

City of Santa Barbara Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, June 22, 2011 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS: PHILIP SUDING, *Chair* – Present

DONALD SHARPE, Vice-Chair – Present

LOUISE BOUCHER – Present
MICHAEL DRURY – Present
WILLIAM LA VOIE – Present
FERMINA MURRAY – Present
JUDY ORÍAS – Present

CRAIG SHALLANBERGER – Present 1:48 p.m. until 3:30 p.m.

ADVISORY MEMBER: DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON: MICHAEL SELF – Present until 3:09 p.m.

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF: JAIME LIMÓN, Design Review Supervisor – Absent

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 Required Master Application & Submittal Fee - (Location: 630 Garden Street)		
REVIEW	Required	Photographs - 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. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing)
		Site Plan - 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. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches 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.
PROJECT DESIGN APPROVAL	Required	Same as above with the following additions: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - 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	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - 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 22.69 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 Project Design Approval or Final Approval would be contingent upon staff review for code compliance.
- ** Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- ** The Commission may refer items to the Consent Calendar for Project Design Approval 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 at these meetings, please contact the Planning Division at (805) 564-5470, extension 3310. 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, extension 3311, or by email at SGantz@SantaBarbaraCA.gov. Office hours are 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, June 17, 2011, at 4:00 p.m., the 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:

A. Public Comment:

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of June 8, 2011.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of

June 8, 2011, with corrections.

Action: La Voie/Boucher, 7/0/0. (Shallanberger absent.) Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe.

Action: La Voie/Boucher, 7/0/0. (Suding stepped down from Item C. Shallanberger absent.)

Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
 - 1. Ms. Gantz made the following announcements:
 - a) Item 1, the Public Hearing for landmark designation of 105 Ontare Hills Road, was indefinitely postponed at the owner's request.
 - b) There will be two AIA-sponsored design charettes taking place on July 16 and July 23 focused on density in the downtown core. The location and exact times of those charettes will be announced at the next HLC meeting.
 - c) The live broadcast of the Historic Landmarks Commission meeting is interrupted at 4:00 p.m. when the Parks and Recreation Commission meeting is scheduled on the same day as the HLC meeting. The Parks and Recreation Commission meets every fourth Wednesday of the month.
 - 2. Jake Jacobus, Associate Planner/Urban Historian, announced that that the mural relocation plan for the 34 W. Victoria Street project is available for review.
 - 3. Commissioner Orías announced that the request for the City Council to initiate the completion of a Historic Element to the General Plan is scheduled to be held during the afternoon session on June 28 in the Council Chambers at City Hall, 735 Anacapa Street.

E. Subcommittee Reports.

Commissioner Orías announced that the next HLC Historic Element Subcommittee meeting will be held on July 6 at 11:00 a.m. in the Housing and Redevelopment Conference Room, 630 Garden Street.

PUBLIC HEARING

1. **105 ONTARE HILL RD**

Assessor's Parcel Number: 055-160-060

Staff Member: Jake Jacobus, Associate Planner/Urban Historian

(To hold a Public Hearing to consider adoption of a resolution to recommend to City Council that the structure known as "Frederick H. Booth House" be designated as a City Landmark.)

This item was postponed indefinitely at the owner's request.

PUBLIC HEARING

2. **1214 STATE ST**

(1:43) Assessor's Parcel Number: 039-183-050, -051 and -052

Staff Member: Jake Jacobus, Associate Planner/Urban Historian

(To hold a Public Hearing to consider adoption of a resolution to recommend to City Council that the structure known as "The Granada Tower" be designated as a City Landmark.)

Present: Jake Jacobus, Associate Planner/Urban Historian

Public comment opened at 1:50 p.m.

Mary Louise Days, local resident, expressed opposition to Landmark designation of The Granada Tower. She would support designation as a Structure of Merit.

Public comment closed at 1:53 p.m.

Straw vote: How many Commissioners would support including the painted sign on the north and

south walls as part of Landmark designation? 4/4. (Boucher/La Voie/Murray/Sharpe

opposed.)

Motion: To adopt Resolution 2011-02 and forward the Landmark designation request of The

Granada Tower façade, its two-foot wraparound and the building's roof form to

City Council for consideration.

Action: La Voie/Sharpe, 7/1/0. (Suding opposed.) Motion carried.

PUBLIC HEARING

3. **320 W PUEBLO ST**

(2:10) Assessor's Parcel Number: 025-102-001

Staff Member: Jake Jacobus, Associate Planner/Urban Historian

(To hold a Public Hearing to consider adoption of a resolution to recommend to City Council that the "The Moreton Bay Fig Tree" located on the Cottage Hospital site be designated as a City Landmark.)

