



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, April 22, 2015**

**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  
JULIO JUAN VEYNA

**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  
JOANNA KAUFMAN, Planning Technician  
GABRIELA FELICIANO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

An archived video copy of this regular meeting of the Historic Landmarks Commission is viewable on computers with high speed internet access on the City website at [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking on the Videos under Explore.

**CALL TO ORDER.**

The Full Commission meeting was called to order at 1:29 p.m. by Chair Suding.

**ATTENDANCE:**

Members present: La Voie, Murray, Orías, Shallanberger, Suding, and Veyna.  
Members absent: Drury, Mahan and Winick.  
Staff present: Limón (until 2:50 p.m.), Hernández, Kaufman, and Feliciano.

**GENERAL BUSINESS:**

A. Public Comment:

Kellam de Forest, local resident, commented on the newly proposed Santa Barbara Municipal Courthouse that is planned to be over 60 feet tall. He expressed concern over the architects that the State of California has hired to design it. He provided photographs of the modern buildings the outside architectural firm has previously designed that do not identify with the overall style of the City of Santa Barbara.

Commissioner Orías commented that there are a number of county and state-owned buildings whose conceptual designs were given courtesy reviews by City Advisory Groups in the past to assure the architectural integrity of the city.

Mr. Limón stated that the applicant team has agreed to a courtesy review although it seems they were not open to making design adjustments that are being requested by Bill Mahan (who is the committee representative of the Historic Landmarks Commission). He gave the direction that the purview matter can be referred to the City Attorney's office for clarification as to the possibility of requiring compliance with local standards. The Commission agreed and requested that staff communicate its concerns.

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

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of April 8, 2015, as presented.

Action: La Voie/Veyna, 5/0/1. (Veyna abstained. Murray abstained from Item 4, 1134 N. Milpas Street. Drury/Mahan/Winick absent.) Motion carried.

C. Consent Calendar.

**Motion:** To refer Item 4, 901 E. Cabrillo Blvd., from the Full Commission Agenda to the Consent Agenda level of review.

Action: Murray/Shallanberger, 4/0/0. (La Voie/Suding stepped down. Drury/Mahan/Winick absent.) Motion carried.

**Motion:** Ratify the review of the Consent Agenda as reviewed by Philip Suding; with the exception of Item 4 (originally on the Full Commission Agenda) and Item C as reviewed by Craig Shallanberger.

Action: Shallanberger/Murray, 5/0/1. (Veyna abstained. Suding stepped down from Item C. La Voie/Suding stepped down from Item 4. Drury/Mahan/Winick absent.) Motion carried.

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

1. Ms. Kaufman announced that Commissioners Drury, Mahan and Winick would be absent from the meeting.
2. Commissioner La Voie announced that, as a member of the Palm Springs Historic Site Preservation Board, he is inviting the public to attend the Second Annual National Preservation Month Celebration in Palm Springs on Sunday, May 3, 2015, entitled "The Art of Preservation: Is It Worth It?"

E. Subcommittee Reports.

- A new Citywide Wayfinding Signage Joint ABR/HLC *Ad hoc* Subcommittee was created and Commissioner Shallanberger was appointment to represent the HLC (as the current Sign Committee representative). The staff main contact for this *Ad hoc* Subcommittee is Teri Green, Public Works Department, who introduced herself and explained its purpose\* .

Commissioner La Voie requested that the *Ad hoc* Subcommittee consider the Sign Review Guidelines and the Historic Landmarks Commission (HLC) Guidelines during the Wayfinding Design Signage Upgrade project meetings. Ms. Green assured the Commission that copies of those documents have already been distributed to the team involved.

\*The project's purpose is to prepare a unified, attractive signage design that accurately reflects the city's identity within, and leading into, the downtown area as well as gateway signage at major city in-roads. The project will address cultural and institutional facilities, historic architecture and sites, parks and recreation, tourist services, transportation, and neighborhood/districts.

