



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, April 20, 2016

David Gebhard Public Meeting Room: 630 Garden Street

1:00 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
CRAIG SHALLANBERGER, *Vice-Chair*
MICHAEL DRURY
ANTHONY GRUMBINE
WILLIAM LA VOIE
BILL MAHAN
FERMINA MURRAY
JUDY ORÍAS
JULIO JUAN VEYNA

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

JASON DOMINGUEZ

PLANNING COMMISSION LIAISON: SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNANDEZ, Urban Historian
JOANNA KAUFMAN, Planning Technician
JENNIFER SANCHEZ, 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 1:02 p.m. by Commissioner La Voie.

ATTENDANCE:

Members present: Drury, Grumbine (at 1:56 p.m.), La Voie, Mahan, Murray, and Orías
Members absent: Shallanberger, Suding, and Veyna
Staff present: Limón, Kaufman, and Sanchez

SUBCOMMITTEE MEETING:

There will be an HLC Paseo Nuevo Subcommittee meeting at 3:00 p.m. on Thursday, April 21, 2016 in the Community Development 2nd Floor Conference Room, 630 Garden Street.

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 April 6, 2016, with corrections.

Action: Drury/Mahan, 5/0/0. (Grumbine, Shallanberger, Suding, and Veyna absent.) Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Bill Mahan (Items A-E, H) and Anthony Grumbine (Items F-G).

Action: Mahan/Drury, 5/0/0. (Mahan abstained on Items F-G. Grumbine, Shallanberger, Suding, and Veyna absent.) Motion carried.

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

1. Ms. Kaufman announced the following:

- a. Commissioners Shallanberger, Suding, and Veyna will be absent.
- b. A presentation on the proposed 2017 City budget will occur tomorrow at the April 21st noon lunchtime Planning Commission meeting. Staff invites the Commissioners to attend this meeting to learn more about the recommended budget or provide input.
- c. This will be Ms. Kaufman's last meeting.

2. Mr. Limón announced the following:

- a. David Eng will take Ms. Kaufman's place as staff liaison to the HLC.
- b. Ms. Hernandez is attending the 2016 California Preservation Conference and will return next week.
- c. A Commissioner is needed to attend the Paseo Nuevo subcommittee meeting on April 21. Commissioner Drury volunteered to attend.

3. Commissioner Mahan stated that Commissioner Veyna has had a health issue in the past week.

4. Commissioner La Voie discussed the Palm Springs Historic Site Preservation Board's National Preservation Month seminar event.

E. Subcommittee Reports.

No subcommittee reports.

ARCHAEOLOGY REPORT**1. 320 E CARRILLO ST****C-2 Zone**

(1:15) Assessor's Parcel Number: 029-301-004
Application Number: MST2015-00438
Owner: Pacific Homes Funding, Inc.
Architect: Ted Meeder

(Proposal to demolish the existing single-family residence and all existing site improvements and construct a new three-story, three-bedroom, 2,555 square foot single-family residence with an attached 624 square foot two-car garage. Other exterior improvements include new site retaining walls, new stone walls and gates, landscaping improvements, and upper-level balconies. The proposed total of 3,179 square feet on the 3,600 square foot lot is 145% of the maximum guideline floor-to-lot area ratio [FAR].)

(Review of a Phase I Archeological Resources Report prepared by Brent Leftwich.)

Actual time: 1:14 p.m.

Staff comments: Ms. Kaufman 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. Ms. Kaufman also read a note from Nicole Hernandez, Urban Historian, which stated that a former Urban Historian, Jake Jacobus, found in 2008 that this building is not significant, with the following statement: "Altered Frame Vernacular Cottage and concrete retaining wall on site. Original siding replaced with faux brick asbestos sheet siding. Deteriorated historic setting. Not historically significant."

Public comment opened at 1:14 p.m.

Joseph Moticha, neighbor, expressed a wish to speak during the later project review.

Public comment closed at 1:15 p.m.

