



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, August 12, 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 1:30 p.m. by Chair Suding.

ATTENDANCE:

Members present: Drury (until 5 p.m.), La Voie, Mahan, Murray, Orías (until 5 p.m.), Suding, and Veyna (3:11 p.m).

Members absent: Shallenberger and Winick.

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 July 29, 2015, with corrections.

Action: Orías/Mahan, 5/0/0. (Murray abstained. Shallenberger/Veyna/Winick absent.) Motion carried.

C. Consent Calendar.

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

Action: Orías/Mahan, 6/0/0. (Shallenberger/Veyna/Winick absent.) Motion carried.

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

1. Ms. Kaufman made the following announcements:

- a) Commissioner Winick and Shallenberger will be absent.
- b) Chair Suding will step down from Item #7, 35 State Street and Item #8, 901 East Cabrillo Boulevard. Commissioner La Voie will step down from Item #8, 901 East Cabrillo Boulevard.

2. Ms. Hernández announced the completion of the draft to the Historic Landmarks Commission Guidelines. The review of the guidelines will be heard on August 26, 2015 at the HLC meeting with the purpose of being adopted by City Council thereafter. Secondly, the review of the weatherproofing and repairs to the Arlington Tower will be postponed until the August 26, 2015 meeting per the applicant's request.

3. Commissioner Suding announced the passing away of architect, Bruce Bartlett.

4. Commissioner Orías announced that there were concerns expressed regarding the proposal to add structures along the Bird Refuge of the Clark Estate. With input from Jill Zachary from the Parks and Recreation Department, it was concluded that the proposal was in compliance. Secondly, there was concern that the direction to add landscaping to the Verizon communication tower on Channel Drive had been ignored with the appearance of the lot consisting of only trees and shrubbery. Mr. Limón clarified that the site had issues with soil disturbance.

E. Subcommittee Reports.

No Subcommittee Reports.

MISCELLANEOUS ACTION ITEM

1. CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST
123 W GUTIERREZ ST

C-2 Zone

(1:45) Assessor's Parcel Number: 037-245-015

Owner: Family Services Agency of Santa Barbara County

(Hold a Public Hearing to consider adding the Italianate building constructed c. 1880 to the City's List of Potential Historic Resources. Relocated to its current location in 1928, the building was once the home of the noted Talk of the Town Restaurant. The building was found eligible for designation as a Structure of Merit in the Historical Resources Evaluation Report (HRER) completed by Applied Earth Works, Inc. that was accepted by the Historic Landmarks Commission on July 15, 2015.)

Actual time: 1:44 p.m.

Motion: To add the structure located at 123 West Gutierrez Street on the City’s List of Potential Historic Resources.

Action: Murray/Orias, 6/0/0. (Shallenberger/Veyna/Winick absent.) Motion carried.

MISCELLANEOUS ACTION ITEM

**2. CITY’S POTENTIAL HISTORIC STRUCTURES/SITES LIST
1035 ORILLA DEL MAR ST**

R-4/SD-3 Zone

(1:50) Assessor’s Parcel Number: 017-322-013

Owner: Schulz Living Trust

(Hold a Public Hearing to consider removal of the minimal traditional building from the City’s List of Potential Historic Resources as it no longer meets the criteria to qualify as historic resources due to alterations of character-defining features.)

Actual time: 1:48 p.m.

Public comment opened at 1:50 p.m.

1) Kellam de Forest questioned if it were possible to designate only the street façade.

Public comment closed at 1:51 p.m.

Motion: To remove the structure located at 1035 Orilla Del Mar Street from the City’s List of Potential Historic Resources as it was found to be ineligible.

Action: Mahan/Drury, 6/0/0. (Shallenberger/Veyna/Winick absent.) Motion carried.