## **REVIEW AFTER FINAL / ADDENDUM TO HISTORIC STRUCTURES REPORT**

### 1. **1815 LAGUNA ST**

E-1 Zone

(1:45) Assessor's Parcel Number: 027-051-009  
 Application Number: MST2011-00044  
 Owner: Tyler Gildred  
 Designer: Tom Kress  
 Contractor: Brandon Arlington

(This is on the City's List of Potential Historic Resources: "Lockwood de Forest, Sr. House." Proposal for interior alterations to remove three illegal dwelling units and return the building to its legally permitted use as a single-family residence. Also proposed is to construct a new 709 square foot attached two-car garage and roof deck, enclose an existing 40 square foot stairwell from the garage to the house, replace the gazebo siding with new wood and rebuild the railing at the loggia end to match vintage photos, and replace the three-part living room window facing the loggia with a three-part door with wood base panels that will maintain the height and width of the existing opening. This project will address violations called out in enforcement case ENF2010-01018. The project will result in a residence of 7,421 square feet which is a guideline floor-to-lot-area ratio (FAR) of .31 or 140% of the maximum FAR.)

- a) **(Review of an Addendum Historic Structures/Sites Report prepared by Ronald L. Nye. The report concludes the "as-built" and proposed project's impacts to the historic resource are less than significant.)**

Time: 1:45 p.m. and again at 1:52 p.m.

Present: Dr. Robert Nye, Historical Consultant  
 Tyler Gildred, Owner  
 Tom Kress, Designer  
 Brandon Arlington, General Contractor

Staff comments: Nicole Hernández, Urban Historian, commented that the Addendum meets the requirements of the Master Environmental Assessment (MEA) Guidelines and Secretary of the Interior's Standards. Staff agrees with the report's conclusions.

Public comment opened at 1:48 p.m.

Ana Citrin, Law Office of Marc Chytilo - representing Greg Dahlen, expressed concerns with respect to the Addendum HSSR. There are a number of features and details that went into the original design that are important. The concern is that so many changes have been made without design review, and that the

unpermitted changes only came into light after the neighbor complained. Some of those changes include the parapet height, lack of overall detail on the garage that renders it in contrast with the rest of the structure, and the location and size of the barbeque area.

Kellam de Forest, local resident, commented that there is a committee located in the east of the United States that is publicizing his grandfather's contributions to American design and architecture at the end of the 19<sup>th</sup> century; namely, Lockwood de Forest, Sr. He questioned whether the garage addition conforms to the Secretary of the Interior's Standards for an addition to a historic structure.

Public comment closed at 1:54 p.m.

**Motion: To accept the report as presented.**

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

- b) **(Review After Final for "as-built" changes to a previously approved plan including reconfiguration of the garage rooftop terrace BBQ area, removal of two ficus trees, changes to the driveway surfacing, alterations to landscaping and hardscape, and minor exterior changes to the garage. Project requires Neighborhood Preservation Ordinance findings. Project last reviewed at Consent on March 11, 2015.)**

Time: 2:02 p.m.

Present: Dr. Robert Nye, Historical Consultant  
Tyler Gildred, Owner  
Tom Kress, Designer  
Brandon Arlington, General Contractor

Public comment opened at 2:16 p.m.

Greg Dahlen, adjacent neighbor, commented on the property lines that affect his home. He expressed concern with the new entertainment deck above the roof garage and the acoustic sound that emanates into his home.

Ana Citrin, Law Office of Marc Chytilo - representing Greg Dahlen, commented that having the property landmarked would provide additional protection from changes being made in the future. The barbecue area is not located in the best location and the deck itself should have been reviewed for compatibility with the Good Neighbor Guidelines. The required compliance that pertains to second story decks was not mentioned at all during the 2011 review by the HLC. The owner did not consult with neighbors regarding the second story deck. The "as-built" project changes were not made following the proper process. The privacy and noise guidelines should precede any action by the HLC.

Kellam de Forest, local resident, commented that the home should be placed in the National Register of Historic Places and be designated a City Landmark. He mentioned that the reason the neighbor's house is so close is that both properties belonged to his grandfather. In 1915 a detached garage would not have been built because a motorcar would be placed as far as possible from the main house since they [vehicles as initially designed] were dangerous and a fire hazard.

