



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, November 26, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**
COMMISSION MEMBERS:

- SUSETTE NAYLOR, *Chair* – Present
- DONALD SHARPE, *Vice-Chair* – Absent
- ROBERT ADAMS – Present
- LOUISE BOUCHER – Absent
- KEN CURTIS – Present
- MICHAEL DRURY – Present
- STEVE HAUSZ – Present at 2:00 p.m.
- FERMINA MURRAY – Absent
- 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
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician – Absent
 GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

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

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 received a mailed notice and were subject to a public hearing.
- ** The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- ** The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would 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 were brought to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- ** Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- ** The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- ** **Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals 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.**
- ** **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in these meetings, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- ** **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. **Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** 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. Please check our website under City Calendar to verify closure dates.

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. On Friday, November 21, 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/hlc.
- B. This regular meeting of the Historic Landmarks Commission was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting is viewable on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

GENERAL BUSINESS (1:31):

- A. Public Comment:

Marc Chytilo, attorney at law, suggested that the November 12th draft minutes for the review of the Addendum to the Historic Structures/Sites Report addressing the changes to the Master Plan for 1900 Lasuen Road (MST2007-00140) be amended as indicated in a letter he submitted.

Motion: To accept the written edits provided by Marc Chytilo and add the last line as a Commission comment.

Action: Pujo/Drury, 4/0/1. (Boucher/Hausz/Murray/Sharpe absent. Curtis abstained.)

- B. Approval of the minutes of the Historic Landmarks Commission meeting of November 12, 2008.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of November 12, 2008, with corrections.

Action: Adams/Pujo, 4/0/1. (Boucher/Hausz/Murray/Sharpe absent. Curtis abstained.) Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Alex Pujo; with the exception of Items F and G, 15-17 Carrillo Street and 207 E. Victoria Street, which were reviewed by both Alex Pujo and Robert Adams.

Action: Adams/Curtis, 5/0/0. (Boucher/Hausz/Murray/Sharpe absent.) Motion carried.

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

1. Mr. Jacobus made the following announcements:

- a) Commissioners Boucher, Murray and Sharpe would be absent from the meeting. Chair Naylor would be stepping down on Item 6, 28 W. Cabrillo Blvd.
- b) There will be an EPV Guidelines Subcommittee meeting in the David Gebhard Meeting Room at 3:30 p.m. on Wednesday, December 3.
- c) There will be a regularly scheduled meeting of the HLC Survey Subcommittee in the Community Development Director's Conference Room at 10:00 a.m. on Wednesday, December 10.

- d) The project at 710 Anacapa Street, which was continued two weeks to today's meeting, has been postponed two weeks at the applicant's request.
- e) The applicant for Item 3 on today's agenda, El Encanto Hotel Cottage 12 at 1900 Lasuen Road, has requested a two week postponement. Item C at 350 Chapala Street, which was originally scheduled on the Consent Calendar, will be heard in its place.

Motion: To postpone the review of El Encanto Hotel Cottage 12, 1900 Lasuen Road, for two weeks.

Action: Pujo/Adams, 5/0/0. (Boucher/Hausz/Murray/Sharpe absent.) Motion carried.

- f) The December 10 meeting will take place as scheduled. But, due to a lack of quorum, the December 24 meeting has been cancelled.
- g) Today's meeting will be adjourned to Commissioner Sharpe's home on December 7 for the annual HLC Holiday Party.
- h) Staff has received a request from the property owner at 1809 Stanwood Drive to have the structure designated as a Structure of Merit. Staff recommends that the Commission direct Staff to forward the request to the Designations Subcommittee for consideration.

Motion: To forward the request for designation of the property on 1809 Stanwood Drive to the Designations Subcommittee for consideration.

Action: Pujo/Curtis, 5/0/0. (Boucher/Hausz/Murray/Sharpe absent.) Motion carried.

- i) The applicant for Item 6, 28 W. Cabrillo Blvd., has requested to be heard first.