MISCELLANEOUS ACTION ITEM

**3. CITY’S POTENTIAL HISTORIC STRUCTURES/SITES LIST
1554 ALAMEDA PADRE SERRA**

E-1 Zone

(1:55) Assessor’s Parcel Number: 019-183-011

Owner: Fred J. Krupica

(Hold a Public Hearing to consider removal of the Norman Revival House from the City’s List of Potential Historic Resources as it no longer meets the criteria to qualify as historic resources due to alterations of character-defining features.)

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 remove the structure located at 1554 Alameda Padre Serra from the City’s List of Potential Historic Resources as it was found to be ineligible.

Action: Mahan/Drury, 6/0/0. (Shallenberger/Veyna/Winick absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 2:00 P.M. TO 2:06 P.M. ****

CONCEPT REVIEW - CONTINUED**4. 800 SANTA BARBARA ST****C-2 Zone****(2:00)**

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

(This is a revised project description. Proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 20,448 square foot, three-story mixed-use development on an 18,568 square foot lot. The project consists of 1,364 square feet of commercial floor area and 24 units (comprised of five studio units, 15 one-bedroom units, and 4 two-bedroom units) above a 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) with average unit size of 760 square feet. There are eligible Historic Resources onsite.)

(Second Concept Review; comments only. Project requires environmental assessment. Project received Planning Commission Conceptual Review on May 21, 2015. Project last reviewed on May 6, 2015.)

Actual time: 2:06 p.m.

Present: Renee Brooke, City Planner; Jan Hochhauser, Applicant; Courtney Jane Miller, Landscape Architect; and John Donaldson, Owner.

Public comment opened at 2:28 p.m.

- 1) Kellam de Forest expressed concern regarding the excessive size of the proposed complex and the impact to its location in the El Pueblo Viejo district. He mentioned that the revised project description only showed a minor reduction in square footage and the number of proposed bedrooms. He stated that the oversized architecture was inconsistent to the character of the neighborhood and undermined the uniqueness of the area. He did appreciate the retention of the Paseo and the preservation of the existing trees.
- 2) Mary Louise Days, board member for the Santa Barbara Trust for Historic Preservation, submitted a letter inquiring about the ownership. She expressed concern over the size and bulk of the project, specifically around the intersection, and mentioned that having 24 units with only 32 parking spaces in a commercial zone would be inappropriate and a burden to the neighborhood.
- 3) A letter from the headmaster at Anacapa School, which is north of the project, appreciated the minor revisions and was interested in hearing feedback from the Commission on the height, bulk, size and setbacks proposed. It was requested that the developer continue to work with adjacent occupants to address issues regarding the preservation of the existing landscaping, maintaining the privacy of the school, and excavating during school closures or mitigating impacts to noise.
- 4) Jarrell Jackman, executive director of the Santa Barbara Trust for Historic Preservation, stated his opposition to the project concerning the insufficient revisions, the proximity of the location to the El Pueblo Viejo corridor, the impact to Anacapa School, the removal of trees, the inadequate parking spaces, and the limited setbacks.

Public comment closed at 2:37 p.m.

Commissioner Lodge stated her initial shock of the proposed project in the historic center. Planning Commission found that the project was consistent with the rental housing policies, appropriate for residential uses, and preserved the existing, mature landscaping. However, the protection of public

views and sensitivity of the historical character was found to be impacted by the proposed size, bulk, and scale of the project.

Motion: Continued indefinitely with comments:

1. Provide a photo simulation showing the building's view impact on the mountains, specifically the Montecito peak.
2. Continue working with the neighbors.
3. The Commission is concerned with the viability and livability of the interior units.
4. The project is lacking an area for children's activity.
5. Further reduction of the mass, bulk and scale are requested.
6. Provide compatibility with the neighborhood and its historic character.
7. The Commission had positive comments regarding the landscape plan.
8. The 8ft separation between the balconies and the 10ft separation between the windows in the Paseo is not acceptable.
9. Deep set windows need to be traditional.
10. The architecture is lacking charm. Provide more rustic and poetic context.
11. The challenge is to make this the best AUD project in the City.
12. An arborist report is requested to address the impact of the garage excavation on the existing trees.
13. Work at reducing the duplication of architectural elements, specifically balconies, windows, roof lines, etc.
14. The Commission supports the north elevation and finds that the two story element on the north façade is appropriate to the site.
15. The architecture should align with the corner configuration.
16. Show the outline of the subterranean garage on the landscape plan.
17. The Commission is incorporating the Planning Commission comments from the meeting dated March 15, 2015. Requests additional input from the Planning Commission after the next Historic Landmarks Commission review.