Motion: To accept the report with revisions:

1. On page 1-1, "The client proposes to construct a new three-story resident" shall be revised to "three-story residence."
2. On page 1-1, "The front retaining wall we be removed" shall be revised to "will be removed."

Action: Drury/Mahan, 5/0/0. (Grumbine, Shallenberger, Suding, and Veyna absent.) Motion carried.

ARCHAEOLOGY REPORT**2. 406 N ONTARE RD****E-2/SD-2 Zone**

(1:20) Assessor's Parcel Number: 053-151-012
Application Number: MST2015-00471
Owner: Carolina N. Pizarro
Architect: Koffka-Phakos Design

(Proposal to demolish an existing 1,291 square foot, one-story single-family residence with an attached garage and construct a new 3,601 square foot, two-story residence with an attached 567 square foot three-car garage and 534 square feet of habitable space above it. Also proposed are a swimming pool, patios, site walls, landscaping, and a total of 187 cubic yards of cut grading, of which 179 cubic feet will be under the residence and 8 will be under the pool. The proposed total of 4,702 square feet on a 21,524 square foot lot is 100% of the guideline maximum floor-to-lot area ratio [FAR].)

(Review of a Phase I Archeological Resources Report prepared by Compass Rose Archaeological, Inc.)

Actual time: 1:17 p.m.

Staff comments: Ms. Kaufman 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. She also stated that Appendix C, which was pending, has been received.

Public comment opened at 1:19 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report with revisions:

1. Figure 2 should be revised to show the site of the pool equipment.
2. On page 6, "14.0 Refrences" shall be revised to "14.0 References."

Action: Drury/Orías, 5/0/0. (Grumbine, Shallanberger, Suding, and Veyna absent.) Motion carried.

HISTORIC STRUCTURES REPORT**3. 314 W ORTEGA ST****R-4 Zone**

(1:25) Assessor's Parcel Number: 037-073-012
 Application Number: MST2015-00128
 Owner: KC Young, LLC
 Agent: Dudek & Associates

(Proposal to demolish an existing 1,070 square foot, two-story single-family dwelling and reconstruct a new 2,526 square foot, two-story single-family dwelling including an attached two-car tandem garage. The building's façade will be reconstructed per the Secretary of the Interior's standards. Also proposed are two terraces [one on the ground floor and one of the second floor] totaling approximately 275 square feet, and the replacement of existing concrete hardscape with permeable pavers. Siding and trim from the original structure will be recycled and reused to the extent possible. The proposed development of 2,526 square feet on a 9,533 square foot lot is 71% of the guideline floor-to-lot area ratio [FAR]. The project site is located adjacent to lower Mission Creek, and the residence to be demolished is on the City's List of Potential Historic Resources as a contributing building to the proposed West Downtown Castillo Historic District.)

(Review of a Historic Structures/Sites Report prepared by Alexandra Cole. Report concludes that the building is not considered a historic resource according to CEQA standards. Any proposed changes would not constitute a potential adverse effect. A prior project was reviewed on October 7, 2015.)

Actual time: 1:23 p.m.

Present: Alexandra Cole, Historian; and Chip Young, Owner

Staff comments: Ms. Kaufman stated that Nicole Hernandez, Urban Historian, has reviewed the report and agrees with the conclusions that the building has had too many alterations, no longer conveys its original appearance, and does not qualify as a historic resource.

Public comment opened at 1:25 p.m.

Kellam de Forest questioned when the house was built.

Commissioner La Voie answered that it was built in 1899.

Public comment closed at 1:25 p.m.

Motion: To accept the report with comments forwarded to the Single Family Design Board:

1. The new building should be compatible with the historical streetscape.
2. Salvage all the quality materials of the building to be reused in the construction of the new building.
3. The new building should be designed to be compatible with the proposed historic district.
4. Emulate the style and scale of the original architecture.

Action: Drury/Murray, 5/0/0. (Grumbine, Shallanberger, Suding, and Veyna absent.) Motion carried.