Public comment closed at 2:26 p.m.

Chair Suding stated that the guidelines encourage communication between neighbors and the Commission's purview is the project's design. Jaime Limón, Design Review Supervisor, clarified that, under the Good Neighbor Guidelines, possible noise and privacy impacts should be addressed through design. The Commission should consider that the barbecue area is a built-in element, cannot be moved, and an amenity is in close proximity to the property line. The original plans were approved with the barbecue area hidden away at a different location on the deck. He advised the Commission that the *Single Family Residence Design Guidelines* state under the **Good Neighbor Guidelines, Section 36.2.3**: "Locate second-story balconies and decks to avoid direct sight lines from the deck or balcony to neighbors' windows, open yard, patio, deck, and/or loggia areas." **Section 36.2.4** states: "Set back upper-story decks or balconies over 20 square feet at least 15' from interior lot lines when possible." Under the Noise Guidelines, **Section 38.1** states: "Orient active outdoor areas away from neighbors." **Section 38.2** states: "Avoid placing noise sources at the sides of small lots or near neighboring windows of frequently used rooms (pool or air conditioning equipment, garbage can, parking areas, balconies, barbecue areas, spas, outdoor furniture, etc.)."

**Motion: Continued two weeks with comments:**

1. The parapet height is acceptable.
2. The dumbwaiter is acceptable in its configuration.
3. Study a barbecue area that is located within the suggested setbacks in compliance with the Good Neighbor Guidelines. The extent and location of the installed barbecue area is not acceptable to the majority of the Commission.
4. The applicant shall continue conversations with the adjacent neighbor to work out a compromise.
5. Provide active ventilation for the barbecue area.
6. Study the garage windows as their location and proportions are problematic. They are not attractive or appropriate.
7. Provide mitigation for the biomass removal of the ficus trees.

Action: La Voie/Murray, 6/0/0. (Drury/Mahan/Winick absent.) Motion carried.

Additional individual comments:

1. Such an elaborate, contemporary barbecue area and its location are not acceptable. The livability of the adjacent neighbors and the impacts to the historic building are of concern.
2. After-the-fact construction is not acceptable.

**\*\* THE COMMISSION RECESSED FROM 2:52 PM TO 2:58 P.M. \*\***

**PROJECT DESIGN REVIEW****2. 424 PLAZA RUBIO**

E-1 Zone

(2:30) Assessor's Parcel Number: 025-263-005  
 Application Number: MST2014-00600  
 Owner: Stephen W. Harby Revocable Trust  
 Architect: Peter Becker, AIA

(Proposal for a total of 78 square feet of residential additions to an existing 1,619 square foot two-story residence on an approximately 6,300 square foot parcel. The work comprises of first floor additions of 59 square feet and a second floor addition of 19 square feet, interior remodel for access stairs to an existing cellar, door and window changes, removing an "as-built" air conditioning unit and installation of a new air conditioning unit. An existing 500 square-foot shared detached garage will remain unaltered. Also proposed is the removal of an existing multi-trunk, 30' tall Schefflera tree in the front yard. Staff Hearing Officer review is requested for zoning modifications in the required front and interior setbacks. The total proposed net floor area of 1,697 square-feet is 69% of the allowable floor-to-lot area ratio. This house is on the City's List of Potential Historic Resources: "Spoor House.")

**(Project Design and Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 022-15 and requires Neighborhood Preservation Ordinance findings. Project last reviewed on January 14, 2015.)**

Time: 2:58 p.m.

Present: Jacob Niksto, Peter Becker Architects  
 Stephen Harby, Owner

Public comment opened at 3:08 p.m.

Kellam de Forest, local resident, expressed appreciation for the preservation of the historic resource and the backdrop that has remained as originally envisioned. He asked, since the tree was not part of the original plan, whether a replacement tree is absolutely necessary or if the building façade should stand on its own.

Public comment closed at 3:10 p.m.