Action: Orías/La Voie, 7/0/0. (Shallenberger/Winick absent.) Motion carried.

Straw vote: Does the Commission feel that the size, bulk, and scale are acceptable? 0/7/0. Motion failed.

CONCEPT REVIEW - NEW

5. VARIOUS LOCATIONS

(2:45) Assessor's Parcel Number: ROW-002-084, ROW-002-052, ROW-001-932
 Application Number: MST2015-00392
 Owner: City of Santa Barbara
 Applicant: Crown Castle / NG West, Inc.

(Conceptual review for the proposed installation of new small cell wireless communications facilities on existing 33 foot to 43 foot tall wooden street poles in the right-of-way at three separate site locations in El Pueblo Viejo Landmark District. Also proposed is a new meter pedestal and pad with equipment cabinet and ground level handhole. Project sites are the 100 block of Cota Street, the 100 block of Chapala Street, and the 100 block of Gutierrez Street.)

(Concept Review; comments only. Project requires environmental assessment and visual impact findings.)

This item was postponed per the Applicant's request.

Action: Mahan/La Voie, 7/0/0. (Shallenberger/Winick absent.) Motion carried.

CONCEPT REVIEW - NEW**6. VARIOUS LOCATIONS**

(3:10) Assessor's Parcel Number: ROW-001-776, ROW-001-924, ROW-001-767, ROW-001-716, ROW-001-510, ROW-001-444
 Application Number: MST2015-00391
 Owner: City of Santa Barbara
 Applicant: Sharon James
 Architect: Frank Carter

(Conceptual review for the proposed installation of new wireless antennas and radios in the right-of-way at six separate site locations in El Pueblo Viejo Landmark District. Project sites include the intersection of State and De La Guerra Streets, the 400 block of State Street, State and Anapamu Streets, Ortega and Anacapa Streets, Anacapa and Carrillo Streets, the 900 block of Chapala Street. Proposed designs include stealth cabinets, vaults, or decorative street poles.)

(Concept Review; comments only. Project requires environmental assessment and visual impact findings.)

This item was postponed per the Applicant's request.

Action: Mahan/La Voie, 7/0/0. (Shallenberger/Winick absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:38 P.M. TO 3:46 P.M. ****

REVIEW AFTER FINAL**7. 35 STATE ST****HRC-2/S-D-3 Zone**

(3:40) Assessor's Parcel Number: 033-102-018
 Application Number: MST97-00357
 Owner: 35 State Street Hotel Partners, LLC
 Business Name: Entrada de Santa Barbara
 Applicant: Michael Rosenfeld
 Architect: DesignArc, Inc.
 Landscape Architect: Suding Design
 Agent: Ken Marshall
 Engineer: Penfield & Smith Engineers, Inc.

(Proposal for a mixed-use development, Entrada de Santa Barbara, 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 proposed changes to the State Street geometry including new median and crosswalk at Mason and Helena Streets. The changes impact State Street, East Mason Street, and Helena Street. Project requires compliance with City Council Resolution No. 01-103. Project last reviewed May 20, 2015.)

Actual time: 3:46 p.m.

Present: Phil Suding, Landscape Architect; Derrick Bailey, Supervising Transportation Engineer; and John Ewasiuk, Principal Engineer.

Public comment opened at 4:00 p.m.

A letter with expressed concerns from Cars Are Basic was acknowledged.

