



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, May 20, 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, Murray, Orías, Shallanberger (at 1:47 p.m.), Suding (until 6:27 p.m.), Veyna, and Winick.

Staff present: Limón (until 2:37 p.m. and again at 4:20 p.m. until 6:26 p.m.), Hernández (until 4:48 p.m.), Kaufman, and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

Kellam de Forest, local resident, commented on the Planning Commission meeting of May 21, 2015, regarding the proposed project at 800 Santa Barbara Street. He hoped HLC representatives would attend. He believes the new plan is unacceptable and inconsistent with the City's General Plan.

B. Approval of the previous meeting minutes.

The approval of the minutes was tabled until the end of the meeting to assure the requested changes to Item 6, 800 Santa Barbara Street, were made accurately. The review of the minutes was reopened at 6:36 p.m.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of May 6, 2015, with corrections.

Action: Mahan/Drury, 6/0/2. (Murray/Veyna abstained. Suding absent.) Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Bill Mahan.

Action: Winick/Drury, 7/0/2. (Murray/Veyna abstained. Suding stepped down on Item B.) Motion carried.

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

1. Ms. Kaufman announced that Courtesy Review of the new Criminal Courthouse is tentatively scheduled for the June 3, 2015, HLC meeting pending a submittal by the applicant.
2. Mr. Limón announced that Gabriela Feliciano has resigned from her position as Commission Secretary and introduced Amber Flemmings as the newly assigned HLC Commission Secretary.
3. Chair Suding announced that an HLC representative is needed to attend the Planning Commission meeting for the May 21, 2015, hearing of the proposed project to be located at 800 Santa Barbara Street. Commissioner Mahan agreed to attend.
4. Commissioner Shallenberger disclosed that he had a conversation with the applicant of the 800 Santa Barbara Street simply to express appreciation for the thoroughness of the presentation that was given during the May 6, 2015, HLC review of the project.

E. Subcommittee Reports.

Commissioner Shallenberger reported on the Citywide Wayfinding Signage Joint ABR/HLC *Ad hoc* Subcommittee.

Commissioner Mahan reported on the proposed new Criminal Courthouse meeting he attended.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

1. 1804 CLEVELAND AVE

(1:45) Assessor's Parcel Number: 027-061-014

Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a public hearing on June 17, 2015, to consider a recommendation to the City Council for Landmark Designation of the Queen Anne style residence at 1804 Cleveland Avenue.)

Time: 2:15 p.m.

Public comment opened at 2:16 p.m.

Mary Louise Days, local historian, clarified that the site is an avenue, not a street (as originally agendized).

Public comment closed at 2:17 p.m.

Motion: To adopt Resolution 2015-01 of Intent to hold a Public Hearing on June 17, 2015, to consider recommending to City Council that the Queen Anne style residence at 1804 Cleveland Avenue be designated a City Landmark.

Action: Orías/Mahan, 9/0/0. Motion carried.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

2. 715 ANACAPA ST

(1:51) Assessor's Parcel Number: 037-092-036

Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a public hearing on June 17, 2015, to consider a recommendation to the City Council for Landmark Designation of the Santa Barbara News-Press Building located at 715 Anacapa Street.)

Time: 2:19 p.m.

Public comment opened at 2:19 p.m.

Chair Suding acknowledged receipt of a letter from Robert Burke expressing opposition to the designation of the building as a landmark.

Kellam de Forest, local resident, questioned whether the tower was added and if it is considered historic.

Public comment closed at 2:21 p.m.

Motion: To adopt Resolution 2015-02 of Intent to hold a Public Hearing on June 17, 2015, to consider recommending to City Council that the Santa Barbara News-Press Building located at 715 Anacapa Street be designated a City Landmark.

Action: Winick/Mahan, 9/0/0. Motion carried.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

3. 1129 STATE ST (1119-1137 STATE ST & 9-15 W ANAPAMU ST)

(1:53) Assessor's Parcel Number: 039-231-037

Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a public hearing on June 17, 2015, to consider a recommendation to the City Council for Landmark Designation of the San Marcos Building located at 1129 State Street, including 1119-1137 State Street and 9-15 W. Anapamu Street.)

Time: 2:23p.m.

Public comment opened at 2:24 p.m. and, as no one wished to speak, it was closed.

Motion: To adopt Resolution 2015-03 of Intent to hold a Public Hearing on June 17, 2015, to consider recommending to City Council that the San Marcos Building located at 1129 State Street, including 1119-1137 State Street and 9-15 W. Anapamu Street, be designated a City Landmark.