**Motion: Project Design and Final Approvals with conditions and findings made:**

1. The applicant is encouraged to pursue City Landmark designation.
2. The applicant is offered two options: 1) keep the Schefflera tree located in the front yard and manage it properly; or 2) remove the tree and place an olive tree sufficiently away from the building to avoid impacting it.
3. *Neighborhood Preservation Ordinance findings:*
  - a. The proposed project is consistent with the required NPO.
  - b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
  - c. The architectural materials are appropriate to the historic resource and neighborhood. The exterior alterations are being made with the primary purposes to substantially aid in the preservation and enhancement of the potential Landmark.
  - d. The applicant has been given options to mitigate the dilemma of an existing tree affecting the structure.

- e. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise, and lighting.
- f. No public views are affected.

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

### **REVIEW AFTER FINAL**

#### **3. 900 CHANNEL DR**

R-1/SD-3 Zone

(2:55) 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.")

**(Review After Final for an increase in the height of the wireless facilities enclosure to a maximum of eight feet and ten inches. Project must comply with Planning Commission Resolution No. 016-13. Project last reviewed on April 9, 2014.)**

Time: 3:24 p.m.

Present: Tricia Knight, Verizon Wireless

**Motion: Approval of Review After Final with conditions:**

1. The height of the wall is acceptable.
2. The approval is for two-years in consideration of the current drought. After such period, the applicant is to return proposing a minimum of two drought-tolerant trees, and a means to provide them water, with the intent to soften the view of the tower pole.

Action: La Voie/Shallanberger, 5/0/1. (Veyna abstained. Drury/Mahan/Winick absent.) Motion carried.

The ten-day appeal period was announced.

**REVIEW AFTER FINAL****4. 901 E CABRILLO BLVD**

HRC-1/SD-3 Zone

(3:25) Assessor's Parcel Number: 017-313-018  
 Application Number: MST2008-00313  
 Owner: Richard Gunner  
 Applicant: Michael Gunner  
 Architect: William La Voie  
 Architect: Marks Bloxom Architects, Inc.  
 Architect: John Von Doren  
 Landscape Architect: Suding Design  
 Business Name: Santa Barbara Inn

(Proposal for a major façade remodel to the existing four-story, 43,354 square foot Santa Barbara Inn. The project will consist of the following: change the exterior facade design, enlarge the main entry, remove and relocate two units, relocate existing bar and restaurant, relocate existing hotel rooms, replace existing swimming pool and spa, remove existing equipment shed and replace it with a new, partial below-ground vault, redesign the landscape and hardscape, remove the entry area drive and two curb cuts and replace with landscaping, install new sidewalk on the Milpas Street side, and repave and landscape the parking area. The proposal will result in 492 square feet of new floor area; however, there is a net decrease of 1,082 square feet of commercial floor area. The project will result in a 43,191 square foot structure. The original project approval was granted under application MST2004-00052. The project is currently under construction under BLD2012-00380.)

**(Review After Final for minor exterior changes to a previously approved plan for a remodel of the Santa Barbara Inn. Changes include enclosing the fire sprinkler room, the addition of a chemical storage room, reducing balconies to be inaccessible with reduced doors and fixed windows, alterations to windows at the fourth floor suite, and the addition of vents and decorative covers at the boiler room. Project was last reviewed on August 27, 2014.)**

**This item was referred to the Consent Agenda and reviewed by Commissioner Shalanberger due to a lack of quorum during the Full Commission meeting.**



**CONSENT CALENDAR (11:00 A.M.)**

Consent Agenda Items A, B, D and E were reviewed by Philip Suding.

Consent Agenda Items C and 4 were reviewed by Craig Shallenberger starting at 1:00 p.m.

**REVIEW AFTER FINAL****A. 215 E FIGUEROA ST****R-O Zone**

Assessor's Parcel Number: 029-162-037  
Application Number: MST2015-00026  
Owner: City of Santa Barbara  
Applicant: Michael Wiltshire

(Proposal to place a new decorative statue designed by Bud Bottoms located in the front of the Police Station, along the Figueroa Street entrance. The statue will be a memorial for fallen Santa Barbara Police officers.)

