



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, May 6, 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

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 and then clicking on the Videos under Explore.

CALL TO ORDER.

The Full Commission meeting was called to order at 1:30 p.m. by Chair Suding.

ATTENDANCE:

Members present: Drury, La Voie, Mahan, Orías, Shallanberger, Suding, and Winick.

Members absent: Murray and Veyna.

Staff present: Limón (until 2:25p.m. and again at 3:08 p.m. until 3:25 p.m.), Hernández (until 6:25 p.m.), Kaufman, and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of previous meeting minutes.

Motion: Reconsider the decision made on April 22, 2015, for the project located at 900 Channel Drive, at the next regularly scheduled meeting.

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

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of April 22, 2015, with corrections.

Action: Winick/Orias, 4/0/3. (Drury/Mahan/Winick abstained. Murray/Veyna absent.) Motion carried.

C. Consent Agenda.

Motion: Ratify the Consent Agenda as reviewed by Bill Mahan; with the exception of Item A that was reviewed by Phil Suding.

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

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

1. Ms. Kaufman announced that Commissioners Veyna and Murray would be absent from the meeting.
2. Mr. Limón announced that an appeal was filed for the decision made by the Full Commission on April 22, 2015, for the project located at 900 Channel Drive. The item will be reconsidered by the HLC to continue discussions.
3. Commissioner Drury announced that this summer there will be a number of exhibitions celebrating the life and the legacy of artist Ray (Stanford) Strong, including the Santa Barbara Historical Museum, the Santa Barbara Trust for Historic Preservation, Sullivan Goss Gallery, and City Hall.

E. Subcommittee Reports.

No subcommittee reports.

ARCHAEOLOGY REPORT1. **116 CASTILLO ST**

HRC-1/SD-3 Zone

(1:45) Assessor's Parcel Number: 033-061-011
 Application Number: MST2014-00388
 Owner: Adi and Santy Kazali, Trustees
 Architect: Cearnal Andrulaitis, LLP

(Concept review proposal to demolish the existing 8,612 square foot, one-story hotel and construct a new, 14,475 square foot, three-story, 38 room hotel, with a total of 38 parking spaces (20 covered and 18 uncovered parking spaces), located on a 24,956 (gross) square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes Planning Commission review for a Coastal Development Permit, Development Plan Approval, and a requested Zoning Modification.)

(Review of Phase I Archaeological Resources Report prepared by Heather MacFarlane.)

Actual time: 1:38 p.m.

Staff comments: Joanna Kaufman, Planning Technician, stated that Dr. Glassow has reviewed the archaeological report pertaining to the above-mentioned property. He concluded that the archaeological investigation supports the report's conclusions and recommendations. He recommends, however, that a map of the property be included in the report showing the approximate locations of the two shovel test pits. They could be shown on an enlarged version of Figure 2 or 3.

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

Motion: To accept the report as presented with the condition that Dr. Glassow's recommendation that a map showing approximate locations of the two shovel test pits be included in the report.

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

CONCEPT REVIEW - NEW

2. 32 W CARRILLO ST

C-2 Zone

(1:50) Assessor's Parcel Number: 039-281-028
 Application Number: MST2015-00206
 Owner: Carrillo Pacific, LLC
 Applicant: Carlos Sanchez
 Business Name: Tesla

(Proposal for a 30-day installation of an 864 square foot pre-fabricated modular building, portable restrooms, and a portable generator for the 30-day "Tesla on Tour" event at 32 & 34 West Carrillo Street. The building will be sited to the rear of the existing building in the northeast corner of the parking lot. The proposal also includes alterations to the existing building including a temporary wrapping of the building with a heavy knit mesh fabric in black or white to cover the building. All temporary improvements will be removed at the conclusion of the event.)

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

Actual time: 1:40 p.m. and again at 2:52 p.m.