Action: Murray/Winick, 9/0/0. Motion carried.

HISTORIC STRUCTURES REPORT

4. 300 BLK W DE LA GUERRA ST 1942 SEG ID

(1:55) Assessor's Parcel Number: ROW-001-942
Application Number: MST2013-00292
Owner: City of Santa Barbara

(Proposal to remove and replace the De la Guerra Street Bridge over Mission Creek. The existing bridge is 31 feet long and 60 feet wide and was constructed in 1914. The new bridge will be approximately 61 feet long and 55 feet wide.)

(Review of Historic Structures/Sites Report prepared by Applied Earthworks, Inc. The report concludes that the proposed project would have a less than significant impact on historic resources.)

Actual time: 2:25 p.m.

Present: Aubrey Morlet, Applied Earthworks, Inc.

Staff comments: Nicole Hernández, Urban Historian, stated that staff agrees with the conclusions of the report and that it meets the CEQA Guidelines and would not have a negative impact to the historic resource evaluated.

Public comment opened at 2:26 p.m.

Kellam de Forest, local resident, questioned how a bridge that was designed in 1916 could not have an impact on the historic resource and how the report preparer arrived at the conclusions.

Public comment closed at 2:28 p.m.

Motion: To accept the report as presented.

Action: La Voie/Drury, 9/0/0. Motion carried.

Individual comment: To facilitate the review of the new bridge, the site plan should show the existing bridge with an overlay of the proposed bridge.

FINAL REVIEW**5. 920 SUMMIT RD**

A-2 Zone

(2:05)

Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Owner: MCC BB Property, LLC
 Applicant: Ty Warner Hotels and Resorts
 Agent: Suzanne Elledge Planning and Permitting Services
 Architect: Henry Lenny
 Business Name: Montecito Country Club

(Proposal for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade 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's Parcel Numbers: 015-300-001, 015-300-002, 015-300-03, 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.)

(Final Approval of the project is requested. Project received Planning Commission Substantial Conformance Determination on January 27, 2014, for reduced scope of work and requires compliance with Planning Commission Resolution No. 035-09. The project was last reviewed October 22, 2014.)

Actual time: 2:36 p.m.

Present: Steven Welton, Senior Planner, SEPPS
 Robert Yager, Senior Associate, Marsh & Associates
 Henry Lenny, Architect, Henry Lenny Design Studio, Inc.
 Ryan Munsey, Pinnacle Design, Landscape Architect
 Allison De Busk, Project Planner, Planning Division

Public comment opened at 2:51 p.m. and, as no one wished to speak, it was closed.

Motion: Final Approval with the condition that the design of the pergolas shall be continued indefinitely to the Consent Agenda.

Action: Mahan/Drury, 8/0/1. (Veyna abstained.) Motion carried.

The ten-day appeal period was announced.

**** THE COMMISSION RECESSED FROM 3:20 PM TO 3:29 PM ****

CONCEPT REVIEW - CONTINUED**6. 924-C GARDEN ST**

C-2 Zone

(2:35) Assessor's Parcel Number: 029-301-031
Application Number: MST2015-00180
Owner: Jill Stattler
Applicant: Mark Morando

(This is a revised project description. 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. One uncovered parking space is proposed onsite. Two parking covered 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 designated City Landmark: El Caserío, Built c. 1930.)

(Second Concept Review; comments only. Project requires environmental assessment and Staff Hearing Officer review for interior setback and parking modifications. Project last reviewed May 6, 2015.)

Actual time: 3:29 p.m.

Present: Jill Stattler, Owner
Mark Morando, Applicant

Staff comments: Joanna Kaufman, Planning Technician, stated the following conclusions by the Zoning Modifications Staff, have been reached: 1) The parking modification is not supportable because the house size is greater than 700 square feet; 2) the southern interior setback modifications are supportable for the storage room conversion and the as-built bedroom; 3) the two interior modifications for the storage shed are not supportable; 4) the interior setback modification for the garage conversion is not supportable since the conversion of the garage to habitable space is also not supportable; and 5) parking in the front setback may be supportable.

Public comment opened at 3:38 p.m.

Wayne Ashcraft, neighbor, had previously expressed concern with the existing parking infringing upon the right-of-way, but the applicant has made adjustments to the design, and he is now in support of the new proposal. (An email was received from Lynn and Wayne Ashcraft that includes photographs.)

