



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, July 1, 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
AMBER FLEMMINGS, 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 Board meeting was called to order at 3:00 p.m. by Chair Suding.

ATTENDANCE:

Members present: Mahan, Murray, Shallenberger, Suding, Veyna, and Winick.

Members absent: Drury, La Voie, and Orías.

Staff present: Limón, Hernández, Kaufman, and Flemmings.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of previous meeting minutes.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 17, 2015, with corrections.

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

C. Consent Calendar.

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

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

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

1. Ms. Kaufman announced that Commissioners Drury, La Voie, and Orías would be absent from the meeting.
2. Mr. Limón reported that the action to demolish the Franchesci House was postponed six months by City Council in an effort to find alternative solutions to the possible preservation of the site. The Commission will be involved with the final decision-making process. Kellam de Forest stated that the members of the Pearl Chase Society were concerned that the proposed demolition did not come through the HLC prior to City Council.

E. Subcommittee Reports.

Commissioner Shallenberger reported that the City Wayfinding Signage will narrow down the designs for the Citywide, El Pueblo Viejo and waterfront themes.

Commissioner Murray reported that the Designation Subcommittee is in the process of prioritizing the list for the next Landmark and Structure of Merit Designations. Commissioner Mahan added that there will be a meeting on July 9th with representatives of the News-Press building to discuss the designation of the building as a City Landmark.

Ms. Hernández stated that the final draft of the Historic Resources Design Guidelines was reviewed by staff and the Design Guidelines Subcommittee, and they are now in the stage of finalizing the edits. Other interested neighborhood groups, property owners and historians will be able to review the guidelines thereafter. Staff will integrate public input prior to the final draft being presented to the HLC and City Council for adoption.

Commissioner Murray added that it is still necessary to have the new historic district ordinance completed by the City Attorney in a timely manner.

ARCHAEOLOGY REPORT**1. 554 ALAN RD****E-3/SD-3 Zone**

(1:45) Assessor's Parcel Number: 047-063-001
Application Number: MST2014-00514
Owner: Ruppert Family Trust
Architect: DMHA

(Proposal to construct a 434 square foot addition to the rear existing 1,112 square foot, one-story residence with attached two-car garage located on a 10,469 square foot lot. The project requires a Coastal Development Permit. (Arroyo Burro Creek runs through parcel.))

(Review of Phase I Archeological Resources Report prepared by David Stone/Dudek.)

Actual time: 1:47 p.m.

Staff comments: Joanna Kaufman, Planning Technician, stated that Dr. Glassow reviewed the archaeological report pertaining to the above-mentioned property. He concluded that the archaeological investigation supports the report's conclusions and recommendations.

Motion: To accept the report as presented.

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

ARCHAEOLOGY REPORT**2. 1308 N SALSIPUEDES ST****R-2 Zone**

(1:50) Assessor's Parcel Number: 029-092-010
Application Number: MST2015-00234
Owner: Sereboff Family Trust
Applicant: Thompson Naylor Architects

(Proposal for a 188 square foot single-story addition to the rear of an existing 818 square foot one-story single-family residence. A 260 square foot one-car garage will be demolished and replaced with a new 233 square foot one-car garage. Exterior alterations to the residence include new roofing, doors, and windows including an enlarged window opening within the interior setback. Site alterations include the removal and replacement of the existing driveway with a reduced ribbon driveway, new fencing, and a retaining wall. The proposed total of 1,239 square feet of development on a 3,241 square foot lot is 57% of the maximum guideline floor to lot area ratio (FAR). Staff Hearing Officer review is requested for open yard and interior setback modifications. This project addresses violations in Zoning Information Report (ZIR2013-00173). This property is a contributing historic resource to the potential Bungalow Haven Historic District and in the Lower Riviera Special Design District.)

(Review of Phase I Archeological Resources Report and Memorandum prepared by Heather McFarland.)

Actual time: 1:48 p.m.

Staff comments: Joanna Kaufman, Planning Technician, stated that Dr. Glassow reviewed the archaeological report pertaining to the above-mentioned property. He concluded that the archaeological investigation supports the report's conclusions and recommendations. Specifically, he agreed that monitoring by a qualified archaeologist of earth-disturbing activities should be undertaken, given the

possibility that historical cultural resources may be present. However, he also agreed that the chances of cultural resources being present are remote.

Barbara Shelton, Environmental Analyst, requested the memorandum so that the report satisfies the City's MEA requirements.

Motion: To accept the report as amended.