Present: Michael Donahue, Tesla Motor Santa Barbara
 Michael Minihan, Global Marketing Director, George P. Johnson Marketing
 Carlos Sánchez, Corporate Campaign Manager, George P. Johnson Marketing
 Natalie Cope, Chair of the Sign Committee
 Suzanne Riegle, Associate Planner

Public comment opened at 1:51 p.m.

Kellam de Forest, local resident, questioned whether an exhibit of this type has ever been installed within El Pueblo Viejo Landmark District and if the Guidelines address temporary buildings.

Public comment closed at 1:52 p.m.

Motion: Project Design and Final Approvals of the project as presented with comment and conditions:

1. The modular building and its proposed location is acceptable.
2. It was suggested that the building wrap color be Dunn Edwards White Cloud and the applicant agreed. The wrapping is being approved because the applicant stated that the building owner refuses to paint the existing building, and the building is deteriorated and derelict.
3. Announcement to the public of the temporary installation should be made through appropriate media outlets.
4. The temporary building and building wrap shall be removed within 33 days from the date the installation is completed.
5. Temporary landscaping around the generator and restrooms shall be reviewed for approval by staff in consultation with the Commission's landscape architect.

Action: Drury/Mahan, 5/1/0. (La Voie opposed. Murray/Veyna absent.) Motion carried.

Additional individual comments:

1. The proposal will have very little effect on the historic setting of the neighborhood.
2. The site is located within short distance of sufficient public parking.
3. This project is being looked at within its own merits since projects are reviewed on a case-by-case basis; therefore, the approval does not set a precedent for approval of all future proposed temporary buildings within El Pueblo Viejo Landmark District.

The ten-day appeal period was announced.

SIGN PROPOSAL - CONCEPT REVIEW (NEW)**3. 32 W CARRILLO ST****C-2 Zone**

(2:40) Assessor's Parcel Number: 039-281-028
 Application Number: SGN2015-00055
 Owner: Carrillo Pacific, LLC

(Proposal for temporary signage for the thirty-day "Tesla on Tour" event at 32 & 34 West Carrillo Street. Signage consists of two (2) 6.3 square foot, non-illuminated, wood wall sign, and one (1) 51.08 square foot, non-illuminated, vinyl wall sign on a temporary modular building totaling 114.48 square feet for Tesla. In addition, the existing building on this lot would have two (2) 8 square foot, non-illuminated, wall signs silkscreened on mesh wrap. Signage will be removed at the end of the thirty-day installation. The total allowable signage at this location is 65 square feet. The project requires an exception for letter heights exceeding ten inches and total signage exceeding the allowable sign area. The project is located in the El Pueblo Viejo Landmark District.)

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

Actual time: 2:18 p.m.

Present: Michael Donahue, Tesla Motor Santa Barbara
 Michael Minihan, Global Marketing Director, George P. Johnson Marketing
 Carlos Sánchez, Corporate Campaign Manager, George P. Johnson Marketing
 Natalie Cope, Chair of the Sign Committee
 Suzanne Riegle, Associate Planner

Staff comment: Ms. Riegler stated that the two 25.4 square foot, non-illuminated, vinyl wall signs (originally agendized) have been eliminated from the proposal.

Public comment opened at 2:22 p.m.

Kellam de Forest, local resident, commented on the bright red color of the temporary building and that the proposed wrap would be the wrong approach for the existing building. He questioned whether the wrap will be completely white and if the applicant considered other sites outside El Pueblo Viejo Landmark District. [The applicant responded that other sites were considered.]

Public comment closed at 2:23 p.m.

Motion: **Final Approval as submitted of the signage on the building wrap and temporary building, allowing the signage to slightly exceed the allowable square footage at this location and the letter height to exceed the allowable, with the following comments and exception findings:**

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the vicinity.
 - a. The larger font size is appropriate based on the distance from the street.
 - b. The logo exception is granted based on the size of the wall on the existing building.
 - c. The logo on the temporary building is acceptable based on the distance from Chapala Street.
2. The granting of the exception will not be materially detrimental to the public welfare or injurious to the properties or improvements in the vicinity.
3. The proposed signage is in conformance with the stated purpose and intent of the Sign Ordinance.

