



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, August 18, 2010

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 – Present
- MICHAEL DRURY – Absent
- FERMINA MURRAY – Present
- ALEX PUJO – Present
- CRAIG SHALLANBERGER – Absent
- PHIL SUDING – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

MICHAEL SELF – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor – Present 1:45 p.m. to 2:15 p.m.
- JAKE JACOBUS, Urban Historian – Present
- SUSAN GANTZ, Planning Technician – Present
- 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	Master Application & Submittal Fee - (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 folded plans are required at the time of submittal & each time plans are revised. <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. That on Friday, August 13, 2010, 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 (1:33):

- A. Public Comment:
No public comment.
- B. Approval of the minutes of the Historic Landmarks Commission meeting of August 4, 2010.
Motion: Approval of the minutes of the Historic Landmarks Commission meeting of August 4, 2010, with corrections.
Action: Boucher/Suding, 5/0/1. (Murray abstained. Drury/Shallanberger/Sharpe absent.) Motion carried.
- C. Listing of approved Conforming Signs: August 3, August 10, and August 17, 2010.
1. 418 State Street – India house (SGN2010-00031): Final approval with conditions.
2. 17 W. Haley Street – Holiday Inn Express (SGN2010-00050): Final approval with a condition.
3. 135 E. De La Guerra Street – Blue Lotus (SGN2010-00102): Final approval as submitted.
The Conforming Signs were reviewed by Natalie Cope.
- D. Consent Calendars.
Motion: Ratify the Sign Committee Consent Calendar as reviewed by Louise Boucher and Natalie Cope.
Action: Pujo/Suding, 6/0/0. (Drury/Shallanberger/Sharpe absent.) Motion carried.
Motion: Ratify the HLC Consent Calendar as reviewed by Chair Naylor; with the exception of Items A and B, which were also reviewed by Philip Suding; and Item F, which was reviewed by Alex Pujo.
Action: Boucher/Adams, 6/0/0. (Drury/Shallanberger/Sharpe absent.) Motion carried.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Ms. Gantz announced that Commissioners Drury, Shallanberger and Sharpe would be absent from the meeting.
2. Commissioner Adams reported that he and Commissioner Drury attended the Planning Commission meeting on August 12 to represent the HLC with respect to the 34 W. Victoria Street project (formerly the Vons grocery store).

F. Subcommittee Reports.

Mr. Jacobus reported that he and Commissioner Murray met in the morning for the *HLC Designations Subcommittee* to discuss the Lower Riviera Survey report prepared by Post/Hazeltine Associates. Staff is in process of reviewing the report.

Commissioner Suding reported that the *El Encanto Hotel Subcommittee* met on August 18 with respect to the Mission Village portion of the project.

CONCEPT REVIEW – NEW: PUBLIC HEARING1. **700 BLK ANACAPA ST**

(1:47) Assessor's Parcel Number: ROW-001-705
Application Number: MST2010-00207
Owner: City of Santa Barbara
Applicant: NextG Networks of California
Contractor: HP Communications, Inc.

(Installation of a 24" microcell antenna on top of an existing City streetlight pole located in the public right-of-way at the northeast corner of Anacapa and Ortega Streets. Associated equipment will be located in an underground vault adjacent to the pole. An alternate proposal would place a new streetlight pole with 24" microcell antenna and associated equipment located in an above-grade cabinet in the public right-of-way at the southeast corner of the intersection of Anacapa and Ortega Streets.)

(No action will be taken. Comments requested to the Community Development Director with regard to potential visual impacts.)

Present: Sharon James, Director of Government Affairs
Heidi Payne, Project Manager

Public comment opened at 1:56 p.m.

Kellam de Forest, local resident, commented on the Commission's prior idea of replacing the modern cobra light bulbs from El Pueblo Viejo Landmark District.

Public comment closed at 1:57 p.m.

Straw vote: How many Commissioners would agree that the pole should be changed to the decorative light standard that is acceptable in El Pueblo Viejo Landmark District? 6/0 (Murray felt that the proposed antenna color is in line with the current marbelite design of the pole).