Public comment closed at 4:01 p.m.

Motion: Approval of Review After Final and continued two weeks to Consent with comments:

1. The Commission recognizes there is limited flexibility in the design.
2. Provide landscaping in the vine pockets in front of the Webber Bread Building.
3. Provide a dark stone cobble to create contrast.

Action: Orías/Veyna, 5/1/0. (La Voie opposed. Suding stepped down. Shallenberger/Winick absent.) Motion carried.

REVIEW AFTER FINAL

8. 901 E CABRILLO BLVD

HRC-1/SD-3 Zone

(4:10) Assessor's Parcel Number: 017-313-018
 Application Number: MST2008-00313
 Owner: Richard Gunner
 Architect: William La Voie
 Landscape Architect: Suding Design
 Business Name: Santa Barbara Inn
 Architect: Marks Bloxom Architects, Inc.
 Applicant: Michael Gunner
 Architect: John Von Doren

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

(Review After Final for two new metal pergolas totaling 710 square feet to be located over the outdoor dining area at the front of the Santa Barbara Inn. Each pergola will be 10.5 foot tall, illuminated and heated. Project was last reviewed on June 17, 2015.)

Actual time: 4:07 p.m.

Present: William La Voie, Architect; and Phil Suding, Landscape Architect.

Public comment opened at 4:13 p.m.

- 1) Kellam de Forest questioned if the pergola structure was a common practice in the country and were they compatible with the El Pueblo Viejo (EPV) guidelines.

Public comment closed at 4:14 p.m.

Motion: Approval of Review After Final as presented.

Action: Drury/Orías, 2/0/0. (Mahan/Murray/Veyna opposed. La Voie/Suding stepped down. Shallenberger/Winick absent.) Motion failed.

2nd Motion: Continued two weeks with comments:

1. Restudy the design of the pergola to be more traditional and keeping with the El Pueblo Viejo Guidelines.

Action: Veyna/Orías, 5/0/0. (La Voie/Suding stepped down. Shallenberger/Winick absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

9. 129 E ANAPAMU ST

C-2 Zone

(4:25)

Assessor's Parcel Number: 029-121-013
 Application Number: MST2015-00233
 Owner: 129 Anapamu, LLC
 Business Name: The Little Door
 Applicant: Ross Miller

(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 raised deck, new wooden 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.)

(Second Concept Review; action can be taken if sufficient information is provided. Project last reviewed on May 20, 2015.)

Actual time: 4:28 p.m.

Present: Ross Miller, Applicant.

Public comment opened at 4:34 p.m. and, as no one wished to speak, it was closed.

*** The Commission recessed at 4:40 p.m. to 4:42 p.m. to verify the proposed colors against the sunlight. ***

Motion: Continued two weeks with comments:

1. The Commission finds the concept supportable including raising the wall at the property line, the planter in the front, and the expression of a porch on an American vernacular building.
2. The structural expression of the porch and/or pergola needs to be more traditional and appropriate to the style of the architecture.
3. The colors need to be more appropriate to the American vernacular style of architecture.
4. Provide protection of sandstone wall from defacement.

Action: Mahan/La Voie, 6/0/1. (Suding abstained. Shallenberger/Winick absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 4:52 P.M. TO 5:02 P.M. ****

CONCEPT REVIEW - CONTINUED

10. 719 PASEO NUEVO

C-2 Zone

(4:45) Assessor's Parcel Number: 037-400-002
 Application Number: MST2014-00417
 Owner: I & G Direct Real Estate 3, LP
 Business Name: California Pizza Kitchen
 Architect: Aria Group Architect, Inc.
 Applicant: RSI Group

(This is a revised project description. Proposal for exterior façade alterations to the existing California Pizza restaurant located within the Paseo Nuevo Mall. The proposal includes replacement of the existing railing and all awnings with new fabric to match the existing (existing hardware to remain), and new waiting benches, tables, and chairs. A separate application will be submitted for Sign Committee review to replace existing signage.)

