



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, January 9, 2008

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

WILLIAM LA VOIE, *Chair* – Present  
 DONALD SHARPE, *Vice-Chair* – Present  
 ROBERT ADAMS – Present  
 LOUISE BOUCHER – Present  
 KEN CURTIS – Present  
 STEVE HAUSZ – Present at 1:42 p.m.  
 FERMINA MURRAY – Present  
 SUSETTE NAYLOR – Present  
 ALEX PUJO – Present

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

ROGER HORTON – Absent

**PLANNING COMMISSION LIAISON:**

STELLA LARSON – Absent

**STAFF:**

JAIME LIMÓN, Design Review Supervisor – Present until 2:00 p.m.  
 JAKE JACOBUS, Urban Historian – Present  
 SUSAN GANTZ, Planning Technician II – Present  
 AUDREY WILK, Commission Secretary – Present

Website: [www.SantaBarbartaCa.gov](http://www.SantaBarbartaCa.gov)

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST		
(See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal &amp; each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**PLEASE BE ADVISED**

- \*\* All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- \*\* The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- \*\* The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- \*\* The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- \*\* Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- \*\* The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- \*\* **Items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**
- \*\* **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- \*\* **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/hlc](http://www.SantaBarbaraCa.gov/hlc). If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday.

**LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

**NOTICE:**

- A. That on January 03, 2008, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov).
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. on Channel 18.

**GENERAL BUSINESS (1:33):**

The Election of Chair and Vice-Chair was done out of order.

- A. Election of Chair and Vice Chair.

Ms. Gantz opened nominations for office of Chair and Vice-Chair.

1. Nominations for Chair: William La Voie and Donald Sharpe (declined).

**A vote was taken and William La Voie was elected as Chair.**

2. Nominations for Vice-Chair: Alex Pujo and Donald Sharpe.

**A written vote was taken and Donald Sharpe was elected as Vice-Chair.**

- B. Public Comment:

Public comment opened at 1:40 p.m.

1. Cheri Rae McKinney, Bungalow Haven resident, expressed concern regarding the cutting down of trees without permits, removal of the historic rock wall, and installation of unapproved landscape at 601 Anapamú Street. She also expressed concern with the numerous safety violations and lack of permits. She suggested that the Historic Landmarks Commission (HLC) be involved in the review of any projects at this property. Ms. McKinney also made comments about the project located at 601 E. Micheltorena Street (Santa Barbara Cottage Hospital's Workforce Housing Project). She expressed concern with the cumulative affects on the ecological, esthetic, and cultural preservation of the neighborhood.
2. Tony Fischer, attorney representing Saint Francis Friends and Neighbors, expressed his concern about the number of new changes presented by the developer (to be reviewed by the Architectural Board of Review (ABR)). He stated that the conditions, as part of Planning Commission's 2006 approval of the project, included the requirement that the HLC review and provide comments to the ABR with regard to: 1) Architectural style; 2) compatibility with the neighborhood; and 3) the design of the commemorative display area; and, in addition to its review, the HLC must *approve* the historical monument. Mr. Fischer submitted a copy of the City Council's resolution indicating that the project is subject to HLC review (included with these minutes as an attachment). He commented that public notice as to these requirements has not been given and that the HLC should make a thorough review of the proposed changes before the conclusion of the ABR's review/approval.

Chair La Voie acknowledged receipt of a letter from Paula Westbury opposing Consent Item D, 911 Laguna Street.

Public comment closed at 1:51 p.m.

C. Approval of the minutes of the Historic Landmarks Commission meeting of December 12, 2007.

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of December 12, 2007, with corrections.

**Action:** Boucher/Sharpe, 7/0/2. (Adams/Naylor abstained. Sharpe abstained from Item #7, 210 W. Carrillo Street.) Motion carried.