Kellam de Forest, local resident, commented that the site has been deemed a historic landmark and different rules should apply to protect it.

Public comment closed at 3:40 p.m.

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

1. The project can be reviewed under the Consent Agenda as long as the Staff Hearing Officer does not request substantial changes.
2. The modification is aesthetically appropriate and does not pose consistency issues with El Pueblo Viejo Guidelines and the Neighborhood Preservation Ordinance.
3. The parking in the frontyard setback as submitted is acceptable and an improvement.
4. The existing enclosure modification request for the habitable space (converted garage) within the sideyard setback is supportable.
5. The existing encroachment of the building is supportable as it is somewhat historic and consistent with the historic characteristics of the neighborhood.
6. Clarify on the plan showing the landscape, proposed rock border edge and the material of the pavers (that shall be traditional, not concrete).

Action: Mahan/Winick, 6/0/2. (Murray/Veyna abstained. Shallenberger stepped down.) Motion carried.

CONCEPT REVIEW - NEW**7. 600 BLK STATE ST 1828 SEG ID****(2:55)**

Assessor's Parcel Number: ROW-001-828
 Application Number: MST2015-00192
 Owner: City of Santa Barbara
 Applicant: Marck Aguilar, Project Planner

(On behalf of the Neighborhood Improvement Task Force (NITF), the project proposes to remove and relocate the existing brick bench sculpture "Crescent Crossing" by Donald Davis from the sidewalk right of way fronting 628 State Street. The curb, gutter and brick sidewalk will be repaired to match the existing. A State Street style bench will be installed at this location to serve the Metropolitan Transit District bus stop. The relocation of the public art piece is being reviewed under a separate application (MST2015-00193).)

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

Actual time: 3:49 p.m. and again at 4:40 p.m.

Present: Marck Aguilar, Project Planner and NITF Representative
 Bryan Kerr, Police Officer, Patrol Division

Public comment opened at 3:54 p.m. and reopened at 4:06 p.m.

Chair Suding acknowledged receipt of a letter from Donald Davis and Wendy Wilton Davis expressing support for the proposal.

Ginny Brush, City Arts Advisory/VAPP, commented that fencing was put in place to allow restoration of the bench and, additionally, with the hope that this exercise would disrupt the unwelcome activity occurring there. Once the fence was removed, the same disruptive activities continued to occur. The design intent was to serve the public as well as those waiting for the MTD bus services, but it has not turned out to be used for such purpose. The artist intention and use of the bench function was not to be a negative zone for the city that is continually receiving derogative comments.

Public comment closed at 3:55 p.m. and reclosed at 4:10 p.m.

This item was tabled at 4:16 p.m. until after the review of the proposed project located at 209 State Street.

Motion: The proposal is denied with comments:

1. The preference is to leave the sculpture at its present location.
2. If an acceptable alternate location similar to the existing brick sidewalk location would be proposed, replacing the art piece with another would be supportable.

Action: La Voie/Mahan, 9/0/0. Motion carried.

CONCEPT REVIEW - NEW

8. 209 STATE ST

HRC-2/SD-3 Zone

(3:05)

Assessor's Parcel Number: 033-042-012
 Application Number: MST2015-00193
 Owner: City of Santa Barbara
 Applicant: Marck Aguilar, Project Planner

(On behalf of the Neighborhood Improvement Task Force (NITF), the project proposes to install the brick bench sculpture titled "Crescent Crossing," by Donald Davis, onto the existing lawn at the railroad depot with a hardscape surround. This project is adjacent to the designated City Landmark: Southern Pacific Railroad Station.)

(Concept review; comments only. Project requires environmental assessment.)

Actual time: 4:16 p.m.

Present: Marck Aguilar, Project Planner and NITF Representative
 Bryan Kerr, Police Officer, Patrol Division

Public comment opened at 4:18 p.m.

Ginny Brush, City Arts Advisory Committee/VAPP, commented that the committee found that the relocation of the bench sculpture would be appropriate since there is public art in the area, the new Santa Barbara Children's Museum will be across the street, it can be used by families and those waiting for the train, and due to its proximity to the entrance to the Funk Zone, the brick of the La Entrada project, and the Indigo Hotel that serves as a satellite for contemporary art. There is a lot of synergy in the area that tied into the contemporary nature of the art piece.