Present: Bob Cunningham, Landscape Architect

Motion: To adopt Resolution 2011-03 and forward the Landmark designation request to

City Council for consideration with the recommendation that the Council also place this tree on the City Parks Department Landmark, Historic and Specimen Trees

List.

Action: Boucher/Sharpe, 8/0/0. Motion carried.

HISTORIC STRUCTURES REPORT

4. 33 W VICTORIA ST C-2 Zone

(2:13) Assessor's Parcel Number: 039-181-001

Application Number: MST2010-00327

Owner: Unity Shoppe, Inc.

Architect: PMSM

Business Name: Victoria Hall Theater

(This is a **Structure of Merit: "Former First Baptist Church."** The building is eligible for listing as a City of Santa Barbara Landmark, inclusion in the California Register of Historical Resources, and the National Register of Historic Places. Proposed renovation and seismic upgrade including a rerouted circulation pattern at the front entry, reconstruction of the stage house at the south elevation, and raising the existing roof height to 55 feet to accommodate a new fly loft. Changes will occur on the north, east, and south elevations. Project requires City Council approval of a Public Works major encroachment permit for improvements within the Victoria Street Right-of-Way.)

(Review of Historic Structures/Sites Report prepared by Post-Hazeltine Associates. The report determined that the building is eligible for listing as a City Landmark and is eligible for listing in the California Register of Historical Resources and the National Register of Historic Places.)

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

<u>Staff comments:</u> Jake Jacobus, Associate Planner/Urban Historian, commented that this project has been simplified and the goal was to minimize its impact as much as possible. Staff read the report and agrees with its recommendations and conclusions.

Public comment opened at 2:22 p.m.

Kellam de Forest, local resident, commented about the impact that raising the building's roof height would have on its historic nature.

Public comment closed at 2:24 p.m.

Motion: To accept the report disagreeing with the findings described on pages 31 through 34

with respect to the impact of the design of the fly tower on the historic resource.

La Voie/Drury, 8/0/0. Motion carried. Action:

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 33 W VICTORIA ST C-2 Zone

(2:29)Assessor's Parcel Number: 039-181-001

> Application Number: MST2010-00327

Owner: Unity Shoppe, Inc.

PMSM Architect:

Landscape Architect: Arcadia Studio **Business Name:** Victoria Hall Theater

(This is a **Structure of Merit: "Former First Baptist Church."** The building is eligible for listing as a City of Santa Barbara Landmark, inclusion in the California Register of Historical Resources, and the National Register of Historic Places. Proposed renovation and seismic upgrade including a rerouted circulation pattern at the front entry, reconstruction of the stage house at the south elevation, and raising the existing roof height to 55 feet to accommodate a new fly loft. Changes will occur on the north, east, and south elevations. Project requires City Council approval of a Public Works major encroachment permit for improvements within the Victoria Street Right-of-Way.)

(Comments only; project requires City Council approval of a Public Works major encroachment permit for improvements within the Victoria Street Right-of-Way. Requires Historic Resource Findings.)

Present: Derek Westen, Jonathan Fox and Steve Metsch, Ensemble Theater Company

Jason Currie, Project Manager; and Monisha Adnani, Architect

Bob Cunningham, Landscape Architect Peter Lawson, City Associate Planner

Public comment opened at 2:50 p.m.

Kellam de Forest, local resident, commented on the use of the basement and impact of this proposed project's height on the neighborhood.

Public comment closed at 2:52 p.m.

Motion: Continued indefinitely to the City Council in support of the Victoria street

landing/ramp encroachment design as presented with the understanding that further refinements shall return to the Historic Landmarks Commission addressing the following comments:

1. The Commission is very much in support of the proposal's concept and intent.

- 2. Continue to address mitigating the 55-foot height massing of the fly tower.
- 3. Restudy the fly tower to be in accordance with the Secretary of the Interior Standards with respect to differentiation between old and new.
- 4. Provide a photo simulation from the southwest corner of Anapamu and Chapala Streets.
- 5. Scheme B of the fly tower as shown on Sheet A3.01 of the plans is supportable with some modifications, such as revising louvers and real windows.
- **6.** Landing ramp proposed on Victoria Street is supportable with some modifications.

La Voie/Drury, 7/1/0. (Suding opposed to the landing/ramp.) Motion carried. Action:

** THE COMMISSION RECESSED FROM 3:26 P.M. TO 3:32 P.M. **

FINAL REVIEW

6. **500 NIÑOS DR** P-R/SD-3 Zone

(3:32) Assessor's Parcel Number: 017-382-002

Application Number: MST2000-00707 Owner: City of Santa Barbara

Agents: Rich Block and Cameron Carey

Architect: Neumann Mendro Andrulaitis Architects

Landscape Architect: Arcadia Studio Business Name: Santa Barbara Zoo

(Construction of a proposed 8,805 square foot, one-story Discovery Pavilion building and a 1,408 square foot addition to the existing administrative building. Three existing buildings, totaling 1,868 square feet, and two existing animal holding facilities would be removed. An existing 1,779 square foot building would be remodeled and incorporated into the new building. The project would result in a net increase of approximately 9,190 square feet of building area.)