(Third Conceptual Review; action can be taken if sufficient information is provided. Project last reviewed on July 29, 2015.)

Actual time: 5:02 p.m.

Present: Nina Raey, CPK Representative, RSI Group.

Public comment opened at 5:04 p.m. and, as no one wished to speak, it was closed.

Motion: Continued two weeks to Consent with comments:

1. The Commission finds the proposed chairs, tables, and waiting bench acceptable.
2. The colors as proposed are acceptable.
3. The metal portion of proposed railing is acceptable.
4. The posts for the railing shall be an inch and a half to an inch and three-quarters with square, solid steel posts twisted with finial on top.

Action: Mahan/Veyna, 4/0/1. (Murray abstained. Drury/Orías/Shallenberger/Winick absent.)
 Motion carried.

**** MEETING ADJOURNED AT 5:15 P.M. ****

CONSENT CALENDAR (11:00)**REVIEW AFTER FINAL****A. 1721 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 027-111-005
 Application Number: MST2014-00456
 Owner: WGH Ventures, Inc.
 Architect: Jose Luis Esparza, AIA

(Proposal to reconstruct a total of 1,072 square feet of one- and two-story additions (including 523 square feet on the ground floor, and 549 square feet on the second floor) at the rear of the an existing 2,119 square foot two-story, single-family residence. Also proposed is to relocate two garage doors from the north to the east on the existing 543 square foot, detached two-car garage. This application addresses violations identified in enforcement case ENF2014-00237. The proposed total of 3,734 square feet, located on a 12,792 square foot lot, is 92% of the required floor-to-lot area ratio (FAR). This structure is on the city's List of Potential Historic Resources: Edwards-Abraham House designed by architect Thomas Nixon c. 1875.)

(Review After Final for proposed landscaping plans and widening of garage doors to 9.5 feet. Project last reviewed on March 25, 2015.)

Approval of Review After Final as noted on landscaping plans.

FINAL REVIEW**B. 202 W CABRILLO BLVD****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 033-092-008
 Application Number: MST2015-00258
 Business Name: Hotel Milo
 Owner: HHLP Santa Barbara I Association, LLC
 Architect: Cearnal Andrulaitis, LLP
 Contractor: Allen Construction

(Proposal to add new post-lanterns in the patio of buildings 5 and 6 and decorative outdoor LED string lights above four patio areas at buildings 2 and 3 for the existing Hotel Milo. All lighting will be affixed to existing building elements and connected to existing electrical service for each building. There are contributing resources to the Potential West Beach Historic District onsite.)

(Final review of proposed lighting details. Project last reviewed July 29, 2015.)

Final Approval with the condition that the light posts and fixtures be light gray.

FINAL REVIEW**C. 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 55 square feet on the rear of an existing 2,090 square foot single-family residence, the removal of two windows on rear east elevation to be replaced with wood, French doors with side lights. The rear patio will be surfaced with 396 square feet of Saltillo tile. The installation of a Juliette balcony railing over the original double French doors at the Porte cochere, installation of gates at the front elevation at the arch of Porte cochere, and landscaping and hardscape alterations are also proposed. 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.)

(Final review of landscaping plans. Project last reviewed July 29, 2015.)

Final Approval of landscaping plan as submitted.

FINAL REVIEW**D. 340 E LOS OLIVOS ST****E-1 Zone**

Assessor's Parcel Number: 025-261-004
Application Number: MST2013-00340
Owner: Winn Family Trust
Architect: Mark Shellnut Architects, Inc.
Applicant: Suzanne Elledge Planning & Permitting Services, Inc.