Motion: To hear the proposed project for 28 W. Cabrillo Blvd. out of order.

Action: Adams/Drury, 5/0/0. (Boucher/Hausz/Murray/Sharpe absent.) Motion carried.

2. Commissioner Curtis announced he would not be attending the December 10th meeting.
3. Commissioner Adams announced that the Vera Cruz Plaza ribbon cutting ceremony has been postponed.
4. Commissioner Adams announced that the Community Environmental Council is having a fire resource forum on Saturday, December 13, from 9:00 a.m. to 2:00 p.m. at the Montecito Covenant Church (671 Cold Springs Road). There are various efforts by the AIA and others in town to assist the Tea Fire victims.

E. Subcommittee Reports.

Commissioner Drury reported that the first meeting to begin the process for choosing the appropriate art for the Cabrillo Blvd. project will be December 3rd.

F. Possible Ordinance Violations.

Commissioner Hausz reported that the Verizon Wireless at Ortega and State Streets does not seem to have installed the awnings as per the approved drawings. The sign also has halo lit lighting that cannot be read during the day or night.

HISTORIC STRUCTURES REPORT

1. 920 SUMMIT RD

A-2 Zone

(1:49) Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Owner: MCC BB Property, LLC
 Applicant: Ty Warner Hotels & Resorts
 Agent: Suzanne Elledge Planning and Permitting Services
 Architect: David Van Hoy
 Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The clubhouse structure is eligible for Structure of Merit status. The project consists of major grading, recontouring, and renovation of an existing 18-hole golf course. Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. The project will include facade improvements to the existing clubhouse, four new tennis courts, modified parking lots, and new patios and landscaping. Significant tree removals, relocations, and new tree plantings are proposed. Planning Commission approval is being requested for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 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.)

(Continued review of Historic Structures/Sites Report prepared by Post-Hazeltine Associates.)

Present: Dr. Pamela Post, Historical Consultant
 David Van Hoy, Landscape Architect
 Randy Mudge, Landscape Architect

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the preparers of the report provided a map indicating a logical boundary to define the historic area of the property as discussed by the Commission at the November 19th site visit. The delineation considers the spatial relationship between the building and any feature that would potentially impact the building. Everything within the boundary would be considered as part of a future Structure of Merit designation. Mr. Jacobus added that the driveway itself is not considered a historic element of the site; therefore, it was not included within the boundary on the map. Staff agrees with the conclusions and recommendations found in the report.

Public comment opened at 2:01 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report with the condition that the appended site plan delineating the designation boundary shall be added to the report, along with a brief description of how the boundaries were derived.

Action: Pujó/Drury, 5/1/0. (Naylor opposed because she disagreed with the conclusion that the driveway should not be included as a historical element. Boucher/Murray/Sharpe absent.) Motion carried.

Commission comment: The HLC's purview is within the defined boundary of the historical resource.

CONCEPT REVIEW - CONTINUED

2. 920 SUMMIT RD

A-2 Zone

(2:30) Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Owner: MCC BB Property, LLC
 Applicant: Ty Warner Hotels & Resorts
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(First Concept Review. Project requires Environmental Assessment and Planning Commission approval. Historic Landmarks Commission review is limited to the existing Clubhouse area. All other development is subject to review by the Architectural Board of Review.)

This item was heard out of order.

Present: David Van Hoy, Architect
 Randy Mudge, Landscape Architect

Public comment opened at 2:35 p.m. and, as no one wished to speak, it was closed.

