



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, July 2, 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 1:30 p.m. by Chair Suding.

ATTENDANCE:

Members present: La Voie, Mahan, Murray, Orías, Shallenberger, Sharpe, Suding, and Winick.
Member absent: Drury.
Staff present: Limón, Hernández, Bedard and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of previous meeting minutes.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 18, 2014, with corrections.

Action: Mahan/Oriás, 7/0/0. (Drury/Shallanberger absent.) Motion carried.

C. Consent Calendar.

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

Action: Oriás/Murray, 8/0/1. (Shallanberger abstained. Drury absent.) Motion carried.

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

1. Ms. Bedard announced Commissioner Drury would be absent.
2. Commissioner Oriás requested an update on the discussion item regarding lighting on rooftops. Ms. Bedard informed the Commission that the discussion item will be scheduled on an upcoming agenda, dependent upon project load, additionally Mr. Limón requested direction regarding a particular point of interest or background information staff should research prior to scheduling the item on an HLC agenda.

The Commission requested that, in order to provide consistency in what is asked of applicants, the discussion include the Outdoor Lighting Ordinance requirements (from the SBMC §22.75), what lighting is appropriate/acceptable in downtown residential areas, such as fixture types and glass texture/shade that adequately ceded to shield light glow, and a definition of what is considered a temporary/special event. Also requested are the Santa Barbara Children's Museum, Santa Barbara Museum of Art, La Entrada de Santa Bárbara, and the Canary Hotel proposed lighting as point of reference.

Mr. Limón agreed to schedule a future discussion to focus on possibly amending the *Outdoor Lighting and Streetlight Design Guidelines* to strengthen and/or expand specific sections.

3. Commissioner Oriás announced the passing of Jerry Haas, an attorney and member of the Santa Barbara Trust for Historic Preservation that was very active in historic preservation.
4. Commissioner Murray announced she would leave at 5:00 p.m.

E. Subcommittee Reports.

Commissioners Mahan and Shallanberger reported on the HLC Design Awards Subcommittee.

DISCUSSION ITEM1. **HISTORIC STRUCTURES/SITE REPORTS ACCEPTANCE PROCEDURES**

(1:45) Staff Member: Jaime Limón, Senior Planner; and Nicole Hernández, Urban Historian
(Discussion on the review and acceptance of Historic Structures/Site Reports.)

Actual time: 1:48 p.m.

Present: Jaime Limón, Design Review/Historic Preservation Supervisor
Nicole Hernández, Urban Historian
Forest Thompson, Architect

Staff comments: Mr. Limón reminded the Commission that staff is attempting to make the process easier, and how important is to carefully review and accept Historic Structures/Sites Reports (HSSR) and its conclusions. The purpose of the HSSR report is for the preparer(s) to make 1) a determination on whether a project site is a historic resource and 2) an impact analysis on whether the project would have an adverse impact to the resource and outline mitigations to lessen a project's impact. In accepting a report, the Commission accepts the conclusions and supports those components of the project. The Commission agreed that it may require that the Concept Review of the project be held prior to acceptance of the report.

Mr. Limón emphasized how critical the Commission's actions are and how they affect the execution of projects.

Mr. Limón used a recent example of a 2013 project located at 1528 Cliff Drive. The Commission accepted an HSSR and revised the project to make sure the new structure did not negatively impact the adobe that was found to be significant. Yet the project was constructed with a raised elevation different from what was approved so that the adobe arches are now obscured. Using this project as an example, Mr. Limón suggested that, during the review of an HSSR, the Commission should feel free to note specific conditions (an example would be to establish a maximum elevation height limit) to be stated on the plans to ensure the project is constructed correctly per the HLC's direction.

Discussion held. (Drury absent.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

2. 1624 BATH ST

(2:00) Assessor's Parcel Number: 027-171-026
 Application Number: MST2014-00153
 Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 16, 2014, to consider designating the Stick style house located at 1624 Bath Street a City of Santa Barbara Structure of Merit.)

Actual time: 2:09 p.m.

Staff comments: Ms. Hernández stated that the structure was built in 1875 and still retains almost all its original elements. The HLC Designations Subcommittee reviewed the historic resource. The property owner plans to apply for a Mills Act Historical Property Contract.

Public comment opened at 2:10 p.m. and, as no one wished to speak, it was closed.

Motion: To adopt Resolution 2014-04 as an intention to hold a Public Hearing on July 16, 2014, to consider the designation of the Stick style house located at 1624 Bath Street a City of Santa Barbara Structure of Merit.