MISCELLANEOUS ACTION ITEM**4. REMOVAL FROM CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST
314 WEST ORTEGA ST****(1:35)** Assessor's Parcel Number: 037-073-012

Owner: KC Young, LLC

(Hold a Public Hearing to consider removing from the Potential Historic Resources List as a contributing structure to the proposed West Downtown Castillo Historic District, based on the conclusions of the Historic Structures/Sites Report.

Actual time: 1:36 p.m.

Present: Alexandra Cole, Historian; and Chip Young, Owner

Public comment opened at 1:36 p.m.

Kellam de Forest asked why the structure needs to be removed from the Potential Historic Structures List. Commissioner La Voie answered that the previously accepted Historic Structures Report identified extreme deterioration of the building.

Public comment closed at 1:38 p.m.

Motion: To remove the structure located at 314 West Ortega Street from the City's Potential Historic Structures/Sites List.

Action: Mahan/Drury, 5/0/0. (Grumbine, Shallenberger, Suding, and Veyna absent.) Motion carried.

FINAL REVIEW**5. 1118 E CABRILLO BLVD****R-4 Zone****(1:40)** Assessor's Parcel Number: 017-353-001

Application Number: MST2014-00248

Owner: City of Santa Barbara

Applicant: Jill Zachary

Architect: Kruger Bensen Ziemer, Inc.

(The project description has been revised. The proposal includes façade repair/renovation, changes to existing windows and doors, structural upgrades, and upgrading of mechanical, plumbing, and electrical systems. Also proposed are site improvements including: improvements to meet accessibility [ADA] requirements, restoration of the beach-level promenade, installation of a boardwalk connecting the promenade to the beach, renovation of site landscaping, replacement of outdoor showers, restoration of the stoa [covered walkway], removal of approximately 20 trees, on-site relocation of approximately 33 trees, 24 new trees, enlargement of the trash enclosure, and addition of a mechanical equipment enclosure and rooftop equipment with screening. The project was approved by Planning Commission and received a Coastal Development Permit. This is a City Structure of Merit: "Cabrillo Pavilion and Stoa.")

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 014-15. Project last reviewed on March 23, 2016.)

Actual time: 1:43 p.m.

Present: Justin Van Mullen and Jill Zachary, Parks and Recreation, City of Santa Barbara; Dawn Ziemer and Julie Wendt, Kruger Bensen Ziemer, Inc.; Ann Kale, Lighting Designer; and Sam Maphis, Landscape Architect

Public comment regarding lighting opened at 2:19 p.m.

Kellam de Forest stated that he does not see the reason for pole lights on Cabrillo Boulevard, and that they tend to clutter the building.

Public comment regarding lighting closed at 2:20 p.m.

Public comment regarding architecture opened at 2:34 p.m.

Kellam de Forest questioned the function of the boardwalk and whether it clutters the view of the sand. He also expressed concern about the use of a monument sign.

Public comment regarding architecture closed at 2:37 p.m.

Public comment regarding landscape opened at 3:04 p.m. and, as no one wished to speak, it was closed.

Motion: Final Approval with comments, with final details continued indefinitely to the Consent calendar:

1. The proposal is uniformly excellent and a good direction for the building.
2. The Commission requests a minor revision to the cornice at the trash enclosure.
3. The signage should be simplified and in character with the building.
4. The lighting as proposed is acceptable.
5. Reconsider a combination of option 3 and the selected profile for the seat wall.
6. The landscaping is approved as submitted.

Action: Mahan/Drury, 6/0/0. (Shallanberger, Suding, and Veyna absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:20 TO 3:22 P.M. ****

CONCEPT REVIEW - CONTINUED**6. 7 E ANAPAMU ST****C-2 Zone****(2:40)**

Assessor's Parcel Number: 039-183-041
 Application Number: MST2016-00066
 Owner: Sullivan Goss 2009 Family Trust
 Agent: Ernesto Botello

(Proposal to permit "as-built" changes to the rear courtyard area of an existing 2,245 square foot commercial building comprising of new exterior dining layout and planter areas for trees, and a new three inch CMU/stone rubble veneer wall at the rear property line. Also proposed are the removal of an existing guardrail at the front terrace to be replaced with a 42 inch high stucco pony wall and the replacement of the existing the awnings on the front façade. Interior improvements proposed are the addition of a bar and dining areas, accessible restrooms and storage room, a remodel of the existing kitchen area for a proposed restaurant use, and the demolition of restrooms. The project addresses enforcement violations in case ENF2015-00856. This building is on the City's List of Potential Historic Resources: Hitchcock Building.)