Motion: **Continued indefinitely with positive comments to the Planning Commission:**
1) Incorporating some of the original elements and intent of Bertram Goodhue's design into the south elevation as it may have been done by the Goodhue firm, are a good direction. **2)** Further develop incorporating more window details similar to the Goodhue intent at the fitness center and create more of an object relation in terms of the golf shop to the rest of the campus. **3)** In addition to better integration of the golf shop into the entire site plan, there should be further refinement of the architectural design to be more in keeping with the original building. **4)** Salvage the wood in the badminton building in some way. **5)** Restudy the curvilinear walkway by the pool. **6) Landscape:** **a)** Retain or somehow respect the arc of the Canary Island Date Palm trees (*Phoenix canariensis*) that exist. It was suggested that all the healthy (Italian) Stone Pine (*Pinus pinea*) and Canary Palm trees located at the north of the building be saved and moved appropriately. **b)** Add the proposed Olive trees (*Olea europaea*) to the plant list. **c)** Study consolidating some of the landscape pockets by the pool instead of creating multiple thin strips, so that fewer, larger areas are created.

Action: Pujo/Hausz, 6/0/0. (Boucher/Murray/Sharpe absent.) Motion carried.

Commission comment: The stonework should be reused on the site.

NEW ITEM – Referred from the Consent Calendar

350 CHAPALA ST

(3:10) Assessor's Parcel Number: 037-450-004
 Application Number: MST2008-00497
 Agent: Robert J. Vickery

(Proposal to install two gates and fencing at each entry stairway. The stairways are at the corners of the building facing Gutierrez and Chapala Streets and Parker Way and Chapala Street.)

Present: Robert Vickery, Condo Association President

Public comment opened at 3:15 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely to the Consent Calendar for the applicant to pursue a more elegant solution, based on the existing main entry wrought iron gate design, without Plexiglas.

Action: Pujo/Drury, 6/0/0. (Boucher/Murray/Sharpe absent.) Motion carried.

Commission request: The Commissioner reviewing the Consent Calendar when this project returns should share the solution proposed by the applicant with the Full Board.

FINAL REVIEW

3. 1900 LASUEN RD

R-2/4.0/R-H Zone

Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00296
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning and Permitting Services
 Architect: Henry Lenny
 Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to demolish an existing 3,078 square foot cottage (#12 "Overlook") and to construct a new 3,250 net square foot Spanish style cottage at El Encanto Hotel. Regrading and landscaping will also be included in this project.)

(Final Approval of the project phase is requested. Substantial Conformance Determination granted by Planning Commission on June 9, 2008. Project requires Historic Resource Findings and compliance with Planning Commission Resolutions 057-04 and 037-05.)

This item was postponed two weeks at the applicant's request.

FINAL REVIEW

4. 100 E CARRILLO ST REC CENTER P-R Zone

(3:24) Assessor's Parcel Number: 029-291-020
 Application Number: MST2008-00064
 Owner: City of Santa Barbara
 Architect: Kruger Bensen Ziemer
 Business Name: Carrillo Recreation Center

(This is a City Landmark: "Recreation Center and Gymnasium." Proposal for structural upgrades, accessibility improvements to meet ADA requirements, upgrading of mechanical, plumbing and electrical systems, and changes to existing windows and rear stairs.)

(Final Approval of the project is requested.)

Present: Mark McFarlin and Joe Wilcox, KBZ Architects
 Martha Degasis, Arcadia Studio

Motion: **Final Approval with the following comments and conditions:** 1) The City and architectural firm are commended for the project both in terms of the building and landscape design. 2) Areas requiring salvage brick shall be adequately supplied with matching brick material and the drawings should reflect that. When eventual reintegration of salvaged brick occurs, it shall be done in a way that is as seamless as possible. 3) Restudy the loggia handrail to be more in keeping with the existing breezeway detail. It was suggested that the pickets be extended for better integration.

Action: Hausz/Adams, 6/0/0. (Boucher/Murray/Sharpe absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

5. 426 STATE ST C-M Zone

(3:58) Assessor's Parcel Number: 037-212-003
 Application Number: MST2008-00347
 Owner: Ray Mahboob
 Architect: Henry Lenny

(Proposal to demolish the asphalt paving in an existing 16,000 square foot parking lot and *paseo* walkway and repave it with brick and add new landscaping features. The existing 28-space parking lot, which provides parking for the building at 424 State Street, will be reduced by 18 spaces, thereby providing 14 parking spaces. Also proposed is the demolition and redesign of the existing storefront.)