(Final Approval of the project is requested. Project must comply with Planning Commission Resolution No. 054-06. Project was last reviewed on December 10, 2008.)

Present: Rich Block, Zoo CEO

Patrick Berg and Andy Neumann, Architects Derrik Eichelberger, Landscape Architect

Cameron Carey, Agent

Public comment opened at 3:57 p.m. and, as no one wished to speak, it was closed.

Motion: Project Design and Final Approvals with the following details continued two weeks

to the Consent Calendar:

- 1. Cut sheets of light fixtures and proposed locations shown on elevations.
- **2.** Interpretive signage.

Action: La Voie/Boucher, 7/0/0. (Shallanberger absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

7. **1201 STATE ST** C-2 Zone

(4:01) Assessor's Parcel Number: 039-182-021 Application Number: MST2011-00159

Owner: Charles D. Ealand

Architect: Winick Architecture + Design

Business Name: Maggie's

(This is a revised project description: Proposal for a 495 square foot addition and exterior alterations at the former State and A Bar and Grill. The proposal includes approximately 836 square feet of new solid roof over the existing outdoor dining patio, new ADA compliant entry ramp at the State Street frontage, removal of non-ADA compliant steps on the W. Anapamu Street frontage, new outdoor patio bar, and new awning. The proposed 495 square foot addition will be located at the rear of the site and will not be visible from either State or E. Anapamu Streets. All new signage to be reviewed under a separate Sign Committee application.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on May 11, 2011.)

Present: Chris Holliday and Barry Winick, Architects

Barry Shulman, Business Owner

Motion: Project Design and Final Approvals and continued two weeks to the Consent Calendar for details with the following comments and conditions:

- 1. Option C with the heavy timber verticals and lanterns is preferred.
- **2.** Awning over the pergola entrance shall be removed and it was suggested that it be replaced with a sign.
- 3. Paving material on the patio shall not have decorative dots.
- **4.** Divided light windows on the bar enclosure are preferred.

Action: La Voie/Boucher, 7/0/0. (Shallanberger absent.) Motion carried.

FINAL REVIEW

8. **1816 STATE ST** C-2/R-1 Zone

(4:24) Assessor's Parcel Number: 027-032-021 Application Number: MST2009-00281

Owner: Alamar II, LLC
Architect: Bryan Murphy
Business Name: Fiesta Inn & Suites

(Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes facade alterations, a 62 square foot lobby addition, a tower addition having no new floor area, a 270 square foot storage room addition on the 3rd floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square feet, widening the second floor corridor by 164 square feet, and alterations to the existing parking lot. Planning Commission approval is requested for a Conditional Use Permit for a non-residential use in a residential zone and zoning modifications for the new deck, parking, and trash enclosure to encroach into the interior yard setback of the residentially-zoned portion of the site. Approval of this project will abate violations outlined in ENF2008-01335.)

(Final Approval of the project is requested. Project was last reviewed on May 25, 2011. Project requires compliance with Planning Commission Resolution No. 018-10.)

Present: Bryan Murphy, Architect

Motion: Continued two weeks to the Consent Calendar for final details and drawings.

Action: La Voie/Orías, 6/0/0. (Suding stepped down. Shallanberger absent.) Motion carried.

CONSENT CALENDAR

NEW ITEM: PUBLIC HEARING

A. 2300 DE LA VINA ST R-4 Zone

Assessor's Parcel Number: 025-113-017 Application Number: MST2011-00239

Owner: Bartlein Robert & Jacobs Priscilla

Applicant: Natalie Greenside Architect: Cearnal Andrulaitis

(This is on the **City's List of Potential Historic Resources: "Hall Apartments & Grocery."** Proposal to replace the building foundation and all exterior plaster, replace windows and doors, and remodel the interior of a two-story, eight unit apartment building. Staff Hearing Officer review is requested for zoning modifications to allow changes in window sizes and locations within the front setback on Pueblo Street. No new floor area is proposed.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a zoning modification.)

Continued indefinitely to the Staff Hearing Officer with positive comments.

NEW ITEM: PUBLIC HEARING

B. 1919 STATE ST C-2/R-4 Zone

Assessor's Parcel Number: 025-371-009 Application Number: MST2011-00245

Owner: State Street II, LP
Applicant: Tricia Knight
Architect: Omni Design Group

(Proposal for the installation of a new wireless communication facility consisting of 12 panel antennas and two GPS antennas for AT&T Mobility. The antennas will be mounted on the roof of an existing two-story building and concealed behind the existing antenna screening and roof parapet.)