Action: Mahan/Drury, 6/1/0. (La Voie opposed. Murray/Veyna absent.) Motion carried.

The ten-day appeal period was announced.

**** THE COMMISSION RECESSED FROM 2:57 PM TO 3:08 PM ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING / HISTORIC STRUCTURES REPORT

4. **103 CHAPALA ST** R-4/SD-3 Zone

(3:05) Assessor's Parcel Number: 033-073-003
 Application Number: MST2015-00152
 Owner: 103 Chapala, LLC
 Architect: Jeff Gorrell

(Proposal for an addition and an exterior remodel to an existing 4,351 net square foot, four-unit, three-story apartment building on a 6,085 square foot lot. Changes include a new second floor balcony, new exterior stairs, changes to size and location of windows and doors, a 44 square foot addition and enclosure of the covered entry, and additional minor site alterations. The total proposed net floor area is 4,424 square feet. No new bedrooms will be added to existing units. The existing four covered parking spaces will remain. Staff Hearing Officer review of front setback, lot area, and open yard modifications are requested. This building is a contributing historic resource to the proposed West Beach Historic District and is on the City's List of Potential Historic Resources. This parcel is located in the Non-Appellable Jurisdiction of the Coastal Zone.)

- a) **(Review of Phase I Historic Structures/Sites Report prepared by Alex Cole. Report concludes that the building is not considered a historic resource according to CEQA standards.)**

Actual time: 3:08 p.m.

Present: Alexandra Cole, Historical Consultant

Staff comments: Nicole Hernández, Urban Historian, stated that Staff does not agree with the conclusion of the report that the building does not qualify as a contributing structure of the district. A comparison of the existing building to the original drawing does show that most of the character defining windows are still sufficiently intact that it conveys its 1937 appearance and contributes to the district. The two streetscape façades have their windows in original locations; therefore, the sense of rhythm of the fenestration pattern is intact and matches original drawings. Since the original windows, stucco and roof are intact, it retains integrity of workmanship. It still has integrity of feeling and association. Staff suggested that the applicant work with the HLC to repair the original materials and design of historic windows and their surrounds, including hardware, in the original openings.

Public comment opened at 3:12 p.m.

Kellam de Forest, local resident, commented that the purpose of the West Beach survey was to retain the neighborhood character. This building was found to contribute to that character.

Chair Suding acknowledged receipt of an email from Jon Blackmore, neighboring property owner, expressing support for the project.

Public comment closed at 3:13 p.m.

Motion: To accept the report with the comment that the structure shall remain on the City's List of Potential Historic Resources as a *potential contributor* to the proposed West Beach Historic District.

Action: La Voie/Winick, 7/0/0. (Murray/Veyna absent.) Motion carried.

b) (Concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review for requested front setback, open yard, and lot area modifications.)

Actual time: 3:22 p.m.

Present: Jeff Gorrell, Architect, Lenvik & Minor Architects
 Alexandra Cole, Historical Consultant

Public comment opened at 3:35 p.m.

Chair Suding acknowledged receipt of an email from Jon Blackmore, neighboring property owner, expressing support for the project.

Public comment closed at 3:35 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer with positive comments:

1. The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with El Pueblo Viejo Design Guidelines.
2. The proposed modification promotes an appearance of uniformity of development.
3. The proposed design creates compatibility with the neighborhood and the changes will have a positive impact on the development.
4. The column at the corner window on the proposed east elevation shall have more massing.
5. Restudy the proposed east elevation entry element to make it less bulky.

