to the Lobero Theatre loading door as an example.
7. Restudy the art elevator tower as it is problematic.
8. Simplify the walls around the loading area.
9. Restudy the canted sills on the top floor of the east elevation to be more compatible with the style found within El Pueblo Viejo Landmark District.
10. Provide more continuity and compatibility by echoing the form of the existing site walls.
11. Maximize the landscape on the east elevation as it is of great importance.
12. The trellis structure is out of character with the monumental building.
13. Show existing and proposed design elements on the same page. Use screened or dash lines for existing elements.
14. Restudy the roof top pavilion; a tile roof may not be necessary.
15. The removal of oak trees is frowned upon. Replacement should be characteristic of an oak tree that is grown in nature.
16. Suggestion was discussed to provide several concept rendering options rather than comprehensive plans.

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

HISTORIC STRUCTURES REPORT**7. 3626 SAN REMO DR**

E-3/SD-2 Zone

(3:45) Assessor's Parcel Number: 053-231-011
Application Number: MST2009-00325
Owner: Madsen Trust
Agent: Alexandra Cole

(Proposal to subdivide a 66,372 square foot property into four legal lots ranging in size from 14,166 square feet to 16,453 square feet. The proposal includes a view easement and preservation of the façade of the existing 3,137 square foot main residence. Also included is demolition of the remainder of the existing residence, the detached garage, studio apartment, shed, lath house, and driveway. The four proposed lots include development envelopes which provide a creek setback. The project also includes a new driveway to access the lots, drainage improvements, implementation of a creek restoration plan, and approximately 150 cubic yards total of cut and fill grading. Residential development of the lots is not a part of this application. The project requires Planning Commission approval of a Tentative Subdivision Map, and Modifications and Waivers for three lots to have no public street frontage. The property is listed on the City's list of Potential Historic Resource.)

(Review of the Phase 2 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: 4:49 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 the Commission was provided with additional information as requested in advance of the meeting. Based on the HLC acceptance of the report findings in 2010, the HLC is currently only reviewing the scope of the Addendum Report which is limited to an analysis of the spatial relationships between the newly-proposed house on Lot 4, the historically significant Edwards, Plunkett, and Howell house, and the view corridor from San Remo Drive. The fact there will be houses on the newly created lots is not under discussion as the concept has already been found to be appropriate in the original Historic Structures / Sites Report and the subdivision has been approved by the Planning Commission. Reconsideration of the residential development issue and the parking design for the site is not appropriate at this time. However, design issues involving the reconstruction of the house on Lot 3 is subject to review and approval by HLC. Any comments the HLC may have regarding other portions of the project will be advisory comments only that will be forwarded to the Single Family Design Board for consideration.

Public comment opened at 4:54 p.m.

Kellam de Forest, local resident, commented that the addition of the structure would radically change the spatial organization of the landscape.

Public comment closed at 4:56 p.m.

Motion: To accept the report as presented.

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

CONSENT CALENDAR (11:00)

REVIEW AFTER FINAL

A. 111 STATE ST HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-075-008
 Application Number: MST2011-00036
 Owner: 116 Kimberly Avenue, LLC
 Architect: AB Design Studio

(Proposal for alterations to an existing 6,705 square foot one-story commercial building including door, window, and roof replacement, trellis refurbishment, new entry trellis, new trash enclosures, and approximately 265 lineal feet of temporary construction fencing. The 38-space parking lot is to remain unaltered and no new floor area is proposed. Staff Hearing Officer approval is requested for zoning modifications to allow improvements to encroach into the front yard setbacks on State Street and Kimberly Avenue. Approval of this project will address violations outlined in ENF2010-00385. The project area comprises five parcels located at 116 Kimberly Avenue and 111 State Street: APN 033-075-003, -004, -008, -009, and -010.)

(Review After Final to request to retain the original arch element rather than replacement with a trellis as previously approved.)

Approval of Review After Final to retain the original arch element fronting State Street.

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, provide samples of previously reviewed exterior building color and the exterior patio flooring finish; provide specification and construction details for the patio furniture.)

Final Approval of details with the condition that the benches shall be stained a dark wood color to match the chairs.

REVIEW AFTER FINAL**C. 35 STATE ST**

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.)

(Area C: Review of final lighting details. The project obtained Final Approval on May 7, 2014.)

Approval of Review After Final lighting details as submitted with the condition that the decorative lighting wall projection shall be determined on a case-by-case basis via future site visit by the Historic Landmarks Commission.

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 indefinitely at the applicant's request.

NEW ITEM**E. 925 SANTA BARBARA ST C-2 Zone**

Assessor's Parcel Number: 029-291-005
 Application Number: MST2014-00216
 Owner: First Mexican Baptist Church, Santa Barbara
 Applicant: Angela Gonzales

(Proposal to permit an "as-built" six foot tall cyclone, chain-link fence for a maximum of 170 linear feet. The proposal includes the removal of 18-inches of "as-built" barbed wire from the top of the fence. The proposal will address violations outlined in ENF2014-00241. This parcel is located on the City's List of Potential Historic Resources.)

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

Project Design and Final Approvals with conditions:

1. Paint the vertical posts of the "as-built" chain-link fence a matte black color.
2. Remove all barb wire.
3. Plant a minimum of three (3) trumpet vines (*Distictis buccinatoria*) 12-feet on-center.

NEW ITEM**F. 1808 LOMA ST R-2 Zone**

Assessor's Parcel Number: 027-071-007
 Application Number: MST2014-00208
 Owner: Gregory Hesterbeg and Mart Mickiewicz
 Designer: Mark Morando

(Proposal for a new air conditioning unit with associated screening and for Administrative Approval to allow an "as-built" front wall and hedge combination to exceed 3½ feet within 10 feet of a front lot line.)

(Comments to staff regarding if hedge will be compatible with the character of the neighborhood in order to grant minor exception to hedge and screen height standards.)

Project Design and Final Approvals with positive comments regarding neighborhood compatibility and subject to Zoning review for the exception request for over-height hedges (per SBMC § 28.87.170).

NEW ITEM**G. 801 STATE ST C-2 Zone**

Assessor's Parcel Number: 037-400-013
 Application Number: MST2014-00229
 Architect: Ryan Mills
 Business Name: Hoffmann Brat Haus

(Proposal to revise outdoor dining area new barrier design with gas lanterns, (20) metal chairs, 11) tables, (8) wood benches, (4) gas patio heaters, fire pits and (3) umbrellas.)

The project was deferred to the HLC Outdoor Dining Patio Furniture *Ad hoc* Subcommittee.

REVIEW AFTER FINAL**H. 12 E MONTECITO ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-051-016

Application Number: MST95-00044

Architect: AB Design Studio

Applicant: Rodney James Schull Memorial Foundation

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

(Review After Final revisions to site walls, sloped walkways, pool fencing, landscaping, and pool equipment enclosure.)

Approval of Review After Final as submitted.

NEW ITEM**I. 1242 DOVER LN****E-1 Zone**

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.)

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

**** MEETING ADJOURNED AT 5:08 P.M. ****