Kellam de Forest, local resident, expressed opposition to moving the bench sculpture to the railroad area as it does not tie-in well to the architecture of the railroad station. He suggested restoring the bench and having the police department work on preventing undesirable use from occurring.

Public comment closed at 4:22 p.m.

Motion: The proposal is denied for the following reasons:

1. The train station is not the appropriate location for this piece of art. The installation's proximity to a historic resource is not appropriate.
2. It would impinge upon the restoration of the historic resource, and would be taking away what was the restoration of a character-defining feature of the site.
3. The intended use of the piece of art was to be an interactive, pedestrian experience and not to be seen simply as a common sculpture.
4. The proposed new location of the bench would not be viewable by the public.

Action: La Voie/Winick, 6/3/0. (Drury/Suding/Mahan opposed.) Motion carried.

**** THE COMMISSION RECESSED FROM 4:48 PM TO 4:56 PM ******FINAL REVIEW****9. 40 E ANAPAMU ST**

C-2 Zone

(3:20) Assessor's Parcel Number: 039-232-002
 Application Number: MST2011-00428
 Owner: City of Santa Barbara
 Applicant: Irene Macias, Library Director
 Business Name: Central Library
 Landscape Architect: Campbell & Campbell

(Proposal to upgrade both landscape and hardscape areas in the plaza and around the perimeter of the Santa Barbara Public Library and the Faulkner Gallery. The improvements would include approximately 3,200 square feet of additional hardscape, 750 cubic yards of imported fill, a reduction in turf area, and a reduction in total trees from 75 to 56, a new water feature, artwork display areas, lighting, and an approximately 4,500 square foot activity space. An ADA-compliant access would be added to the south Library entrance and all other hardscape, both new and existing, would be ADA compliant. No changes to the buildings are proposed. The Central Library building, constructed in 1917, the Faulkner Gallery, constructed in 1931, and five Eucalyptus Citriodora trees planted in 1931 are designated City Landmarks. Also, the Central Library is listed on the State Historic Resources Inventory.)

(Final approval is requested. Project last reviewed on June 18, 2014.)

Actual time: 4:56 p.m.

Present: Irene Macías, Library Director
 Regula Campbell, Principal Architect, Campbell & Campbell
 Douglas Campbell, Landscape Architect, Campbell & Campbell

Public comment opened at 5:15 p.m. and, as no one wished to speak, it was closed.

Motion: Final Approval and continued indefinitely to the Full Commission for details with conditions:

1. The deco references for the light fixtures is an appropriate accent for the building. Derive inspiration from the Faulkner Gallery with respect to the protrusion of the cylinder shown without a cap. It makes it look contemporary.
2. The landscaping as proposed is acceptable.
3. It is recommended that the paving pattern be enlarged in scale, and perhaps add a border. The material and color of the pavers are acceptable.
4. The maintenance considerations of the paving material shall be taken into account with respect to graffiti and heavy use. The paving details on the plan shall include the recommended protection.
5. Restudy the rail to the library, perhaps making it a design element, avoiding the sloping pickets.
6. The bollards should not be plastic.

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

FINAL REVIEW**10. 1330 CHAPALA ST**

C-2 Zone

(3:55)

Assessor's Parcel Number: 039-131-001
 Application Number: MST2013-00169
 Owner: Metropolitan Theatres Corporation
 Architect: Peikert + RRM Design Group
 Business Name: Arlington Village

(This is a revised project description. Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 33 residential apartments (totaling 28,049 square feet) and two commercial units (895 square feet). The new building will total 61,456 square feet, including a 665 square foot exercise room and a 13,884 square foot partially below-grade parking garage. The parking garage will contain 41 spaces, and a surface lot will contain 50 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units and 56 spaces allocated to the Arlington theatre. Also proposed is the removal of nineteen mature trees, with twelve existing trees to be protected on site and six mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch.")

(Final Approval of details is requested. The project requires compliance with Findings and Conditions of Resolution No. 13-091, adopted by City Council on December 10, 2013. The project was last reviewed by HLC on November 19, 2014.)

Actual time: 5:41 p.m.

Present: Carrie Bingham and Gordon Brewer, Architects, Peikert + RRM Design Group
 Courtney Jane Miller, Landscape Architect, CJMLA

Public comment opened at 6:11 p.m. and, as no one wished to speak, it was closed.

Motion: Final Approval of details with conditions:

1. Swap the proposed location of the relocated Phoenix palm tree with the proposed location of the Brahea armata.
2. The roof tiles shall be limited to two colors: Café Antigua blend and Terracotta blend.