Action: Mahan/La Voie, 7/0/0. (Murray/Veyna absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 924-C GARDEN ST

C-2 Zone

(3:50) Assessor's Parcel Number: 029-301-031
 Application Number: MST2015-00180
 Owner: Jill Stattler
 Applicant: Mark Morando

(Proposal to permit the "as-built" construction of an 188 square foot ground floor bedroom addition and the "as-built" enclosure of the 147 square foot porch into a study room on a two-story, one bedroom single-family residence. The proposal includes the "as-built" conversion of the 140 square foot garage and 52 square foot storage area into a family room and full bath and an 82 square foot "as-built" shed. No parking is proposed on site. Two parking spaces are required. The proposal involves Staff Hearing Officer review for interior setback and parking reduction modifications. The proposal will address violations identified in ENF2015-00260 and ZIR2014-00517. The "as-built" total of 1,273 square feet of development on a 4,298 square foot lot is 56% of the guideline floor-to-lot area ratio (FAR). This residence is a one of the eight properties in the designated City Landmark: El Caserío.)

(Concept Review; comments only. Project requires environmental assessment and Staff Hearing Officer review for interior setback and parking modifications. Staff has concluded the project does not have a negative impact on the historic significance of the City Landmark.)

Actual time: 3:49 p.m.

Present: Jill Stattler, Owner
Mark Morando, Applicant

Public comment opened at 3:58 p.m. and reopened at 4:10 p.m.

Chair Suding acknowledged receipt of a letter from Stanley W. and Lynn Ashcraft, Micholyn and Fred Brown, and an email from Madeline Stuart expressing concerns.

Sheila Enelow, neighbor, expressed concern with the maintenance of what is viewed from the street.

Wendy Foster, neighbor, expressed concern with the need for additional parking and the increase in the number of bedrooms. She commented that the "as-built" construction was completed in the 1970s.

Kellam de Forest, local resident, questioned when the site was designated a City Landmark. [The owner responded that it was designated in 1990.]

Public comment closed at 4:04 p.m. and reclosed at 4:11 p.m.

Motion: Continued two weeks with comments:

1. Provide a site plan showing where parking can be located on-site and screened. Parking in the front yard diminishes the historic resource.
2. The requested modifications, with the exception of parking reduction, were supportable as being characteristic of the historic neighborhood.
3. Individual site visits were suggested for HLC members to become familiar with the site.

Action: Mahan/La Voie, 6/0/0. (Shallanberger stepped down. Murray/Veyna absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 4:22 PM TO 4:27 PM ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 800 SANTA BARBARA ST

C-2 Zone

(4:20) Assessor's Parcel Number: 031-012-028
Application Number: MST2015-00023
Owner: SG 800 Santa Barbara, LLC
Applicant: Jan Hochhauser

(Proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 26,059 square foot, four-story mixed-use development on an 18,568 square foot lot. The project consists of 1,500 square feet of commercial floor area and 26 units (comprised of eight studio units, 14 one-bedroom units, and four two-bedroom units) above a 12,682 square foot, subterranean parking garage containing 32 parking spaces, storage, and service areas. This is an Average Unit Density (AUD) Incentive Program Priority Housing development with a proposed 63 dwelling units per acre (du/ac) requiring Planning Commission Conceptual Review with average unit size of 788 square feet. There are eligible Historic Resources onsite.)

(Concept Review; comments only. Project requires environmental assessment and Planning Commission review.)

Actual time: 4:27 p.m.

Present: Jan Hochhauser, Architect
Courtney Jane Miller, Landscape Architect
Jon Donaldson, Property Owner
Suzanne Riegle, Associate Planner

Public comment opened at 4:51 p.m.

Donald Sharpe, Santa Barbara Trust for Historic Preservation board member, stated that the SBTHP owns surrounding properties. The SBTHP Board Members are of the opinion that the interior open space should be eliminated and the apartment units be contained in one building. The elimination of the courtyard concept and consolidating that square footage into one buried structure would decrease construction costs, provide more views of the city (and not into another unit across the courtyard), and operable windows without noise generated from the courtyard and adjacent balconies, thus providing city views on all four sides. A new design could provide increased front yard and side yard setbacks at the major intersection. Private patios and balconies would punctuate the façade. Sculptural stairways would be inviting to residents and visitors.