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

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

3. 809 W PEDREGOSA ST

(1:55) Assessor's Parcel Number: 043-151-007

Staff: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 29, 2015, to consider designating the c. 1915 Craftsman bungalow style house located at 809 West Pedregosa Street as a City of Santa Barbara Structure of Merit.)

Actual time: 1:49 p.m.

Public comment opened at 1:51 p.m.

Kellam de Forest inquired about the original color of the structure.

Public comment closed at 1:52 p.m.

Motion: To adopt a Resolution of Intention to hold a Public Hearing on July 29, 2015, to consider designating the c. 1915 Craftsman bungalow style house located at 809 West Pedregosa Street as a City of Santa Barbara Structure of Merit.

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

MISCELLANEOUS ACTION ITEM- ADDITION TO POTENTIAL HISTORIC RESOURCES LIST

4. 212 W VALERIO ST

(2:00) Assessor's Parcel Number: 027-091-012

Staff: Nicole Hernández, Urban Historian

(Recommendation to consider adding the c. 1905 two-story Craftsman style house to the City's List of Potential Historic Resources as the front facing elevation retains all of its character defining features and it was found to be eligible as a Structure of Merit.)

Actual time: 1:52 p.m.

Public comment opened at 1:54 p.m. and, as no one wished to speak, it was closed.

Motion: To add the c. 1905 two-story Craftsman style house to the City's List of Potential Historic Resources.

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

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

5. 212 W VALERIO ST

(2:05) Assessor's Parcel Number: 027-091-012

Staff: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 29, 2015, to consider designating the c. 1905 two-story Craftsman style house located at 212 West Valerio Street as a City of Santa Barbara Structure of Merit.)

Actual time: 1:56 p.m.

Public comment opened at 1:57 p.m. and, as no one wished to speak, it was closed.

Motion: To adopt a Resolution of Intention to hold an initial Public Hearing on July 29, 2015, to consider designating the c. 1905 two-story Craftsman style house located at 212 West Valerio Street as a City of Santa Barbara Structure of Merit.

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

CONCEPT REVIEW - NEW

6. 212 W VALERIO ST

R-4 Zone

(2:10) Assessor's Parcel Number: 027-091-012

Application Number: MST2015-00292

Owner: Adam and Jill Sharkey

(Proposal for a 42 square foot addition to the rear of an existing 2,186 square foot single-family residence, a new 117 square foot trellised rear porch, new wooden windows and doors on the rear and westside elevations. The total of 2,603 square feet of development on a 10,878 square foot lot is 68% of the maximum guideline floor-to-lot area ratio (FAR). This Craftsmen style residence is a potential Structure of Merit.)

(Concept review; action can be taken if sufficient information is present.)

Actual time: 1:58 p.m.

Present: Adam and Jill Sharkey, Owners.

Public comment opened at 2:05 p.m.

1. Kellam de Forest commented that a Historical Structures Report would be helpful in identifying the proposed revisions and the impact on the historic nature of the home.

Public comment closed at 2:06 p.m.

Motion: Project Design Approval and continued indefinitely to Consent with comments:

- 1) The rear addition should have a horizontal rather than a vertical expression.
- 2) Pay attention to hinging. Recess the hinged windows as they should not be flush.
- 3) Simplify the trellis.

- 4) Carefully consider maintaining the glazing on the sunroom.
- 5) The City Historian's evaluation is sufficient and the project does not require a Historic Structures Report.

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

The ten-day appeal period was announced.

**** THE COMMISSION RECESSED FROM 2:18 P.M. TO 2:26 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 634 ANACAPA ST

C-M Zone

(2:25) Assessor's Parcel Number: 031-151-001
 Application Number: MST2015-00300
 Owner: Craviotto Georgetta Trustee
 Architect: Cearnal Andrulaitis, LLP
 Applicant: Anatega Partners, LLC
 Owner: Craviotto Primo Investments, LLC

(Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa Street) totaling 20,825 square feet. The new project consists of 6,022 square feet of ground-level commercial space and 25,221 square feet of residential space on the second and third level. Residential space is comprised of 10 studios, five, one-bedroom units, and 15, two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 782 square feet. Planning Commission conceptual review is required.)

(Conceptual review; comments only. Project requires environmental assessment and Planning Commission conceptual review.)

Actual time: 2:26 p.m.

Present: Brian Cearnal, Architect, Cearnal Andrulaitis, LLP.

Public comment opened at 2:37 p.m.