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

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**3. 612 E VALERIO ST**

(2:03) Assessor's Parcel Number: 027-270-002
Application Number: MST2014-00242
Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 16, 2014, to consider designating the Queen Anne Free Classic style house located at 612 E. Valerio Street a City of Santa Barbara Structure of Merit.)

Actual time: 2:10 p.m.

Staff comments: Ms. Hernández stated that the structure was built in 1908 and has an original stone wall at the streetscape. The HLC Designations Subcommittee reviewed the historic resource. The property owner plans to apply for a Mills Act Historical Property Contract.

Public comment opened at 2:10 p.m. and, as no one wished to speak, it was closed.

Motion: To adopt Resolution 2014-05 as an intention to hold a Public Hearing on July 16, 2014, to consider the designation of the Queen Anne Free Classic style house located at 612 E. Valerio Street a City of Santa Barbara Structure of Merit.

Action: Orías/Mahan, 7/0/0. (Drury/Suding absent.) Motion carried.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**4. 1925 ANACAPA ST**

(2:05) Assessor's Parcel Number: 025-372-006
Application Number: MST2014-00244
Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 16, 2014, to consider designating the Craftsman style house located at 1925 Anacapa Street a City of Santa Barbara Structure of Merit.)

Actual time: 2:11 p.m.

Staff comments: Ms. Hernández stated that the structure was built in 1916 and still retains almost all its original features and elements. The HLC Designations Subcommittee reviewed the historic resource. The property owner plans to apply for a Mills Act Historical Property Contract.

Public comment opened at 2:11 p.m. and, as no one wished to speak, it was closed.

Motion: To adopt Resolution 2014-06 as an intention to hold a Public Hearing on July 16, 2014, to consider the designation of the Craftsman style house located at 1925 Anacapa Street a City of Santa Barbara Structure of Merit.

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

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**5. 1922 ANACAPA ST**

(2:07) Assessor's Parcel Number: 025-381-018
Application Number: MST2014-00258
Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 16, 2014, to consider designating the Shingle style house located at 1922 Anacapa Street a City of Santa Barbara Structure of Merit.)

Actual time: 2:12 p.m.

Staff comments: Ms. Hernández stated that the structure was built in 1917 and still retains almost all its original exterior elements and features. The HLC Designations Subcommittee reviewed the historic resource. The property owner plans to apply for a Mills Act Historical Property Contract.

Public comment opened at 2:12 p.m. and, as no one wished to speak, it was closed.

Motion: To adopt Resolution 2014-07 as an intention to hold a Public Hearing on July 16, 2014, to consider the designation of the Shingle style house located at 1922 Anacapa Street a City of Santa Barbara Structure of Merit.

Action: Murray/Sharpe, 7/0/0. (Drury/Suding absent.) Motion carried.

MISCELLANEOUS ACTION ITEM**6. 403 LOMA ALTA DR**

E-1 Zone

(2:10) Assessor's Parcel Number: 035-243-002
Application Number: MST2014-00252
Owner: Britton L. Jewett

(Application for Mills Act Contract. The house was designated a City Landmark in 1995 and is eligible for the California Register of Historic Resources. The house is significant as it was constructed in 1918 as the home of the noted artist Carl Oscar Borg in the Mission-Pueblo style. The property was purchased in 2013 by Britt and Poppy Jewett who intend to rehabilitate the house so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed ten-year restoration plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of Proposed Mills Act Program Ten-Year Restoration Plan and make a recommendation to the City Community Development Director for approval of the proposed Mills Act Contract.)

Actual time: 2:13 p.m.

Present: Britton Jewett, Owner

Staff comments: Nicole Hernández, Urban Historian, stated that the applicant has applied for the Mills Act Historic Property Tax Incentive Program. The house is a designated City Landmark. The new homeowner plans to do major needed renovations and rehabilitation. Staff reviewed the contract and found the plan to be appropriate for the rehabilitation of the house and will benefit its life and longevity.

Public comment opened at 2:15 p.m.

Kellam de Forest, local resident, questioned whether the entire parcel was Landmarked or just the structure. He commented that the landscaping needs rehabilitation.

Public comment closed at 2:17 p.m.

Motion: To recommend that the Community Development Director authorize the execution of a Mills Act contract for the designated City Landmark located at 403 Loma Alta Drive.

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

Staff notes: The City Council approved the Mills Act Historical Property Contract (reduced property tax incentive) Program and placed maximum limits to 8 contracts per year. This provision was initiated in 2009.

HISTORIC STRUCTURES REPORT

7. 107 JORGENSEN LN

(2:20) Assessor's Parcel Number: 021-110-037
 Application Number: MST2013-00515
 Owner: Leach-Goodstein Family Trust
 Architect: Paul Poirier

(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 designated as a Structure of Merit based on the findings in a previous report.)