(Third Concept Review.)

Present: Henry Lenny, Architect

Motion: **Continued two weeks with the following comments:** 1) Return with a functional development of the parking lot, including lighting, utilities, trash, delivery vehicle access, gates, and striping. 2) Suggestions were made for the landscaping with regard to the use of wooden planters versus what is being proposed. 3) The lower story on the State Street elevation is of concern as to how it is proportioned and detailed.

Action: Pujo/Adams, 6/0/0. (Boucher/Murray/Sharpe absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

6. 28 W CABRILLO BLVD HRC-1/R-4/SD-3 Zone

(2:10) Assessor's Parcel Number: 033-102-002
 Application Number: MST2008-00401
 Owner: Beach Motel Partners
 Architect: Cearnal Andrulaitis
 Business Name: Harbor View Inn

("La Casa Del Mar Hotel" is on the City's List of Potential Historic Resources. Proposal for a new one-story, 187 net square foot pool house and grill in an existing swimming pool area at the Harbor View Inn. Planning Commission approval is requested for a Coastal Development Permit for this work in the non-appealable jurisdiction of the Coastal Zone.)

(Third Concept Review. Comments only: Project requires Environmental Assessment and Planning Commission approval of a Coastal Development Permit.)

This item was reviewed out of order.

Present: Craig Shallenberger, Architect
 Mark Romasanta, Representing Ownership

Motion: Continued indefinitely to the Planning Commission with the following comments:
1) The changes in the footprint in response to previous comments is appreciated. **2)** The proposed location of the pool-house is greatly enhanced because it is further away from the pool, opens up the space around the pool, shows the narrow dimension of the building facing Cabrillo Blvd., and it is integrated with the existing trellis. **3)** The mass, bulk, and scale are diminutive and appropriate to the building's location. **4)** Provide consistency in the window breakups between both windows. It was suggested that the big awning window be divided in two with a center mullion and a single bifold (instead of one with four leafs). **5)** Provide grass joints between the paving areas. **6)** Restudy the Lilyturf in the planting bed.

Action: Hausz/Curtis, 5/0/0. (Naylor stepped down. Boucher/Murray/Sharpe absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

7. 732 STATE ST C-2 Zone

(4:26) Assessor's Parcel Number: 037-092-027
 Application Number: MST2008-00491
 Owner: Kim Eugene Rosenquist, Trustee
 Applicant: DGB America
 Business Name: The Area

(Proposal for "as-built" exterior paint color change on building and on tile apron at the front facade of a commercial building. Also proposed are two new window awnings. This will abate ENF2008-01252.)

(Third Concept Review. Action may be taken if sufficient information is provided.)

Present: HoeJun Kim and Allison Lee, Designers

- Motion:** **Preliminary Approval and continued two weeks to the Consent Calendar with the following comments:** 1) The colors are acceptable as presented. 2) Restudy the stucco at the window sill detail so that it is not flush. 3) The awning support tubing should be solid stock (square steel tubing is not allowed in El Pueblo Viejo Landmark District).
- Action:** Hausz/Curtis, 6/0/0. (Boucher/Murray/Sharpe absent.) Motion carried.

CONSENT CALENDAR

NEW ITEM

- A. 1727 PROSPECT AVE R-2 Zone
 Assessor's Parcel Number: 027-142-004
 Application Number: MST2008-00517
 Owner: Larson Family Trust
 Applicant: Eric Swenumson

(This structure is eligible for Structure of Merit designation. Proposal to replace the existing exterior wood siding on the main residence with Hardi-shingle, replace existing windows in the same-sized openings and configuration, and add a pair of double columns at the front porch. Also proposed is to add 152 square feet to an existing rear balcony and new stairs leading to the backyard.)