(Action can be taken if sufficient information is provided. Project last reviewed on April 6, 2016.)

Actual time: 3:22 p.m.

Present: Steve Hermann and Jordan Fife, Steve Hermann Design

Public comment opened at 3:30 p.m. and, as no one wished to speak, it was closed.

Motion: Project Design and Final Approval, with final lighting detail continued two weeks to the Consent calendar:

1. Modify the light fixture to have a more traditional top and place higher on the front elevation on Anapamu Street.

Action: Drury/Mahan, 6/0/0. (Shallanberger, Suding, and Veyna absent.) Motion carried.

The ten-day appeal period was announced.

**** THE COMMISSION RECESSED FROM 3:41 TO 3:58 P.M. ****

PRE-APPLICATION CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1601 STATE ST****C-2 Zone**

(3:10) Assessor's Parcel Number: 027-181-009
Application Number: MST2015-00524
Owner: 1601 State Street Hotel Investors, LP
Architect: The Cearnal Collective, LLP

(One-time Pre-Application Review. Proposal for additions and alterations at the site of the existing "El Prado" La Quinta Inn and Suites. Demolish the existing 6,399 square foot annex and construct a 38,052 square foot addition to the existing hotel consisting of a new four-story hotel addition, with 66 new hotel rooms. The ground level will have at-grade garage parking, the second level will have garage parking and six hotel rooms, and the second and third floors will house 60 hotel rooms that average 375 square feet. Along with the hotel rooms, the building will include 4,985 square feet of support space for hotel functions. Uncovered parking spaces are to be demolished and replaced with 122 covered parking spaces. The new development area will total 73,707 square feet (this includes a 3,000 square foot small additions credit for each lot). The additional non-residential square footage will be acquired through a Transfer of Existing Development Rights (TEDR) with the former Sandman Hotel site. The El Prado Inn is a Designated Structure of Merit. The designation does not include the annex and grounds.)

(Comments only. Discussion on historic significance of annex building is requested. Project requires environmental assessment and Planning Commission review.)

Actual time: 3:58 p.m.

Present: Brian Cearnal and Christine Pierron, The Cearnal Collective, LLP; and Alexandra Cole, Historian

Staff comments:

1. Kelly Brodison, Assistant Planner, stated that a formal application for this project has not yet been received, only a pre-application. The project will be going before Planning Commission for a review of a development plan for the new square footage and a transfer of existing development rights.
2. Ms. Kaufman read the following comments from Nicole Hernandez, Urban Historian:

This is an excerpt from the HSSR that the HLC originally approved:

Historical Significance. A Historic Structures Report dated May 2013 was prepared for the project site by Alex Cole and accepted by the Historic Landmarks Commission on June 5, 2013. The report found that the Annex is considered a historic resource according to CEQA Guidelines. The report found that the Annex qualifies as a City Structure of Merit under CEQA Criterion 3B and City of Santa Barbara Criteria 3C, D, E, and F, and Criterion 8 for its association with the builder Alexander D'Alfonso and with the owner Lester Girsh. The main building was designated as a Structure of Merit; however, the annex building was not included at that time.

Staff recommended the applicant submit to HLC for a concept review, at which time staff will consult the HLC's opinion on the eligibility of the Annex as a Structure Merit.

It is important to consider the project site's location with respect to surrounding structures. The new hotel addition will be situated between the Mid-Century Modern, two-story Prado Hotel, which is a Designated Structure of Merit, and a two-story, folk Victorian style house at 1625 State Street, which was constructed in 1908 and qualifies as a historic resource. There is also a 1920s Craftsman House at 1629 State Street. The plans should include renderings of these structures as

the project proceeds to the HLC. The Commission is required to evaluate the proposal in the context of the entire streetscape and in relation to the surrounding historically significant structures.