**(Review After Final for statue plinth details. Action can be taken if sufficient information is presented. Project last reviewed March 11, 2015.)**

**Final Approval of Review After Final with conditions:**

1. Proposed font and size of the artist recognition plaque is approved as submitted (to match nearby tree dedication plaque).
2. Concrete stain shall be a blend between Davis tile red and brick red.
3. Edge finish on plinth shall have an uneven bullnose to match the existing stucco wall nearby.

**REVIEW AFTER FINAL****B. 701 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 037-082-008  
Application Number: MST2014-00320  
Owner: Nancy Brock Trust  
Architect: Wayne Labrie Architect

(A revised project proposal for (Phase 1) to include site alterations and the construction of a new 261 square foot shared accessible restroom building for a parcel currently developed with five (5) existing commercial tenant spaces, including: Unit A 929 square foot restaurant, Unit B 434 square foot office, Unit C 434 square foot retail, Unit D 940 square foot retail, and Unit E 1,956 square foot auto service, located on a 20,274 square foot parcel. The proposed site alterations include the demolition of the existing car lifts associated with the automotive repair shop, changes to the site ingress/egress, revised parking configuration, removal and replacement of existing asphalt paving, new permeable pavers, new site walkways and outdoor patios, new landscape planters, and revised site landscaping. The proposal will provide 19 uncovered vehicle parking spaces and 2 bicycle parking spaces. The proposal also includes undergrounding the electrical service and providing underground water for the fire sprinklers. A separate (Phase 2) application on MST2014-00510 includes a change of use of tenant Unit E (the 2,094 square foot building) from an existing automotive repair shop to a new commercial retail use and associated tenant improvements including new outdoor dining. Phase 3 of the project will involve tenant improvements for Unit A (929 square foot building) and involve alterations to the existing outdoor dining area, and revisions to parking spaces No 9, 10, and 11.)

**(Review After Final for minor site alterations including changes to parking lot striping, bicycle rack locations, landscaping, backflow device location, outdoor dining furniture, new lighting details, and an addition of 101 square feet to the accessible restroom. Project last reviewed by the Full Commission on November 19, 2014.)**

**Final Approval of Review After Final with conditions:**

1. The fire sprinkler riser is acceptable.
2. The backflow device is acceptable.
3. The bathroom addition is acceptable.
4. The design of the proposed bicycle rack is acceptable. The color of the rack shall be a gray black similar to Dunn Edwards DEA188 Black Bay (reference MST2014-00510).
5. The "as-built" tables, chairs, and umbrellas in the outdoor dining area at 701 Chapala are acceptable. The "as-built" heaters in the outdoor dining area at 701 Chapala Street shall be painted in a color similar to Dunn Edwards DEA188 Black Bay.
6. The outdoor dining furniture at 715 Chapala (MST2014-00510) is acceptable. The tables and chairs shall be painted in a color similar to Dunn Edwards DEA188 Black Bay.
7. Remove the planter in front of the handicap accessible parking space per Building and Safety Division standards.
8. Incorporate a finger planter on the vehicular entrance off Chapala Street rather than a circular island.
9. Provide undulation on the top and bottom edge of the shroud covering the outdoor lighting fixtures at the bathroom.
10. The proposed lighting fixture at the trash enclosure is unacceptable. Submit a detail showing recessed wall fixture with louvers for staff administrative approval.

**REVIEW AFTER FINAL****C. 1829 STATE ST****C-2/R-4 Zone**

Assessor's Parcel Number: 027-031-007  
 Application Number: MST2004-00132  
 Owner: Emmet J. Hawkes Family Trust  
 Architect: Tom Ochsner

(Proposal for a mixed-use development on two separate parcels (027-031-007 for 1829 State Street and 027-031-006 for 11 W. Pedregosa Street). The existing 1,180 sq. ft. residential unit located at 11 W. Pedregosa would be demolished. 2,288 net square feet of commercial space and six residential condominium units would be constructed. The project includes 23 parking spaces in a subterranean garage, which includes six, two car garages for the residential units, one guest parking space and 10 parking spaces for the commercial uses. The two parcels are proposed to be merged.)