1. Kellam de Forest questioned how the proposed plan fit with the El Pueblo Viejo (EPV) guidelines regarding size, bulk and scale. He also inquired if the residence was covered in the Historic Structures Report.

Public comment closed at 2:40 p.m.

Commissioner's comments:

Commissioner Winick found the Anacapa elevation to have more interest than the Ortega elevation. The Ortega elevation could use further aesthetic studies. On this elevation the roofline was too even, giving the building a long appearance. He could support the roof deck as a valuable amenity and found that the tower element helped to break up the length of the Ortega elevation. The outdoor dining in the commercial section of the building is acceptable.

Commissioner Shallenberger requested that there be further interplay between both stories on the Ortega elevation and a separation from the La Fortuna building. Along the Anacapa elevation cornering Ortega Street, further study on the massing to create separation is necessary. He liked the interplay of the different balcony structures.

Commissioner Mahan liked the two-story corner element and its compatibility with the pink building on the opposite corner. On the Ortega elevation, he suggested that the hip element extend out or the addition of chimneys could help break up the structure and give more variety to the roof height. He could support the rooftop patio instead of a mass of balconies. He found the southeast corner along Ortega Street too bulky and not compatible with El Pueblo Viejo (EPV) guidelines.

Commissioner Murray suggested that softening the Ortega elevation would be beneficial to the neighborhood including the southeast corner to lessen the impact of the mountain views.

Commissioner Veyna stated that the driveway wall along the Ortega elevation was too flat and linear, and could use some added detail. The parallelism of the structure was excessive and it would help to break up the monotony by adding arbors and extending them out into the public right-of-way. He suggested that the balconies be done in metal to appear massive to fit in with architecture and to add contrast to an all white building.

Chair Suding found that the north wall side elevation needed more work and the southeast corner on the Ortega elevation was too bulky regarding size, bulk, and scale.

The Commissioners were in support of the roof deck.

Motion: Continued indefinitely to Planning Commission with positive comments in favor of the project.

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

**** THE COMMISSION RECESSED FROM 2:59 P.M. TO 3:07 P.M. ****

CONCEPT REVIEW - CONTINUED

8. 116 CASTILLO ST

HRC-1/SD-3 Zone

(3:15)

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

(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) on the 24,956 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal requires Planning Commission review of a Coastal Development Permit, Development Plan, and Interior Setback Modifications.)

(Second concept review; Comments only. Project requires Planning Commission review for a Coastal Development Permit, Development Plan Approval, and requested Zoning Modifications. Project last reviewed on September 24, 2014.)

Actual time: 3:07 p.m.

Present: Brian Cearnal and Joe Andrulaitis, Architects, Cearnal Andrulaitis, LLP; Jack Kiesel, Landscape Architect, Kiesel Design and Daniel Gullett, Project Planner, City of Santa Barbara.

Public comment opened at 3:23 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely to the Planning Commission to return to Full Commission with comments:

- 1) Side yard setback and the roof setback modifications are supportable and do not pose consistency issues with the El Pueblo Viejo (EPV) guidelines.
- 2) The Commission has reviewed the proposed project and **Compatibility Analysis Criteria** have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:
 - a. **Compliance:** The proposed project complies with the El Pueblo Viejo Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
 - b. **Compatibility:** The project's design is compatible with the City and the architectural character of the neighborhood.
 - c. **Appropriate Size, mass, bulk, height, and scale:** The mass, size, bulk, height, and scale of the existing building are appropriate for its location and the neighborhood, but the parapet height of the proposed addition to the rear of the building should be slightly higher or lower to reduce uniformity and differentiation from the existing structure in a distinguished way, and for screening of proposed new mechanical equipment.
 - d. **Sensitivity to Adjacent Historic Resources:** There are no impacts to adjacent City Landmarks, adjacent historic resources or nearby designated historic resources, City structures of merit, sites, or natural features.
 - e. **Public Views:** The project's design does not block established public views of mountains or ocean. The mountains are in particular still visible.
 - f. **Open Space/Landscaping:** The project's design provides an acceptable/ appropriate amount of open space and landscaping.

Action: Winick/Shallenberger, 4/0/2. (Mahan and Murray abstained. Drury, La Voie, and Orías absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:37 P.M. TO 3:52 P.M. ****

CONCEPT REVIEW - CONTINUED**9. 103 CHAPALA ST****R-4/SD-3 Zone****(4:00)**

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

(This is a revised project description. 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, enclosure of the covered entry, four new condenser units 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. A 550 square foot existing four car garage will be demolished and replaced with four uncovered parking spaces with additional landscaping. The existing 161 square feet of storage space will remain. Staff Hearing Officer review of two front setbacks modifications, interior setback modification, lot area modification, and open yard modification are requested. This building is a contributing historic resource to the proposed West Beach Historic District and on the City's List of Potential Historic Resources. This parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone.)