Applicant responded to Commission questions regarding methods for screening antennas and underground equipment.

Commission comments:

1. The scheme that is proposed to be placed on the existing pole at the northeast corner of Ortega and Anacapa Streets is the most viable (Scheme A).
2. Provide a photo simulation to see if changing the existing pole to the recommended for El Pueblo Viejo Landmark District would be compatible with the proposed antenna.
3. The utility vault should be moved so that it does not allow a partial piece of lawn to remain.
4. The proposed antenna should match the pole’s color as much as possible in a slightly darker shade of grey.
5. The utility vault color should match the color of the adjacent sidewalk.
(Drury/Shallanberger/Sharpe absent.)

HISTORIC PROPERTIES CLEARANCE REPORT

2. 900 BLK E CABRILLO BLVD

(2:14) Assessor’s Parcel Number: ROW-002-841
 Application Number: MST2010-00226
 Owner: City of Santa Barbara
 Applicant: Redevelopment Agency of the City of Santa Barbara

(Proposal for the East Beach Cabrillo Boulevard Sidewalk Replacement project to remove and replace approximately 1,120 linear feet of existing sidewalk located on the beach side of E. Cabrillo Blvd. between Milpas St. and Niños Dr. There will be no changes to the existing sidewalk footprint. An empty landscape bed adjoining the street side of the sidewalk and extending eastward approximately 290 linear feet from the intersection of Milpas Street and E. Cabrillo Blvd. will be replaced with permeable paving. Additional improvements including benches and trash/recycling cans are proposed. Coastal review is required.)

(Review of state mandated Historic Properties Clearance Report assessing potential impacts on the East Cabrillo Boulevard Parkway State Historic District. The report as prepared by Post/Hazeltine Associates concludes that the proposed work conforms to the Secretary of the Interior's Standards and will not negatively impact the State Historic District.)

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants
 Marck Aguilar, City Redevelopment Supervisor

Public comment opened at 2:17 p.m.

Kellam de Forest, local resident, commented on recommendations made previously by the Commission that could be included in the report.

Public comment closed at 2:18 p.m.

First

Motion: To accept the report as presented.
Action: Murray/Pujo, 6/0/0. (Drury/Shallanberger/Sharpe absent.) Motion carried.

Second

Motion: The Commission directs Staff to begin the process of designating the site as a City Landmark.
Action: Murray/Boucher, 6/0/0. (Drury/Shallanberger/Sharpe absent.) Motion carried.

CONCEPT REVIEW – NEW: PUBLIC HEARING**3. 900 BLK E CABRILLO BLVD**

(2:32) Assessor's Parcel Number: ROW-002-841
Application Number: MST2010-00226
Owner: City of Santa Barbara
Applicant: Redevelopment Agency of the City of Santa Barbara

(Proposal for the East Beach Cabrillo Boulevard Sidewalk Replacement project to remove and replace approximately 1,120 linear feet of existing sidewalk located on the beach side of E. Cabrillo Blvd. between Milpas St. and Niños Dr. There will be no changes to the existing sidewalk footprint. An empty landscape bed adjoining the street side of the sidewalk and extending eastward approximately 290 linear feet from the intersection of Milpas Street and E. Cabrillo Blvd. will be replaced with permeable paving. Additional improvements including benches and trash/recycling cans are proposed. Coastal review is required.)

(Project requires Environmental Assessment and Coastal Review.)

Present: Marck Aguilar, City Redevelopment Supervisor
Peggy Burbank, Redevelopment Specialist
Tom Conti, City Project Engineer

Public comment opened at 2:36 p.m.

Kellam de Forest, local resident, commented on the use of plant material instead of paving.

Public comment closed at 2:36 p.m.

Motion: Continued two weeks with the following comments:

1. Install plantings instead of brick in the parkways.
2. Proposed planting should be a continuation of successful planting in Phase I possibly simplified
3. Grade soil in lieu of installing new curb.