Public comment regarding historic significance opened at 4:07 p.m.

Kellam de Forest stated that as an example of Alexander D'Alfonso's work, the building should be considered historic.

Public comment regarding historic significance closed at 4:10 p.m.

Public comment regarding the project opened at 4:34 p.m.

Kellam de Forest questioned the number of stories and the maximum allowable height of the hotel.

Public comment regarding the project closed at 4:36 p.m.

Historian Alexandra Cole discussed with the Commission submitting a proposal to revise her findings of the original Historic Structures Report and propose that the Annex does not rise to the level of a historic resource.

Motion: Continued four weeks with comments:

1. The Commission thanks the applicant for appearing on a preliminary basis with a thoughtful plan and design.
2. The Commission emphasizes the importance of compatibility of the addition with the neighborhood, the surrounding buildings, and the adjacent El Prado building.
3. The Commission appreciates the effort toward compatibility with the district and its requirements.
4. The Commission requests further study to make the addition compatible with the adjacent El Prado building.
5. Proceed with a Historic Structures Letter Report revising the findings of the previous report to provide expanded rationale for the annex building being not historically significant.

Action: Mahan/Drury, 6/0/0. (Shallanberger, Suding, and Veyna absent.) Motion carried.

CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING**8. 320 E CARRILLO ST**

C-2 Zone

(4:10)

Assessor's Parcel Number: 029-301-004
Application Number: MST2015-00438
Owner: Pacific Homes Funding, Inc.
Architect: Ted Meeder

(Proposal to demolish the existing single-family residence and all existing site improvements and construct a new three-story, three-bedroom, 2,555 square foot single-family residence with an attached 624 square foot two-car garage. Other exterior improvements include new site retaining walls, new stone walls and gates, landscaping improvements, and upper-level balconies. The proposed total of 3,161 square feet on the 3,600 square foot lot is 144% of the maximum guideline floor-to-lot area ratio [FAR].)

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

Actual time: 5:17 p.m.

Present: Ted Meeder, Architect

Staff comments: Ms. Kaufman reiterated the comments of former Urban Historian Jake Jacobus finding the building not historically significant.

Public comment opened at 5:27 p.m.

1. Joseph Moticha, adjacent neighbor, commented on the constraints of the lot size and expressed concern about compatibility with the neighborhood.
2. John Franklin, neighbor, commented on the large size of the proposed building and discussed parking issues.

Public comment closed at 5:34 p.m.

Motion: Continued two weeks with comment:

1. Revise the massing of the building.

Action: Drury/Grumbine, 6/0/0. (Shallanberger, Suding, and Veyna absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**9. 800 SANTA BARBARA ST****C-2 Zone****(4:55)**

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

(Revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 20,174 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,383 square feet of commercial floor area and 23 residential units above a subterranean parking garage containing 29 parking spaces, storage, and service areas. This is an AUD Priority Housing development with a proposed density of 56 dwelling units per acre and with an average unit size of 779 square feet.)

(Third concept review; comments only. Project requires environmental assessment. Project received Planning Commission Conceptual Review on October 8, 2015. Project last reviewed on August 12, 2015.)

Actual time: 5:57 p.m.

Staff comments:

1. Ms. Kaufman stated that the applicant has requested that the item be continued two weeks.
2. Irma Unzueta, Project Planner, added that the applicant had a comprehensive presentation and requested the continuance due to the lateness of the meeting.

Public comment opened at 6:04 p.m.

1. Sheila Lodge, Planning Commission liaison to the HLC, stated that the Planning Commission had concerns about the project as it was presented, especially given its immediate proximity to historic structures. The Planning Commission advised the applicant to reduce the massing and pull the building away from the nearby school.
2. Anne Petersen, Executive Director of the Santa Barbara Trust for Historic Preservation, stated that she submitted a public comment letter after a recent review of the plans; she will make verbal comments when the project returns.