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

Actual time: 3:52 p.m.

Present: Jeff Gorrell, Architect, LMA Architects.

Public comment opened at 3:57 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely to Staff Hearing Officer with comments:

- 1) The Commission finds the solution to windows shown on elevations, not the rendering, acceptable.
- 2) Restudy the entrance to include a rectangular door.
- 3) Provide a more cobbled solution regarding the permeable paving.
- 4) The Commission supports the removal of garage.
- 5) The proposed modifications are aesthetically appropriate, do not pose consistency issues and promote an appearance of uniformity of development.

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

**** THE COMMISSION RECESSED FROM 4:14 P.M. TO 4:20 P.M. ****

CONCEPT REVIEW - CONTINUED**10. 1220 CHAPALA ST****C-2 Zone****(4:15)**

Assessor's Parcel Number: 039-181-019
 Application Number: MST2015-00274
 Owner: City of Santa Barbara
 Landscape Architect: Arcadia Studios
 Engineer: Laura Yanez

(Proposal to realign the existing sidewalk, curbs, and gutters to improve the pedestrian right of way and create the future potential for outside dining. New landscaping will be installed in the parkway and Victoria Street will be restriped to accommodate the new right-of-way improvements. The project also includes the following improvements to City Parking Lot 5: replacement of existing landscaping with xeriscaping, removal of six (6) London Plane Trees to be replaced with three (3) Paperbark Trees, four (4) Jerusalem Thorn Trees, and two (2) Queen Palms, and new hoop style bicycle racks. One (1) 15 minute parking space on Victoria Street will be removed.)

(Second conceptual review. Action can be taken if sufficient information is provided. Project requires Tier 3 Storm Water Management Program compliance.)

Actual time: 4:20 p.m.

Present: Teri Green, Associate Transportation Planner, City of Santa Barbara; and Bob Cunningham, Landscape Architect, Arcadia Studios.

Public comment opened at 4:25 p.m.

1. John Rowbottam, at 21 West Victoria Street, was concerned about the removal and addition of proposed trees impacting the view of the Arlington tower. He requested there be consideration for a handicap ramp for accessibility, a crosswalk for pedestrian safety, and the addition of better lighting at night. He suggested the kiosk be included in the plans to establish proper maintenance.
2. Kellam de Forest inquired about the kiosk's location and look. He stated his support for the addition of a handicap ramp.

Public comment closed at 4:30 p.m.

Motion: Project Design Approval and continued indefinitely to the Consent with the following comment:

1) Provide compliance with Tier 3 Storm Water Management Program.

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

CONCEPT REVIEW - NEW**11. 1117 STATE ST****C-2 Zone**

(4:35) Assessor's Parcel Number: 039-231-030
Application Number: MST2015-00298
Owner: 1129 State Street
Applicant: Kyle Ashby
Architect: Dan Weber

(Proposal for a 172 square foot addition to an existing 10,227 square foot three-story commercial building on State Street. The ground level front façade will be remodeled to remove existing windows and install bi-fold doors. A new three and a half foot tall wrought iron security gate will be installed at the rear of the parcel. The proposed outdoor dining, improvements in the right-of-way, and signage will be approved under a separate permits.)

(Conceptual review; comments only. Project requires environmental assessment and Public Works permits.)

Actual time: 4:36 p.m.

Present: Dan Weber, Architect, Dan Weber Architecture; and Jessi Finnicum-Schwartz, Architect, Jessi Finnicum-Schwartz Architectural Design Services.

Public comment opened at 4:44 p.m.

1. Kellam de Forest questioned whether the structure was historical or brand new. He was concerned that the improvements might restrict pedestrians.

Public comment closed at 4:45 p.m.

Motion: Continued two weeks with comments:

- 1) The Commission had positive comments of the project as presented.
- 2) The project does not include signage or the proposed improvements in public right-of-way.

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

**** MEETING ADJOURNED AT 4:52 P.M. ****

CONSENT CALENDAR (11:00)

Consent Agenda items were reviewed by Commissioner Mahan.