D. Consent Calendar.

**Motion:** Ratify the Consent Calendar as reviewed by William La Voie.

**Action:** Boucher/Hausz, 9/0/0. Motion carried.

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

1. Commissioner Adams announced there would be a Kids Draw Architecture Program sponsored by the Architecture Foundation of Santa Barbara at the University Art Museum (UCSB) on Saturday, January 12<sup>th</sup>, from 1:00 p.m. to 3:00 p.m. The British Architecture exhibit will be sketched by the participating children.

2. Ms. Gantz made the following announcements:

a. Commissioner Naylor has been reappointed to the Historic Landmarks Commission for another term of four years. Although the City Council did not appoint anyone to fill the position currently held by Commissioner LaVoie, in accordance with City Council Resolution No. 06-092, he will continue to serve until a successor is appointed during the next recruitment in May/June, 2008.

b. The "Arlington Village" project at 1330 Chapala Street would be reviewed by the Planning Commission (PC) at the Thursday, January 24<sup>th</sup> meeting. Concerns voiced by the HLC were forwarded to the PC.

Chair La Voie and Commissioner Adams agreed to represent the Commission at that hearing.

c. The 33<sup>rd</sup> Annual California Preservation Conference has been announced and will be held at the Embassy Suites Hotel in Napa Valley from April 23 to 26. The Commissioners were asked to inform Staff if they plan to attend.

3. Mr. Limón announced that the Neighborhood Preservation Ordinance (NPO) Update amendment measures will be introduced to City Council on Tuesday, January 15<sup>th</sup>. The other item pending to be presented to City Council is the proposed draft findings for HLC project approvals that the HLC reviewed in draft form last year.

F. Subcommittee Reports.

Commissioner Adams announced that the Landscape Water Conservation met in December and discussed how to save water and improve water conservation in landscaping but is unsure as to when HLC will receive a draft of this to review and will let the chair know when it needs to be distributed.

Jake Mr. Jacobus handed out the HLC Designations and HLC Survey subcommittee dates.

## G. Possible Ordinance Violations.

No violations reported.

**ARCHAEOLOGY REPORT**

1. 302 S VOLUNTARIO ST R-3 Zone  
**(2:07)** Assessor's Parcel Number: 017-281-010  
 Application Number: MST2007-00551  
 Architect: William Cooper

(Proposal to demolish an existing 882 square foot single-family residence and 171 square foot garage and construct a two-story, three-unit apartment building consisting of a 1,287 square foot 2-bedroom unit, two 847 square foot 1-bedroom units, and three attached one-car garages totaling 667 square feet. The proposed development will consist of a 2,981 residential square footage on a 6,250 square foot parcel.)

**(Review of Phase I Archaeological Resources Report prepared by Heather Macfarlane, Macfarlane Archaeological Consultants.)**

Staff Comments: Susan Gantz, Planning Technician II, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, based on the negative results of the survey, no further archaeological investigations shall be required for this project.

Ms. Gantz acknowledged receipt of a letter from Paula Westbury with comments.

**Motion: To accept the report as submitted.**

Action: Hausz/Adams, 9/0/0. Motion carried.

**ARCHAEOLOGY REPORT**

2. 630 ANACAPA ST C-M Zone  
**(2:08)** Assessor's Parcel Number: 031-151-011  
 Application Number: MST2005-00798  
 Applicant: Steve Fort  
 Architect: Peter Ehlen

(The project consists of a proposal to merge two lots and construct a three-story, mixed use project with below-grade parking. The project includes one commercial condominium unit consisting of six separate commercial spaces totaling 11,507 square feet, one residential condominium consisting of three studio apartments under one ownership to be available as rentals, and seven two-bedroom condominium units. Parking for the two-bedroom units are to be in two-car garages and the parking for the commercial spaces and studio apartments are to be within the below-grade parking structure. A total of 34 parking spaces are proposed. The existing 2,155 square foot house, 506 square foot garage and 5,507 square feet of commercial buildings are to be demolished. The two parcels involved (031-151-011 at 630 Anacapa Street and 031-151-001 at 634 Anacapa Street) total approximately 21,000 square feet.)