Public comment closed at 6:06 p.m.

Commissioner comments: Commissioner La Voie requested an opportunity to view the project plans presented to the Planning Commission, the complete comments from the Planning Commission, and the current project plans prior to the next meeting, and that interested parties be availed the same opportunity.

Motion: **Continued indefinitely.**

Action: Orías/Drury, 6/0/0. (Shallanberger, Suding, and Veyna absent.) Motion carried.

PRE-APPLICATION CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 1032 SANTA BARBARA ST****C-2 Zone**

(5:40) Assessor's Parcel Number: 029-212-024
Application Number: MST2016-00071
Owner: David Myers
Applicant: Melisa Turner

(One-time Pre-Application Review. The proposal is a mixed-use project using the Average Unit Density [AUD] Program [Priority Housing Overlay] on two lots totaling 7,497 square feet with a density of 48 dwelling units per acre (du/ac). The project is proposed as a three-story building, with eight units and 1,369 square feet of nonresidential development, with 11 covered parking spaces. The units will include 7 two-bedroom units and one studio unit. Existing on the site are a one-story office building and a one-story single-family residence that will be demolished. A modification is requested for the front balcony/deck to encroach in the five-foot variable setback off Santa Barbara Street.)

(Comments only. Project requires environmental assessment and Staff Hearing Officer review.)

Actual time: 6:09 p.m.

Present: Mark Shields and David Watkins, DesignARC

Staff comments: Ms. Kaufman read comments from Nicole Hernandez, Urban Historian:

The structure at 1032 Santa Barbara Street, constructed in 1936, has been altered. The windows on the front elevation have been enclosed to be a stucco wall. The door matches the original design, but it does not convey its original appearance. The structure at 208 E. Figueroa Street does not represent an intact, unique, or particular style nor forms an integral component of a thematic complex or district and does not qualify as a historic resource. The cottage has some Victorian and Craftsman elements and was constructed in the early 20th century, year unknown. The setting has been altered as the house is surrounded by lot-line to lot-line Spanish Colonial Revival style buildings.

Ms. Kaufman also stated that this project is before the Commission for a pre-application review. A plan check has been completed. The cursory supportability comments indicated that although this is a new building, a front setback modification would be supportable due to site constraints; staff requests comments from the Commission related to this. Another application will have to be submitted after this one-time review.

Public comment opened at 6:37 p.m.

1. Commissioner La Voie acknowledged e-mailed comments of support from Jonathan Cornelius of Fore Property.
2. Commissioner La Voie acknowledged e-mailed comments of support from Kimberly Shackelford.
3. Commissioner La Voie acknowledged e-mailed comments of support from Laurie Small.
4. Mark Cornwall, neighbor, presented a letter from a group of neighbors in opposition to the project. He emphasized that the density will create parking and traffic problems.
5. Nadine Bunn, neighbor, expressed support for the project.
6. Darcy Cornwall, neighbor, expressed concern about the number of units and the lobby encroaching on the front setback.

Public comment closed at 6:48 p.m.

Motion: Continued indefinitely, with the project referred to the Planning Commission due to its highly visible location for comments relative to the following HLC concerns:

1. Parking appears inadequate for this site.
2. Interior setbacks providing light and air to the residential units appear inadequate.
3. The density appears to be incompatible with the neighborhood.
4. The Commission questions whether adequate support services exist for this density of development in this neighborhood.

The Commission also had the following additional comments regarding the project design:

1. The architecture is exemplary and in keeping with HLC guidelines.
2. The Figueroa Street setbacks should be more consistent with those of adjoining buildings, and the existing palm trees should be preserved if possible.
3. Revise the stairwell to the roof deck to provide more variety.
4. The Commission supports the concept of the mirador providing outside space on the west elevation.

Action: Drury/Mahan, 6/0/0. (Shallanberger, Suding, and Veyna absent.) Motion carried.

**** MEETING ADJOURNED AT 7:11 P.M. ****