Actual time: 2:19 p.m.

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

Commissioner Mahan disclosed this project is located within his neighborhood and would need to step down from its review.

Staff comments: Nicole Hernández, Urban Historian, stated that Staff agrees with the report that the proposed addition and alterations to the Mid-Century Modern Adobe will not have a negative impact on the resource and meet the Secretary of the Interior's Standards for Rehabilitation and CEQA guidelines. The proposal is in the back of the property and is not seen from the street.

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

Motion: To accept the report as presented.

Action: Sharpe/Shallanberger, 5/0/1. (La Voie abstained as he did not have an opportunity to read the report. Mahan stepped down. Drury/Shallanberger absent.) Motion carried.

PROJECT DESIGN REVIEW**8. 107 JORGENSEN LN**

(2:30) Assessor's Parcel Number: 021-110-037
 Application Number: MST2013-00515
 Owner: Leach Goodstein Family Trust
 Architect: Paul Poirier

(This is a revised project description. Proposal to construct a 584 square foot first-story addition, a 461 square foot basement, to attach the 458 square foot two-car garage to the dwelling, and for approximately 75 cubic yards of cut grading to an existing single family dwelling. The existing 356 square foot accessory structure and 753 square foot of covered porches are proposed to remain. The proposed total of 3,632 square feet is 64% of the guidelines floor-to-lot area ration. This is a designated Structure of Merit: "Jorgensen Ranch House.")

(Requesting a new Project Design Approval of the revised project. Project requires the Neighborhood Preservation Ordinance (NPO) and Historic Resource Findings.)

Actual time: 2:30 p.m.

Present: Paul Poirier, Architect

Public comment opened at 2:33 p.m. and, as no one wished to speak, it was closed.

Motion: Revised Project Design Approval with findings:

1. **Historic Resource Findings were made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.
2. 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) as follows
 - a) **Consistency and Appearance:** The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
 - b) **Compatibility.** The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
 - c) **Quality Architecture and Materials.** The proposed buildings and structures are designed with quality architectural materials. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
 - d) **Trees.** The proposed project does not include the removal of any designated Specimen Tree, Historic Tree or Landmark Tree.
 - e) **Health, Safety, and Welfare.** The public health, safety, and welfare are appropriately protected and preserved.
 - f) **Good Neighbor Guidelines.** The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise, and lighting.
 - g) **Public Views.** The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

Action: Shallanberger/Orías, 6/0/1. (Suding abstained as he was not present during the applicant presentation. Drury/Mahan absent.) Motion carried.

This decision is appealable to the City Council within ten days of this meeting.

MISCELLANEOUS ACTION ITEM**9. 107 JORGENSEN LN**

(3:00) Assessor's Parcel Number: 021-110-037
Application Number: MST2014-00304
Owner: Leach Goodstein Family Trust

(Application for Mills Act Contract. The house was designated a Structure of Merit in 2009. The house is significant as it was constructed between 1955 and 1957 of adobe. It was designed by the noted architect John Ward Pitman in a mid-century interpretation of the Hacienda style. The property was purchased in 2011 by Rich Goodstein who intends to rehabilitate the house so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed ten-year restoration plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of Proposed Mills Act Program Ten-Year Restoration Plan and make a recommendation to the City Community Development Director for approval of the proposed Mills Act contract.)

Actual time: 2:40 p.m.

Present: Paul Poirier, Architect
Richard Goodstein, Owner

Staff comments: Nicole Hernández, Urban Historian, stated that the applicant has applied for the Mills Act Historic Property Tax Incentive Program. Staff has reviewed the ten year scope of work and finds it is appropriate for a successful rehabilitation of the Structure of Merit. Staff recommended the Historic Landmarks Commission make a recommendation to the City Community Development Director for approval of the proposed Mills Act contract.

Public comment opened at 2:41 p.m. and, as no one wished to speak, it was closed.

Motion: To recommend that the Community Development Director authorize the execution of a Mills Act contract for the designated Structure of Merit located at 107 Jorgensen Lane.

Action: Winick/Orías, 7/0/0. (Drury/Mahan absent.) Motion carried.

Staff notes: The City Council approved the Mills Act Historical Property Contract (reduced property tax incentive) Program and placed maximum limits to 8 contracts per year. This provision was initiated in 2009.