(Project requires No Visual Impact Findings.)

Project Design and Final Approvals with the following No Visual Impact Findings The project has been reviewed by the Historic Landmarks Commission as to the site, color, and size of the proposed antenna(s) so as to minimize any adverse visual impact.

REVIEW AFTER FINAL

C. 330 STATE ST C-M Zone

Assessor's Parcel Number: 037-254-014 Application Number: MST2011-00031

Architect: Jeff Shelton

Owner: Hicks & Topakas Family Trust Landscape Architect: Suding Design Landscape Architects

Business Name: Río Bravo Del Norte

(This is a **Structure of Merit: "Former Seaside Oil Co. Building and Showroom, aka Andalucía Building."** Proposal for exterior alterations to a commercial building including new outdoor dining patio, patio walls, entry doors on east elevation, building finishes, light fixtures, fencing, landscaping, backflow device, and trash enclosure relocation. New roof-top mechanical equipment will be completely screened by an existing parapet. No new floor area is proposed. The parking requirement for this parcel in the 80% Parking Zone of Benefit is five spaces, with the parking lot to be restriped to maintain the 17 previously-approved parking spaces. No other parking lot work is being proposed.)

(Review After Final to restripe parking lot to comply with ADA, delete previously-approved seating area from 2001 plans shown in northeast corner that was never built, and install new transformer and landscaping.)

Final Approval as submitted of Review After Final.

NEW ITEM

D. 118 E ORTEGA ST C-M Zone

Assessor's Parcel Number: 031-151-002 Application Number: MST2011-00247

Owner: Eldridge Trust Architect: Jeff King

(Proposed tenant improvement of an existing commercial building including a new accessible parking space, remodel main entry to accessible standard, and infill an existing exterior roll-up door opening.)

Project Design and Final Approvals as submitted.

NEW ITEM

E. 101 E VICTORIA ST C-2 Zone

Assessor's Parcel Number: 029-071-013
Application Number: MST2011-00204
Owner: Dehlsen Associates, LLC

Architect: Kirk Gradin

(This project involves two separate parcels at 101 E. Victoria Street and 109 E. Victoria Street. Proposal for alterations at an existing two-story commercial building including a new two-story entry, door and window replacement, partial new roof, new gutters and downspouts, renovation of exterior grilles, new planter areas, new trash enclosure, and modification of one existing parking space to make it van-accessible. (The trash enclosure and modified parking space are on the 109 E. Victoria Street parcel.) The proposal also includes the removal of 50 square feet of floor area, a 42 inch high perimeter wall around the parking lot, four new rooftop HVAC units, and a 30-panel rooftop photovoltaic system which will not be visible from the street.)

(Comments only; project requires Tier 2 Stormwater Management Program Best Management Practices.)

Continued two weeks for alternate building color.

FINAL REVIEW

F. 26 CHAPALA ST R-4/SD-3 Zone

Assessor's Parcel Number: 033-102-001 Application Number: MST2010-00176

Owner: Dario Pini Architect: Bryan Murphy

(The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including the replacement of all existing windows, extending an existing second-floor balcony corridor and adding a 36 inch porch wall, a facade remodel, relocation of an as-built trash enclosure, and a revised landscape plan including the replacement of two existing 12 foot tall palm trees canopy trees. The discretionary applications required for this project are zoning modifications to allow alterations within the required 10 foot front setback on Mason Street and a reduction of the required outdoor living space. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved with permeable pavers and reconfigured to comply with the Americans with Disabilities Act. This application addresses violations called out in ENF2010-00250.)

(Final Approval of the project is requested. Requires compliance with Staff Hearing Officer Resolution No. 057-10. Project was last reviewed on May 25, 2011.)

Final Approval as noted on Sheet A-2.

REVIEW AFTER FINAL

G. 217 HELENA AVE HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-051-020 Application Number: MST2011-00064

Applicant: Rodney Shull Memorial Foundation

Applicant: City of Santa Barbara Redevelopment Agency

Agent: Penfield & Smith Architect: Arcadia Studio

(Review After Final of changes to a proposed public parking lot. The number of parking spaces will be reduced from 31 to 29 parking spaces (with 2 motorcycle spaces) to accommodate additional planters and provide parking stalls consistent with current parking standards. The project will also include a runoff filtration system and groundwater monitoring equipment. HLC Approval was given under MST95-00044.)

(Review After Final of changes to color of pavers and fence details.)

Final Approval as submitted of Review After Final.

** THE FULL BOARD MEETING ADJOURNED AT 4:33 P.M. **