Kellam de Forest, local resident, commented that on the original 2008 proposed project, an issue was raised for a paseo that would provide a view-line of the flag pole, historic pillars and porch. That view is lost with the new proposal. He asked how high the four-stories would be and where the commercial elements would be projected since it is supposed to be a mixed-use project.

Elena Alcerro, Anacapa School student, commented that the school courtyard is an important part of the school culture where activities are held outside of the classroom.

Gordon Sichi, Anacapa School Founding Headmaster, commented that the school site is historic. He expressed concerns with the proximity of the proposed building to the school, four-story height of the building specially towards the rear when compared to the previously proposed two-story, the shadow cast especially during the winter on the school's courtyard, and privacy concerns with possible direct views of students from the building.

Mary Louise Days, local historian and Santa Barbara Trust for Historic Preservation board Member, commented that the property is in the heart of the original El Pueblo Viejo, abuts the State Historic Parks, is immediately near the Presidio gate, and is a very important archaeological site. The SBTHP conducted additional archaeological studies and found that further study is still needed. The proposal is at a sensitive location and four-stories would not be appropriate as there are none nearby. It would jeopardize views on all directions due to the narrow setbacks proposed. The high density could impact the historic area, noise, parking, and traffic congestion. She inquired as to whether staff had considered any Historic Resources Element provisions with regard to the City's General Plan.

Eric Lassen, Anacapa School Board of Directors, expressed concerns with the massiveness of the proposal, shadowing of the school courtyard, and proper ventilation from the subterranean parking lot to avoid fumes being blown into the school area. He recommended that the interior courtyard and the fourth floor be eliminated, creating greater setbacks from the streets, and a buffer between buildings. He also requested that the grading be conducted during the summer.

Public comment closed at 5:06 p.m.

Motion: Continued to the Planning Commission with comments:

Proposal:

1. The project as proposed is not acceptable.
2. The thoroughness of the AUD and solar presentation is appreciated.

Setbacks:

3. The proposed setbacks from the street are appropriate and extremely important, but they are too narrow.
4. The side and rear setbacks from the historic resource are not appropriate for this site.

Size, bulk and scale:

5. The size, bulk and scale are not appropriate for this site.
6. The proposed height is not compatible with the surrounding neighborhood with its one and two story buildings. The Commission finds the fourth story is unsupportable.
7. The massing needs to be reduced.
8. The density of the proposed number of units should be appropriate to the site, neighborhood, and adjacent historic resources not withstanding what the AUD would allow. The AUD should be appropriately applied to this site and the neighborhood.

Architecture/Design:

9. The design is too contemporary and should be restudied.
10. The architecture should be compatible with the historic context. The project should respect the adjacent historic resources and should be compatible with the neighborhood.
11. Restudy the courtyard concept. Look to the historic El Paseo’s courtyard for inspiration.
12. The north elevation should be treated as a primary elevation and not as a back-of-house. It is viewed from a significant historic resource and is adjacent to Anacapa School which is diminutive in scale.

Landscaping:

13. The loss of landscaping is of concern. Significant trees on the site should be retained. Landscaping should be used to tie the project into the neighborhood.

Mixed-Use:

14. The multi-use aspect, especially the commercial component, should take into consideration the amenities of the neighborhood and the project, and the needs of future residents.

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

**** THE COMMISSION RECESSED FROM 5:40 PM TO 5:47 PM ****

CONCEPT REVIEW - CONTINUED

7. **CITYWIDE NEWS RACKS** ROW Zone
 (5:00) Assessor’s Parcel Number: 000-000-0RW
 Application Number: MST2014-00599
 Owner: City of Santa Barbara
 (Proposal to update the city's news rack ordinance in order to provide more effective news rack management and maintenance.)