**** THE COMMISSION RECESSED FROM 2:45 P.M. TO 3:01 P.M. ****

CONCEPT REVIEW - NEW10. **631 GARDEN ST**

(3:10) Assessor's Parcel Number: 031-152-033
Application Number: MST2014-00256
Owner: City of Santa Barbara
Architect: Paul Poirier

(Proposal to request new approvals for a previously approved and subsequently expired project; the original project (MST2007-00089) was approved in 2008. Proposal for minor façade alterations and interior remodel of an existing 3,320 square foot building and an existing 1,443 square foot building, for a new community arts workshop. The proposal includes new doors, windows, and skylights, replacement of existing gates and fencing, revised site parking configuration with a total of 12 vehicle parking spaces and 6 new bicycle spaces, new site paving, new site lighting, revised site landscaping, compliance with ADA accessibility requirements and approximately 50 cubic yards of grading. The proposal also includes minor improvements to accommodate the City Water Department facility. No new non-residential floor area is proposed.)

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

Actual time: 3:01 p.m.

Present: Paul Poirier, Architect
Katie Moses, Architect, Poirier + Associates Architects
Leon Olson, Santa Barbara Arts Collaborative

Public comment opened at 3:14 p.m.

Mr. Olson read written comments from Ginny Brush, City Arts Advisory VAPP Committee, expressing support.

Kellam de Forest, local resident, commented on Jeff Shelton's previous design of the gates and questioned whether they were depicted somewhere on the plans. He asked that they be reviewed in light of the new proposal. [The applicant clarified that the design of the site ingress/egress gates and associated landscaping will return for review at a later date.]

Public comment closed at 3:17 p.m.

Staff comments: Jaime Limón, Design Review Supervisor, stated that, since the project was previously approved back in 2008, the State of California has recently adopted new regulations that have essentially mandated cities not to require design review for aesthetic purposes for solar system installations. The City cannot create unreasonable barriers to installation of solar systems. Cities are not allowed to impose restrictions that significantly increase the cost or decrease its efficiency or performance by 20%. The only exception would be a health and safety concern. In this case, the solar system was previously approved for this project and staff recommended that the Commission not reverse its previous approval.

Motion: Project Design and Final Approvals and continued indefinitely to the Consent Agenda for roll up door details with comments and conditions:

1. The gates/fencing shall be reviewed at a later time and are not included in the approval of this application.
2. The color board is acceptable as presented.
3. The proposed Queen palm (*Syagrus romanzoffiana*) shall have a higher trunk height; 14 feet was suggested.
4. The proposed bronze ionized roll up door on the west elevation shall match more closely the roll up door proposed on the south elevation. It should comply with what would be acceptable in El Pueblo Viejo Landmark District.
5. The solar panels are acceptable in their proposed location as the applicant has made an effort to minimize their visibility.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

11. **11 GARDEN ST (& 15 SANTA BARBARA ST)** HRC-2/SD-3 Zone
 (3:40) Assessor's Parcel Number: 033-113-017
 Application Number: MST2014-00281
 Owner: City of Santa Barbara
 Applicant: Joe Stennett
 Agent: Trish Allen, SEPPS, Inc.

(Proposal for a new trellis/kiosk display structure located at the Santa Barbara Visitor Center. The trellis/kiosk dimensions are 10-feet 8-inches tall by 22.5-feet in length. The proposal includes relocation of bicycle parking and review by the Staff Hearing Officer for requested zoning modifications. The Visitor Center is a designated Structure of Merit: "Larco Building.")

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Actual time: 3:34 p.m.

Present: Trish Allen, AICP Senior Planner, SEPPS
 Paul Rupp, Principal Architect, Kupiec Architects PC
 Ken Oplinger, Chamber of Commerce Santa Barbara Region
 Joe Stennett, infoBoard
 Suzanne Riegle, Associate Planner

Public comment opened at 3:44 p.m.

Kellam de Forest, local resident, commented on the building's history and that it used to be located on State Street. Stonemason Peter Poole built it (person of local historical significance). The building was moved to its present location. He suggested the proposed new stone building be subservient to the historic structure.

Chair Suding acknowledged receipt of letters in support of the project from Kathy Janega-Dykes, CEO Visit Santa Barbara; AnnMarie Rogers, Visitor Center Executive Director; and Warren Butler, President of Greater Santa Barbara Lodging and Restaurant Association.

Public comment closed at 3:47 p.m.

Motion: Continued two weeks with comments:

1. The Commission supports the concept of a kiosk and understands the need at this location. However, the Commission is also charged with conserving the historic resource as the proposal as presented would have a significant impact.
2. Applicant should design the project to be less architecture and more kiosk with a lighter impact on the historic resource.
3. Lighting should be identified and carefully thought-out. Internally lit panels are not acceptable.