FINAL REVIEW**A. 920 SUMMIT RD****A-2 Zone**

Assessor's Parcel Number: 015-211-009
Application Number: MST2005-00831
Owner: MCC BB Property, LLC
Architect: Henry Lenny
Applicant: Ty Warner Hotels and Resorts
Agent: Suzanne Elledge Planning and Permitting, Inc.
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 re-contouring, 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 is requested for pergola details. 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. Project last reviewed on June 17, 2015.)

Final Approval as submitted of pergola detail.

NEW ITEM**B. 407 E PADRE ST****E-1 Zone**

Assessor's Parcel Number: 025-263-021
Application Number: MST2015-00285
Owner: Christine Garvey
Applicant: Mark Morando

(Proposal for two single-story additions totaling 56 square feet on the rear of an existing 2,090 square foot, two story, single-family residence, the removal of a latticed window to be replaced with a french door in the area of the addition, and a new juliet balcony on the ground level. The rear patio will be surfaced with 396 square feet of Satillo tile. The total of 2,478 square feet of development on a 5,996 square foot lot is 91.8 percent of the required maximum floor-to-lot area ratio (FAR). This residence is on the City's List of Potential Historic Resources and is a contributing structure in the Mission Gardens Potential Historic District.)

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

Continued two weeks to the Full Commission with the following comment:

1. Tubular metal for the fencing is unacceptable.
2. The additions may have a significant impact on the architecture of the residence and require the full Commission's review.

PROJECT DESIGN AND FINAL REVIEW**C. 11 GARDEN ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-113-026
Application Number: MST2014-00281
Applicant: Joe Stennett
Agent: Trish Allen, Suzanne Elledge Planning and Permitting, Inc.
Owner: City of Santa Barbara

(Proposal for a new trellis/kiosk display structure located at the Santa Barbara Visitor Center in the Appealable Jurisdiction of the Coastal Zone. The trellis/kiosk dimensions are 8-feet tall by 16-feet 6-inches in length. The proposal received Staff Hearing Officer approval for front setback modifications. The Visitor Center is a designated Structure of Merit: Larco Building.)

(Project Design and Final approval are requested. Project requires compliance with Staff Hearing Officer Resolution No. 005-15. Project last reviewed on November 5, 2014.)

Project Design Approval and Final Approval with the following condition:

1. Light fixture options A or B are acceptable as shown as hidden on plans.

NEW ITEM**D. 400 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-212-021
Application Number: MST2015-00299
Owner: Safina Abraham Trust
Applicant: Signs By Ken
Business Name: Big Dogs

(Proposal to replace existing awning fabric located on a corner storefront at State and East Gutierrez Streets. The existing, previously approved awning frames will be retained. Signage was recently approved under sign application SGN2015-00069.)

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

Project Design Approval and Final Approval with the following conditions:

1. Awning fabric shall be black.
2. The existing awning framing and hardware are to remain.

NEW ITEM**E. 510 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-241-033
Application Number: MST2015-00307
Owner: Aladdin Eskandari Family Revocable
Architect: Alan McLeod
Applicant: Drew Scherer

(Proposal for a front facade renovation for an existing 1,592 square foot, two-story commercial building. Exterior changes include new storefront windows and decorative wall tiles, and the repainting and re-stuccoing of walls to match the existing. The existing structure is on the City's List of Potential Historic Resources.)

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

Project Design Approval and Final Approval with the following conditions:

1. Resubmit working drawings to staff showing the ironwork on the doors matches the hand-drawn rendering.
2. Correct the plans to show the existing windows.
3. Remove the tile adjacent to the doors. The tile under the windows is acceptable.

PROJECT DESIGN AND FINAL REVIEW**F. 931 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-141-002
Application Number: MST2015-00103
Owner: Laurie Ashton and Lynn Sarko
Applicant: Jarrett Gorin
Architect: Eric Swenumson

(This is a revised project description. Proposal to permit five (5) "as-built," ground-mounted heating, ventilation, and air conditioning (HVAC) units, an "as-built" water softener, an "as-built" trash/recycling enclosure with 37 inch tall screening fences and an "as-built" dog house with a six foot high chain link fence surrounded by a hedge for a 240 square foot dog run area to an existing 7,930 square foot, two-story, single family residence with an attached 726 square foot garage. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00044). The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the 5 HVAC units, the water softener, the trash and recycling enclosure and the dog house to be located in the required front setback. The residence is a designated City Landmark "Mont Joie Residence" constructed in 1928.)

(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 031-15. Project last reviewed at HLC Consent on March 25, 2015.)

Project Design Approval and Final approval as submitted.