(Second Concept Review; action can be taken if sufficient information is provided. Project last reviewed on February 11, 2015.)

Actual time: 5:47 p.m.

Present: John Ewasiuk, Principal Engineer

Public comment opened at 5:57 p.m.

Elizabeth Wright, local community liaison, spoke in support of the project and requested consistency. She also asked that there be less news racks in front of the main post office downtown. She urged the public to report graffiti on news racks to the graffiti hotline.

Mike Park, Santa Barbara News-Press representative, spoke in support of the project and expressed appreciation for the collaboration between staff and news rack owners.

Scott Kaufman, Santa Barbara Independent representative, spoke in support of the project and expressed appreciation for staff's efforts to offer newspapers in an attractive way.

Public comment closed at 6:01 p.m.

Motion: Project Design Approval with recommendations to the Ordinance Committee in the process of updating the city's news rack ordinance:

1. Malaga green shall be used for the news rack boxes and pedestals in El Pueblo Viejo Landmark District.
2. Double periodical racks shall be consolidated as well as the single racks.
3. New installations shall be placed inside the sidewalk and/or near a wall rather than on the curb.
4. The smaller bases shall be less obtrusive.

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

CONCEPT REVIEW – CONTINUED / HISTORIC STRUCTURES REPORT

8. 713 SANTA BARBARA ST

C-2 Zone

(5:20) Assessor's Parcel Number: 031-081-007
 Application Number: MST2014-00390
 Owner: Santa Barbara Historical Society
 Architect: Richard Redmond

(This is a revised project description. Proposal to install a new air-conditioning compressor unit on a concrete base adjacent to the northeastern corner of the Historic Adobe at the Santa Barbara Historical Museum. No changes are proposed to the existing Covarrubias Adobe or the Santa Barbara Historical Museum buildings. Both the Historic Adobe (1825) and the Covarrubias Adobe (1830) are City and State Designated Historic Landmarks. The Santa Barbara Historical Museum is on the City's List of Potential Historic Resources.)

- a) **(Historic Structures/Sites Report prepared by Alex Cole. Report concludes the project would have a less than significant impact on the significant historic resource.)**

Actual time: 6:17 p.m. and again at 6:23 p.m.

Present: Alex Cole, Historical Consultant
 Richard Redmond, Architect
 Warren Miller, Santa Barbara Historical Society

Staff comments: Nicole Hernández, Urban Historian, stated that Staff agrees with the conclusion of the report in that it meets the CEQA Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the implementation of the proposed project would have a less than significant impact on significant historic resources (Class III). Staff recommended acceptance of the report.

Public comment opened at 6:21 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report as presented.

Action: Orías/La Voie, 7/0/0. (Murray/Veyna absent.) Motion carried.

b) (Action can be taken if sufficient information is provided. Project last reviewed on September 10, 2014.)

Actual time: 6:19 p.m.

Present: Alex Cole, Historical Consultant
Richard Redmond, Architect
Warren Miller, Santa Barbara Historical Society

Motion: Project Design and Final Approvals with the condition that either two more agaves or one *Tagetes lemmonii* (Mexican Marigold) be planted on the other side of the wall and the color of the air conditioning unit shall match what was presented in the photograph.

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

PROJECT DESIGN REVIEW

9. 1626 SANTA BARBARA ST

R-3 Zone

(5:40) Assessor's Parcel Number: 027-192-024
Application Number: MST2014-00469
Owner: Fulmer Family Trust
Architect: Amy Von Protz
Architect: Patrick Marr

(This is a revised project description. Proposal to construct a new two-story attached 719 square foot, three-car garage with a 687 square foot residential unit above. The proposal includes the addition of a new one-story, 457 square foot master bedroom and additions to the first and second floor of the existing single-family residence totaling in 200 square feet. The site is already developed with an existing, 2,301 square foot, two-story residence. The proposal will include a total of three-covered parking spaces. A modification has been granted to allow for a parking reduction of one space for a total of three (3) parking spaces. The proposed site development is 4,405 square feet, located on a 20,900 square foot lot. The proposal includes the relocation of the driveway and a new curb cut. This structure is a potential historic Structure of Merit.)