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

CONCEPT REVIEW - CONTINUED**12. 340 W CARRILLO ST**

C-2 Zone

(4:15) Assessor's Parcel Number: 039-262-036
 Application Number: MST2012-00295
 Owner: Samuel Dumas, Trustee
 Applicant: Tesoro Refining
 Architect: LMA Architects
 Engineer: A & S Engineering, Inc.
 Business Name: USA Gas

(Proposal to permit the as-built conversion of an existing automobile service station to a mini-mart. The proposal includes revising the existing architectural style of the building, removal of the auto service bays, and increasing landscaping planter areas. Nine parking spaces will be provided and no new floor area is proposed on the 15,600 square foot parcel. Planning Commission review of a Conditional Use Permit is requested.)

(Second Concept Review. Comments only; Project requires environmental assessment and Planning Commission review for a requested Conditional Use Permit (CUP). The project was last reviewed on August 15, 2012.)

Actual time: 4:33 p.m.

Present: Ahmad Ghaderi, A& S Engineering
 Jeff Correll, Architect
 Tony Boughman, Assistant Planner

Public comment opened at 4:40 p.m.

Kellam de Forest, local resident, questioned whether the building would continue functioning as a gas station. He suggested tile roof would tie in better with El Pueblo Viejo Guidelines.

Public comment closed at 4:41 p.m.

Motion: Continued indefinitely with two options given to the applicant:

1. Pursue the option of restoring the building to its period of significance as desired by the Commission (this would first require hiring a historian to complete an HSSR to evaluate if the building would qualify as a historic resource); or
2. Pursue a more appropriate design for buildings located within El Pueblo Viejo Landmark District.

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

CONSENT CALENDAR (11:00)**REVIEW AFTER FINAL****A. 34 W VICTORIA ST C-2 Zone**

Assessor's Parcel Number: 039-131-016
Application Number: MST2009-00266
Owner: Victoria Street Partners, LLC
Architect: Cearnal Andrulaitis, LLP
Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (formerly Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 26,538 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 81 parking spaces in a subterranean garage. Buildings would be two and three stories in height.)

(Review After Final for proposal to screen the roof top mechanical equipment with potted plantings.)

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

NEW ITEM**B. 1235 CHAPALA ST P-R Zone**

Assessor's Parcel Number: 039-172-006
Application Number: MST2014-00291
Owner: City of Santa Barbara
Applicant: Kent Wojciechoski

(Proposal to install a 16-inch diameter dish antenna to existing metal supports to allow internet and phone service to the PAL Teen Center. The building is on the City's list of Potential Historic Resources and is included on the State Historic Resources Inventory.)

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

Project Design and Final Approvals subject to the conditions that the maximum height of the antenna shall be located below the chimney line and tucked in between the chimney and the roof.

NEW ITEM**C. 21 E CARRILLO ST C-2 Zone**

Assessor's Parcel Number: 039-282-012
Application Number: MST2014-00285
Owner: Jason M. Riede
Applicant: Jason Jaeger

(Proposal to paint the building and install seven (7) new HVAC heat and air roof top units. This is a Structure of Merit: Mihran Studio Building.)

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

Project Design and Final Approvals as noted on plans:

1. The A/C units are approved as submitted.
2. The approved colors include the building to be "Gorge Water" (CLW1031W) and the trim to be "Mercury" brown (CL2887N).

NEW ITEM**D. 1315 OLIVE ST R-3 Zone**

Assessor's Parcel Number: 029-085-013
Application Number: MST2014-00300
Owner: PBJ & K, LLC (CA)
Designer: Amy Von Protz

(Proposal to replace all windows and doors with new, add a new skylight, minor roof repair, legalize the "as-built" relocation of the front door, front windows, and for minor window changes to the side and rear of an existing single family residence. Other alterations include replacement of the electrical meter and enclosure, and replace the existing water heater and enclosure with new. No exterior changes are proposed to the existing duplex, apartments and garage. The proposal will include abatement of violations outlined in ZIR2010-00221. The parcel is located within the Lower Riviera Special Design District and this house is 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. The relocation and design of the front door, the new skylight, the water and electrical meter enclosures, are approved as submitted.
2. The new wood windows on the Olive Street elevation are approved as submitted.
3. The replacement of the "as-built" vinyl windows with new vinyl windows on the side and rear elevations are acceptable as the proposal includes the complete wood trim details to match the wood windows on the Olive Street elevation.
4. Submit specification sheets and details for the proposed new vinyl windows to the Urban Historian for approval of final details.

**** MEETING ADJOURNED AT 5:00 P.M. ****