Action: Suding/Boucher, 6/0/0. (Drury/Shallanberger/Sharpe absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 2:45 P.M. TO 2:58 P.M. ****

PRELIMINARY REVIEW**4. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(2:58)

Assessor's Parcel Number: 019-170-022
Application Number: MST2007-00140
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
Architect: Gensler
Architect: Henry Lenny
Business Name: El Encanto Hotel
Landscape Architect: Katie O'Reilly-Rogers, Inc.

(The project site has been designated a **Structure of Merit**. The proposed project is a **Revised Master Plan** for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) **Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner**; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(Preliminary Approval of Mission Village is requested. Project requires compliance with Planning Commission Resolution No. 004-09.)

Present: Casey Nagel, Architect
Courtney Miller, Landscape Architect
Kathleen Kennedy, City Associate Planner

Public comment opened at 3:56 p.m.

Trevor Martinson, local architect, commented on previous draft minutes and changes he would like made.

Kellam de Forest, local resident, commented on the wall fountain, small pool fountain in center of open lawn area, and stonework pattern of Building 34B.

Public comment closed at 4:04 p.m.

Motion: Preliminary Approval and continued indefinitely with the following comment and conditions:

1. Details must be provided on the plans in order to receive final approval.
2. **Site:**
 - a) The layout of the pathway at the open space of Mission Village is much improved.
 - b) Restudy the geometry of the wall north of Cottages 32 and 33.
 - c) Keeping a significant length of the retaining wall at a four foot height is appreciated.
 - d) The driveway leading into the underground garage is headed in the right direction.

3. Building 30:

- a) The building design is heading in the right direction.
- b) The Commission understands the applicant's explanation with respect to lowering the plate height.
- c) Under the balcony a smaller scroll support should be explored.
- d) Express how the shed over the entry will be supported.

4. Building 31:

- a) The elevations are beginning to look acceptable.
- b) There is concern with respect to the somewhat excessive interplay of roofs on the west elevation.
- c) Under the balcony a smaller scroll support should be explored.
- d) Study light fixture locations.

5. Building 32:

- a) The elevations are acceptable.
- b) The conformity of the two balconies into a Monterrey style balcony is appreciated.
- c) Simplify the roofs so that they both shed.
- d) Restudy the shoulders of the chimney at the second story of the west elevation.
- e) Explore a more enhanced entry at the south elevation.
- f) Study light fixture locations in the context of entries and doors.
- g) Continue studying locations of downspouts.

6. Building 33:

- a) The south elevation requires major study because of the building's prominence and the fact that there are two entries on a fairly flat façade.
- b) Restudy the angle of the chimneys.
- c) Study other ways to incorporate the wall fountain into the building. The Commission would entertain the idea of a diminutive fountain in the open space of the lawn area.

7. Building 34A:

- a) The elevations are acceptable.
- b) Study the chimney at its termination at the south elevation.

8. Building 34B:

- a) The elevations are acceptable.
- b) Study the scallop dimension. A slight enlargement may work better.

Action: Pujo/Adams, 5/0/1. (Murray abstained. Drury/Shallanberger/Sharpe absent.) Motion carried.

SIGN COMMITTEE CONSENT CALENDAR**NEW ITEM****A. 10 E CARRILLO ST C-2 Zone**

Assessor's Parcel Number: 039-322-051
 Application Number: SGN2010-00098
 Owner: William E. Poulis Revocable Trust
 Contractor: Signs By Ken
 Business Name: South Coast Deli

(This building is on the **City's list of Potential Historic Resources: "Gidney Building constructed in 1890."** Proposal for a 5 square foot projecting sign, a 2.39 square foot wall sign, a 9.92 square foot wall sign, and a 2.85 square foot window sign. The linear building frontage is 28 feet. The allowable signage is 28 square feet.)

Final Approval with condition.