(Project Design and Final Approval is requested. Project must comply with Staff Hearing Officer Resolution no. 018-14 and requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project last reviewed April 8, 2015.)

Actual time: 6:24 p.m.

Present: Patrick Marr, Architect and Civil Engineer
Bob and Pat Fulmer, Owners

Public comment opened at 6:29 p.m. and, as no one wished to speak, it was closed.

Staff comment: Joanna Kaufman, Planning Technician, stated that the CEQA Guidelines Section 15183 Exemption findings were made during the review of the project by the Staff Hearing Officer on March 18, 2015: “The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.”

Motion: Project Design and Final Approvals with comment and conditions:

1. The applicant’s stewardship, care and dedication to this building is greatly appreciated.
2. The windows shall be a wood material.
3. The curved portion of the driveway shall have a concrete flush curb along the edge.
4. New gutters shall match the existing gutters.
5. The Commission appreciates the revised arborist report.

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

CONSENT CALENDAR (11:00 A.M.)

Consent Agenda items were reviewed by Bill Mahan; with the exception of Item A that was reviewed by Phil Suding.

NEW ITEM

A. 1122 N MILPAS ST

E-1 Zone

Assessor’s Parcel Number: 029-202-001

Application Number: MST2015-00205

Owner: County of Santa Barbara

(Courtesy review of new landscaping to surround the former County Bowl Box office building fronting North Milpas Street. The project will include converting an existing high water use lawn to decomposed granite and low water use succulents, shrubs, and groundcovers to match the adjacent County Bowl landscaping. This is on the City’s List of Potential Historic Resources and is eligible as a Structure of Merit.)

(Courtesy Review. Comments only.)

Courtesy review comment: Add five boulders as marked on the plans.

NEW ITEM**B. 801 GARDEN ST****C-2 Zone**

Assessor's Parcel Number: 031-012-029
 Application Number: MST2015-00209
 Owner: FBK Investments, LLC
 Architect: DMHA

(Proposal for accessibility site improvements to an existing commercial building located on an existing 25,275 square foot lot. The improvements include alterations and relocation of three existing accessible parking spaces, new accessible ramp along Garden Street, handrails upgrades, new patio railing and new 5'6" stucco wall. Other alterations include minor landscaping changes and interior remodel of bathrooms at the second level (no exterior changes).)

(Action can be taken if sufficient information is present.)

Project Design and Final Approvals with the condition that the corner of the new stucco wall shall have a one-inch bullnose.

NEW ITEM**C. 1554 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-183-011
 Application Number: MST2015-00207
 Owner: Fred J. Krupica
 Applicant: Steve Paul

(Proposal to construct a new 510 square foot area plaster and wood trellis attached to the east elevation of the existing two-story single-family residence. Other site improvements including site walls, a pool, and spa were recently approved under separate applications. No other alterations are proposed. This residence is on the City's List of Potential Historic Resources and is eligible as a Structure of Merit.)

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

Continued two weeks with comments:

1. Concept of a trellis of the proposed size and location is supportable.
2. Provide a front facing elevation of the trellis.
3. Provide attachment details on plans.
4. Cross trellis members shall be at least 6" x 6".
5. Make the trellis connections invisible.
6. Provide a detail of the scallop on the end of the beams. Differing scallops would be acceptable.
7. Wood should be a natural color, such as brown or a weathered gray.
8. Stucco on the columns is to match the existing residence.
9. A square column larger than 12" x 12" is suggested.
10. Beams should be four feet on center and trellises should be two feet on center.
11. The girders are acceptable at the current location.

**** MEETING ADJOURNED AT 6:41 P.M. ****