Preliminary Approval and continued two weeks to the Consent Calendar with the following conditions: 1) Alter the windows to be consistent patterns. 2) Modify the rear balcony supports to enclose under porch. 3) Add trim/window details. 4) Consider a different brown color.

REVIEW AFTER FINAL

- B. 120 E DE LA GUERRA ST C-2 Zone
 Assessor's Parcel Number: 031-081-004
 Application Number: MST2008-00430
 Owner: HCAC West, LLC
 Architect: Edwards & Pitman Architects
 Business Name: Edwards - Pitman

(Proposal for exterior changes to an existing commercial building including color change, new light fixtures, and one exterior decorative grille.)

(Review After Final of exterior light fixtures.)

Final Approval of Review After Final as submitted.

NEW ITEM

C. 350 CHAPALA ST

Assessor's Parcel Number: 037-450-004

Application Number: MST2008-00497

Owner: Robert J. Vickery, Condo Association President

(Proposal to install two gates and fencing at each entry stairway. The stairways are at the corners of the building facing Gutierrez and Chapala Streets and Parker Way and Chapala Street.)

Referred to the Full Board with the comments that there should be more flair added to the design and the design element should not look like a security fence only.

REVIEW AFTER FINAL

D. 320 E VICTORIA ST

R-3 Zone

Assessor's Parcel Number: 029-131-005

Application Number: MST2004-00511

Owner: Victoria Garden Mews

Architect: Dennis Thompson

(This is a second revision of the project description. Proposal to retain the front two-story portion of an existing single-family residence, add a new porch at the street facade, remove the one-story portion at the rear of the house, and add a new two-story addition. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct three new residential units with four attached two-car garages accessed from the public alley. The new units are proposed to vary between 1,000 and 1,800 square feet each and total approximately 6,931 net square feet, including the new garages. Solar panels are proposed to be installed on both residential buildings.)

(Review After Final of proposed change to patio surface material.)

Final Approval of Review After Final as submitted.

NEW ITEM

E. 801 CHAPALA ST

C-2 Zone

Assessor's Parcel Number: 037-042-025

Application Number: MST2008-00531

Owner: Luria & Dunn, LLC

Applicant: Signtech Electrical Advertising

Business Name: Bank of America

(Proposal to change the fabric on seven existing awnings to a burgundy color. New signage will be reviewed by the Sign Committee under a separate application.)

Postponed two weeks to December 10 at the applicant's request.

FINAL REVIEW

F. 15-17 W CARRILLO ST C-2 Zone

Assessor's Parcel Number: 039-321-004
Application Number: MST2008-00426
Owner: 15 W. Carrillo, LLC
Architect: Cearnal Andrulaitis

(This is a Structure of Merit: "15 W. Carrillo St. Building." Proposal to construct a new exit stair, door, and landing at the rear of a two-story commercial building.)

(Final Approval of the project is requested.)

Final Approval of the architecture as submitted and continued two weeks to the Consent Calendar for the landscape with the following comments: 1) The Landscape plan is conceptually acceptable. 2) The final landscape plans should more specifically address plant type, location, and automatic irrigation system with rain sensor. 3) Restudy the *Ceanothus* (California-lilacs).

NEW ITEM

G. 207 E VICTORIA ST C-2 Zone

Assessor's Parcel Number: 029-072-025
Application Number: MST2008-00523
Owner: Alisos Investment Company, Inc.
Architect: Grant Castleberg

(Proposal to remove four existing 18" eucalyptus trees from the rear property line and install new landscaping. Also proposed is to replace the existing asphalt paving in the rear parking lot, restripe the parking spaces, and replace a front stairway on a 5,568 square foot lot.)

Final Approval of the architecture and of the landscape as noted on the landscape plans with the condition that the applicant shall provide stairway construction details.

**** THE FULL BOARD MEETING ADJOURNED AT 4:37 P.M.
TO THE DECEMBER 7TH HLC HOLIDAY PARTY ****