HLC CONSENT CALENDAR**CONSENT (FINAL REVIEW)****A. 1900 LASUEN RD R-2/4.0/R-H Zone**

Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Gensler
 Architect: Henry Lenny
 Business Name: El Encanto Hotel
 Landscape Architect: Katie O'Reilly-Rogers, Inc.

(The project site has been designated a **Structure of Merit**. The proposed project is a **Revised Master Plan** for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner; **3) new Cottages 27 and 28, which were previously approved and then eliminated;** 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(Final Approval of Cottages 27 and 28 is requested. Project requires compliance with Planning Commission Resolution No. 034-09.)

Continued two weeks to the Consent Calendar.

CONSENT (FINAL REVIEW)**B. 1900 LASUEN RD****R-2/4.0/R-H Zone**

Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Gensler
 Architect: Henry Lenny
 Business Name: El Encanto Hotel
 Landscape Architect: Katie O'Reilly-Rogers, Inc.

(The project site has been designated a **Structure of Merit**. The proposed project is a **Revised Master Plan** for the El Encanto Hotel consisting of the following components: **1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29;** 2) Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(Final Approval of details for the northwest corner/back-of-house portion of the project. Project requires compliance with Planning Commission Resolution Nos. 004-09 and 034-09.)

Continued two weeks to the Consent Calendar.

CONSENT (NEW)**C. 33 E MICHELTORENA ST****R-O Zone**

Assessor's Parcel Number: 027-232-014
 Application Number: MST2010-00229
 Owner: Archdiocese of Los Angeles Education
 Applicant: Joe Chenoweth
 Business Name: Notre Dame School

(This is on the **City's List of Potential Historic Resources: "Notre Dame School, Washington School & Dolores School Site."** Proposal to attach a 24'-0" x 8'-0" mural on the rear wall of an existing building at Notre Dame school facing the playfield adjacent to Anacapa and E. Arrellaga Streets. This project was created and is being supervised by the Santa Barbara Museum of Art.)

Final Approval as submitted.

CONSENT (NEW)**D. 623 ½ STATE ST****C-M Zone**

Assessor's Parcel Number: 037-131-005
Application Number: MST2010-00230
Owner: Chaffee Family Survivor's Trust
Architect: Lenvik & Minor Architects

(Proposal to remove an exterior rear wall and a portion of the building that requires a structural retrofit. A portion of the building will be reconstructed and the roof raised to meet required seismic upgrades and redirect roof water. An electrical meter will be relocated to the rear of the building.)

Final Approval as submitted.

CONSENT (FINAL REVIEW)**E. 1111 E CABRILLO BLVD****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-352-004
Application Number: MST2010-00200
Owner: Hyatt Development Corporation
Agent: Tynan Group
Architect: Shlemmer+ Algaze+Associates
Business Name: Mar Monte Hotel
Landscape Architect: Carducci & Associates
Designer: Henriksen Design Associates, Inc.
Architect: Henry Lenny Design Studio

(The "Santa Clara" building, one of three buildings on site, is on the **City's List of Potential Historic Resources: "Mar Monte Hotel."** Proposal for interior and exterior alterations including renovations to the swimming pool, lobby, spa, and guest rooms. The swimming pool coping and deck will be replaced with new, and landscaping improvements will be made in the pool area as well. Several existing stucco walls will be replaced with wrought iron railings and one existing guest room window will be replaced with sliding doors. Several guest rooms will be combined to create suites, so the number of hotel rooms will change from 174 to 170. The number of existing parking spaces of 158 will not change. Also included is to replace an existing railing and columns (in the spa lobby) with a new stucco wall. This 110,599 square foot parcel is located in the appealable jurisdiction of the Coastal Zone and will require a Coastal Exemption.)

(Final Approval of the project is requested.)

Continued two weeks to the Consent Calendar.

CONSENT (AFTER FINAL)**F. 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 façade, 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 changes to walls, finish material, and door for Building 2.)

Final Approval of Review After Final as submitted.

**** THE FULL BOARD MEETING ADJOURNED AT 4:10 P.M. ****