(This property is on the City's List of Potential Historic Resources: "Edwards/Dole House." Proposal for alterations and additions to an existing, three-story, 5,203 square foot, single-family residence, located on a 13,510 square foot parcel. The project includes a request to permit the 139 square foot "as-built" dormer addition, a 142 square foot "as-built" deck constructed on the third floor, and the 362 square foot "as-built" second-story sunroom addition, the replacement of aluminum windows on the "as-built" second-story sunroom with (period-correct) wood windows, and the replacement and installation of new skylights. The proposal also includes additions and alterations to the existing garage including relocating the existing 408 square foot, two-car garage (and 244 sq. ft. loft above the garage) to comply with required front setback, adding 60 square feet to meet the minimum interior dimensions, and window and door changes. The existing driveway material is to be removed and replaced with a 540 square foot brick driveway including an integrated brick inlaid vehicular turntable. This project will address violations identified within enforcement case ENF2013-00546 including "as-built" window and skylight changes to the existing 267 square foot detached accessory building and the demolition of other unpermitted structures. The proposed site development totals 6,683 square feet. The project is 149% of the required floor-to-lot area ratio (FAR). The application received Planning Commission review and approvals for requested floor area and setback modifications.)

(Final review of garage and window details. Project must comply with Planning Commission Resolution No. 012-15. Project last reviewed July 29, 2015.)

Final Approval as submitted.

CONTINUED ITEM**E. 655 DEL PARQUE DR C R-3/SD-3 Zone**

Assessor's Parcel Number: 017-410-001
Application Number: MST2015-00318
Owner: East Beach Homeowners Association
Applicant: Arbor Services, Inc.

(Proposal to remove two (2) Monterey Pines and replace with two (2) trees of equivalent biomass in an existing condominium development in El Pueblo Viejo Landmark District.)

(Action can be taken if sufficient information is provided. Project last reviewed on July 15, 2015.)

Project Design Approval and Final Approval with the following conditions:

1. Plant two 15 gallon Arecastrum Romanzitiiums at the location of the tree removals.
2. Plant four 15 gallon Arbutus Unedos at the eastern edge of the condominium development.

NEW ITEM**F. 1103 STATE ST C-2 Zone**

Assessor's Parcel Number: 039-231-014
Application Number: MST2015-00370
Owner: Ronald J. Gillio 2006 Revocable Trust
Applicant: Chris Gillio

(Proposal for a new six-foot tall, swinging, iron security gate at the rear of an existing commercial property. No other exterior alterations are proposed.)

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

Project Design Approval and Final Approval with the condition the gate shall be flat dark gray.

NEW ITEM**G. 236 E CABRILLO BLVD****P-R/SD-3 Zone**

Assessor's Parcel Number: 017-191-004
Application Number: MST2014-00596
Owner: City of Santa Barbara

(Proposal for limited repairs and maintenance of the existing Laguna Pump Station Facility, tide gate structure, and restoration plan. The project is proposed in four phases. Phase 1 includes removal of sedimentation and vegetation in the channel, repairs to channel wall, installation of an additional debris rack, repairs to the existing wet well inlet screen, improved lighting, and cameras for monitoring of conditions. Phase 2 includes the repair of the internal mechanics of Tide Gate No. 3, sedimentation removal between the Cabrillo Beachway and tide gates, and replacement of the outflow cover for the storm drain outlet. Phase 3 includes planting native vegetation to replace what is removed from the channel. This will extend the area of restoration for the Cabrillo Bridge Replacement and Lower Mission Creek Flood Control Lagoon Restoration projects scheduled for 2016. Phases 2 and 3 of the project are within Coastal Commission original permit jurisdiction. Phase 4 includes the on-going maintenance of the channel, which entails the removal of excess sedimentation prior to anticipated major storm events.)

(Concept review; comments only. Project requires Coastal Development Permit from the Planning Commission.)

Continued indefinitely to the Planning Commission with the following comments:

1. Provide black vinyl on the proposed chain link fence for the debris rack.
2. Recommendation to darken the aluminum on the tide gate.
3. Consider replacing the fence around the channel.
4. Continue the riparian scrub mix on the restoration area.
5. Note the fence is temporary.