Action: Winick/Mahan, 8/0/1. (Veyna abstained.) Motion carried.

RECONSIDERATION HEARING**11. 900 CHANNEL DR**

R-1/SD-3 Zone

(4:15)

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.")

(Reconsideration of the HLC action and conditions of approval of April 22, 2015. Project must comply with Planning Commission Resolution No. 016-13.)

Actual time: 6:16 p.m.

Present: Jaime Limón, Design Review Supervisor

Staff comments: Mr. Limón stated that the condition of approval imposed upon the project during the Review After Final hearing of May 6, 2015, that additional landscaping screening be provided cannot be asked of the applicant once the project was given project design approval and final approval.

Public comment opened at 6:22 p.m. and, as no one wished to speak, it was closed.

Motion: Reconsider the item as requested by staff.

Action: Shallanberger/Winick, 7/0/1. (Veyna abstained. Mahan stepped down.) Motion carried.

Motion: Approval of Review After Final with the comment that the height of the wall is acceptable without additional conditions in accordance with the City Attorney's direction.

Action: Orías/Murray, 7/0/1. (Veyna abstained. Mahan stepped down.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW**12. 129 E ANAPAMU ST**

C-2 Zone

(4:35) Assessor's Parcel Number: 029-121-013
 Application Number: MST2015-00233
 Owner: 129 Anapamu, LLC
 Applicant: Kevin Dumain
 Business Name: The Little Door

(Proposal for tenant improvements to an existing commercial building including the demolition of an existing 450 square foot deck to be replaced with a new 320 square foot wood raised deck, new wood trellis, new windows, a new ADA wheelchair lift, and minor landscaping alterations. A new two foot tall sandstone planter wall will be constructed at street level. The existing tables and chairs will remain.)

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

Actual time: 6:25 p.m.

Present: Kevin Dumain, Architect, DesignARC
 George Mansour, Designer, DesignARC

Public comment opened at 6:31 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely with positive comments and the request that the overhang of the pergola encroaching over the stonewall shall be increased 18-24 inches to give it more substance.

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

CONSENT CALENDAR (11:00 A.M.)

Consent Agenda items were reviewed by Commissioner Mahan.

CONTINUED ITEM**A. 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 can be taken if sufficient information is provided. Project last reviewed May 6, 2015.)

Project Design and Final Approvals with the following conditions:

1. Outside rafter members shall have rafter tail detail 8-B. All other rafter member ends shall have rafter tail detail 4-A.
2. Columns shall be finished in "Weather Gray" stucco to match the existing residence.
3. 16" x 16" square columns shall have soft bullnose corners.

REVIEW AFTER FINAL**B. 35 STATE ST****HRC-2/S-D-3 Zone**

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.)

(Review After Final for minor exterior alterations and changes to the landscaping and lighting on Areas A, B, and C. The Project requires compliance with City Council Resolution No. 01-103. Project last reviewed on May 21, 2014.)

Final Approval of Review After Final with the following conditions:

1. Area B: Arched opening on the south elevation shall have grills located above and not interrupted by a center column.
2. Railing detail to be verified by staff.

NEW ITEM**C. 1325 N SALSIPUEDES ST****R-2 Zone**

Assessor's Parcel Number: 029-091-010
 Application Number: MST2015-00216
 Owner: Rodney and Allison Gustafson
 Designer: Richele Design Associates

(Proposal for a 135 square foot addition to a 1,337 square foot, two-story residence on a 7,768 square foot lot. The lot has a detached, 151 square foot, one-car garage and a detached 263 square foot, one-car garage that will remain unaltered. The project will result in the enclosure of an exterior stair to provide interior access from the main residence. The former hobby room and storage area on the lower level will be converted to habitable space. An existing 1,374 square foot asphalt driveway will be replaced with permeable pavers. The total proposed 1,472 square feet of development on a 7,768 square foot lot is 47% of the maximum Guideline Floor-to-Lot Area Ratio (FAR). This residence is on the City's List of Potential Historic Resources, a contributing historic resource to the proposed Bungalow Haven Historic District, and is in the Lower Riviera Special Design District.)

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

Project Design and Final Approvals with the following conditions:

1. Doors and windows shall be made of wood.
2. Columns shall taper square to be compatible with the existing residence.
3. Colors of siding and trim shall match the existing residence.

**** MEETING ADJOURNED AT 6:41 PM ****