**(Review of Phase I Archaeological Resources Report prepared by Heather Macfarlane, Macfarlane Archaeological Consultants.)**

Present: Heather Macfarlane, Archaeological Consultant

Ms. Gantz acknowledged receipt of a letter from Paula Westbury with comments.

Staff Comments: Susan Gantz, Planning Technician II, stated that the City's Environmental Analyst concurs with Dr. Glassow and disagrees with the archaeologist's recommendation of no further action. Dr. Glassow has indicated that, based on the research contained in the Phase 1 Archaeological Report, there is a possibility that significant historic archaeological resources may be present on the site and the Phase I investigation was not sufficiently extensive to have confidence that archaeological resources are or are not present. Therefore; an Initial Study will need to be prepared to indicate that mitigation in the form of additional monitoring of the site for potentially significant archaeological resources during ground disturbing activities is required. The Environmental Analyst recommends acceptance of the report with the following mitigation measure required:

The Owner shall complete the following prior to the issuance of building permits:

Contract with a City-approved archaeologist for monitoring during all ground disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching, vegetation or paving removal and ground clearance. The contract shall establish a schedule for monitoring and a report to the City Environmental Analyst on the findings of the monitoring. Contract(s) shall be subject to the review and approval of the Environmental Analyst.

The following information shall be specified on the construction plans submitted for building permits:

Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such cultural resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and a City-approved archaeologist shall be consulted. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If the findings are potentially significant, a Phase 3 recovery program shall be prepared and accepted by the Environmental Analyst and the Historic Landmarks Commission. That portion of the Phase 3 program which requires work on-site shall be completed prior to continuing construction in the affected area. If prehistoric or other Native American remains are encountered, a Native American representative shall be contacted and shall remain present during all further subsurface disturbances in the area of the find.

**Motion:** To accept the report with Dr. Glassow's recommendations that an Initial Study be prepared to indicate that mitigation in the form of additional monitoring of the site for potentially significant archaeological resources during ground disturbing activities is required and with the condition that a letter addendum be prepared and submitted identifying Craviotto family consent to the preservation of identified resources.:-

**Action:** Murray/Hausz, 9/0/0. Motion carried.

**CONCEPT REVIEW - CONTINUED**

3. 21 E ANAPAMU ST

C-2 Zone

**(2:12)**

Assessor's Parcel Number: 039-183-043

Application Number: MST2007-00510

Owner: Frank Gross

Owner: Matt Labrie

Owner: Peter Spir Olmos

Applicant: City of Santa Barbara Redevelopment Agency

Landscape Architect: County Landscape &amp; Design

(This is a revised project description. Proposal for a new 3,420 square foot public urban park on an undeveloped lot. The proposal includes new landscaping and an ADA access ramp for 25 E. Anapamu Street. The design team is coordinating with Visual Art in Public Places to develop opportunities for public art display.)

**(Second Concept Review.)****(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

Present: Jannette Candau, [City Redevelopment Agency](#)  
 Katie O'Reilly-Rogers, [Landscape Architect](#)  
 Lisa Plowman, Peikert Group Architects  
 Linda Sumansky, City Acting Supervising Civil Engineer

Public comment opened at 2:33 p.m.

John Coplin, Santa Barbara Museum of Art, supported the project, specifically the sculptures.

Matt LaBrie, owner of Coffee Cat, supported this project and felt that it is a great design.

Eric Kelley, owner of The Book Den, expressed concern about the lawn and low walls attracting transients and allowing a place to loiter.

Kellam De Forest, local resident, said that a formal design is appropriate for this project.

Public comment closed at 2:37 p.m.

Straw vote: How many commissioners could support the lawn as presented? 5/4.