**(Review After Final for proposed changes to the size of the previously approved electrical transformer located on State Street and an increase in wall height on the southern elevation. Project requires compliance with Planning Commission Resolution No. 044-07. This project was last reviewed on September 16, 2009.)**

This item was reviewed by Commissioner Shallanberger at 1:00 p.m.

**Final Approval of Review After Final as submitted.**

(Commissioner Suding stepped down.)

**CONTINUED ITEM****D. 1224 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 029-132-016  
 Application Number: MST2015-00072  
 Owner: Michael Stewart Hynds  
 Designer: Jason Carter

(Proposal for a new 255 square foot veranda including a 36 square foot exterior half-bath and fireplace on an existing duplex. A new 96 square foot deck and minor site alterations are also proposed.)

**(Action can be taken if sufficient information is provided. Project last reviewed on April 8, 2015.)**

**Project Design and Final Approvals as noted on plans.**

The ten-day appeal period was announced.

**NEW ITEM****E. CITYWIDE - VARIOUS CITY LOCATIONS**

Assessor's Parcel Number: ROW-000-944  
 Application Number: MST2015-00168  
 Owner: City of Santa Barbara  
 Applicant: Derrick Bailey

(Proposed addition and rehabilitation of traffic signals at four locations in the El Pueblo Viejo District. Rehabilitation will consist of repainting of and the addition of decorative bases to existing poles. New ten foot traffic signal poles will be installed at the intersection of Mission and State Street and Anacapa and Victoria Street. Existing ten foot traffic signal poles will be rehabilitated at the previously mentioned intersections, Anacapa and Ortega Street, and Anacapa and Cota Street. No traffic signal removals are proposed.)

**(Action can be taken if sufficient information is provided.)**

**Project Design and Final Approvals as submitted.**

**REVIEW AFTER FINAL – Referred from the Full Commission Agenda****4. 901 E CABRILLO BLVD**

HRC-1/SD-3 Zone

(3:25) Assessor's Parcel Number: 017-313-018  
 Application Number: MST2008-00313  
 Owner: Richard Gunner  
 Applicant: Michael Gunner  
 Architect: William La Voie  
 Architect: Marks Bloxom Architects, Inc.  
 Architect: John Von Doren  
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 Business Name: Santa Barbara Inn

(Proposal for a major façade remodel to the existing four-story, 43,354 square foot Santa Barbara Inn. The project will consist of the following: change the exterior facade design, enlarge the main entry, remove and relocate two units, relocate existing bar and restaurant, relocate existing hotel rooms, replace existing swimming pool and spa, remove existing equipment shed and replace it with a new, partial below-ground vault, redesign the landscape and hardscape, remove the entry area drive and two curb cuts and replace with landscaping, install new sidewalk on the Milpas Street side, and repave and landscape the parking area. The proposal will result in 492 square feet of new floor area; however, there is a net decrease of 1,082 square feet of commercial floor area. The project will result in a 43,191 square foot structure. The original project approval was granted under application MST2004-00052. The project is currently under construction under BLD2012-00380.)

**(Review After Final for minor exterior changes to a previously approved plan for a remodel of the Santa Barbara Inn. Changes include enclosing the fire sprinkler room, the addition of a chemical storage room, reducing balconies to be inaccessible with reduced doors and fixed windows, alterations to windows at the fourth floor suite, and the addition of vents and decorative covers at the boiler room. Project was last reviewed on August 27, 2014.)**

This item was referred to the Consent Agenda and reviewed by Commissioner Shallenberger at 1:10 p.m. due to a lack of quorum during the Full Commission meeting.

Public comment opened at 1:39 p.m. and, with no one wishing to speak, it was closed.

**Final Approval of Review After Final as submitted.**

(Commissioners La Voie and Suding stepped down.)

**\*\* MEETING ADJOURNED AT 3:39 P.M. \*\***