**Motion:** **Continued two weeks with the following comments:** 1) The Commission appreciates the redesign, particularly addressing the neighborhood context and the specific context of the location of the garden. 2) Sandstone walls with an irregular surface were suggested. 3) The curvilinear design is supportable. 4) The Bradford pears, pomegranates, and coast live oaks are appropriate. 5) The majority of the Commissioners support the lawn as proposed. 6) The proposal should be reviewed by the Disabled Access Committee and a note should be obtained from them stating their approval before the next HLC review. 7) Reconsider the location of or visually mitigate, in some manner, the bank of meters on Anacapa Street. 8) The idea of a display of public art and sculptural elements is supportable.

Action: Hausz/Adams, 9/0/0. Motion carried.

**CONCEPT REVIEW - NEW**

4. 813 ANACAPA ST

C-2 Zone

**(2:58)**

Assessor's Parcel Number: 037-052-033  
 Application Number: MST2007-00490  
 Applicant: Chris Vigilante, Regional Director of Operations  
 Applicant: Bernard Rosenson, President, Wine Cask Inc.  
 Agent: Preservation Planning Associates  
 Landscape Architect: Bob Cunningham  
 Business Name: Wine Cask Restaurant

(This structure is a City Landmark and is on the National Register of Historic Places: "El Paseo." Unpermitted exterior changes to El Paseo's Wine Cask restaurant including the removal of an existing 80-foot tall eucalyptus tree, removal of the courtyard fountain, replacement of stone pavers, removal of landscaping, repainting building in courtyard, replacement of courtyard lighting, and outdoor portable heaters. This is to abate enforcement case ENF2007-00873 initiated on 8-27-07.)

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO AN HISTORIC LANDMARK.)**

~~**Historic Resource Findings**—The project will not cause a substantial adverse change in the significance of an historical resource.~~

~~**Findings for Alterations to an Historic Landmark**—The exterior alterations are being made primarily for the purposes of restoring the landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.~~

Present: Bob Cunningham, Landscape Architect, Arcadia Studio  
 Meg Tibbits, Arcadia Studio  
 Alexandra Cole, Architectural Historian

~~**Mr. Commissioner:** Adams announced that the Wine Cask Ad-Hoc Subcommittee met with community members and members of the Trust for Historic Preservation and additionally met with the landscape architect, historian and the attorney for Mr. Rosenson, owner of the Wine Cask, and talked about bring returning the landscaping back to a 1930's era type of courtyard landscaping scheme and are looking forward to the results.~~

Public comment opened at 3:12 p.m.

Kellam De Forest, a local resident, is happy with the details of the project and is happy that it is being brought back to its historic design and thanked the owners of the Wine Cask for agreeing to this reconstruction.

Public comment closed at 3:13 p.m.

**Motion:** Preliminary approval and continued four weeks to the Consent Calendar with the following comment and condition: 1) The landscape plan shall be reviewed. 2) The



chairs in the patio area shall be reviewed and approved by the Full Board prior to being given final approval.  
Action: Hausz/Sharpe, 9/0/0. Motion carried.

**\*\* THE COMMISSION RECESSED FROM 3:17 P.M. TO 3:28 P.M. \*\***

**Motion:** To reopen Item # 4, 813 Anacapa Street, to make the following Findings: 1) Historic Resource Findings – The project will not cause a substantial adverse change in the significance of an historical resource. 2) Findings for Alterations to an Historic Landmark – The exterior alterations are being made primarily for the purposes of restoring the landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.

**Action:** Hausz/Sharpe, 9/0/0. Motion carried.

**~~\*\* THE COMMISSION RECESSED FROM 3:17 P.M. TO 3:28 P.M. \*\*~~**

## **DISCUSSION ITEM**

**(3:28)**

**Staff Present:** Cameron Benson, City Creeks Manager, Parks and Recreation  
Autumn Malanca, City Water Resources Specialist

Discussion regarding the City of Santa Barbara Technical Guidance Manual for Post Construction Storm Water Management.

~~Discussion held.~~

The primary objective of the Manual will be to guide City land development staff, design engineers, architects, contractors, and residents to design and implement proper post-construction storm water management and treatment methods. These methods include bioswales, infiltration basins, dry wells, cisterns, etc. The Manual will comply with state and federal water quality laws, serve as a design requirement for public and private development and redevelopment projects, and assist with implementation of the City's Storm Water Management Program (SWMP).

Controlling urban runoff pollution from new development after construction is critical for the protection of creek and ocean water quality. The goal of the Manual will be to minimize runoff pollution typically caused by land development by employing a sensible combination of pollutant source control and site-specific treatment control measures.

Discussion held.

## **H. Adjournment.**

**Motion:** To adjourn the meeting.

**Action:** Boucher/Hausz, 9/0/0. Motion carried.

|

|

**CONSENT CALENDAR****REVIEW AFTER FINAL**

A. 633 E CABRILLO BLVD HRC-1/SP-1/SD-3 Zone

Assessor's Parcel Number: 017-680-013  
Application Number: MST2004-00653  
Architect: Henry Lenny

(Proposal to make revisions to the existing patio, awnings, new flooring, garden walls, exterior fireplace, fountain, new door to be replaced with window; new awning at pre-function entrance.)

**(Continued review of wall and change to brick pathway leading to new spa entry.)**

**Final approval as noted on Sheet A-3.0, Detail 6.**

**FINAL REVIEW**

B. 915 STATE ST C-2 Zone

Assessor's Parcel Number: 039-321-039  
Application Number: MST2007-00545  
Architect: Cearnal, Andrulaitis LLP  
Business Name: Former Boon Mee Tenant Space

(Proposal to remodel the front and rear facades of an existing commercial building. The alterations include enclosing the existing entry area resulting in a 42 square foot addition, and a new trash enclosure within the existing building footprint at the rear of this 3,727 square foot commercial building.)

**(Final Approval of the project is requested.)**

**Postponed indefinitely at the applicant's request.**

**NEW ITEM**

C. 503 STATE ST C-M Zone

Assessor's Parcel Number: 037-172-011  
Application Number: MST2007-00625  
Business Name: Mad Dogs

(Proposal to repaint the facade of a commercial building.)

**Final approval as submitted with the condition that the building's paint color match the adjoining portion of the building (white).**

**FINAL REVIEW**

D. 911 LAGUNA ST C-2 Zone

Assessor's Parcel Number: 029-301-012  
Application Number: MST2007-00210  
Architect: Ray Ketzel

(Proposal to demolish two single-family residences totaling 1,676 square feet and construct a new, three story, single-family residence of 3,732 net square feet including a 796 square foot basement mechanical room and cellar, and a 440 square foot attached two-car garage. The project will require overall site grading of 439 cubic yards. Zoning modifications are requested for the proposed garage to encroach into the front and interior yard setbacks, for portions of the second floor roof to encroach into the interior yard setback, and for the third floor to encroach into the interior yard setback. The proposal has a floor-to-lot area ratio of .74 on this commercially-zoned, 5,031 square foot parcel.)

**(Final approval of the project is requested.)**

**(PROJECT MUST COMPLY WITH STAFF HEARING OFFICER RESOLUTION NO. 083-07.)**

**Final approval as noted on Sheets A-8.1, Details 1 & 3; A-16, Detail 3; and E-3. Final approval as submitted of color palette.**

**REVIEW AFTER FINAL**

E. 31 W CARRILLO ST C-2 Zone

Assessor's Parcel Number: 039-321-001  
Application Number: MST2007-00004  
Designer: Ann Kale & Associates  
Owner: Due West LLP  
Applicant: Tynan Group, Inc.  
Architect: Backen Gillam  
Business Name: Hotel Andalucia

(Proposed door and window changes to the south elevation and porte-cochere and new light fixtures, awnings, and planters on the south and west elevations. Also proposed is to change out existing tile and add new tile in the porte-cochere and the addition of four decorative flags over the vehicle entry on Carrillo Street.)

**(Review of existing tree and changes to light fixtures.)**

**Final approval as submitted.**

**\*\* MEETING ADJOURNED AT 3:55 P.M. \*\***