



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, August 3, 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 – Absent
- WILLIAM LA VOIE – Present
- FERMINA MURRAY – Present
- JUDY ORÍAS – Present
- CRAIG SHALLANBERGER – Present until 4:04 p.m.

**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
- MICHAEL BERMAN, Project Planner – Present
- SUSAN GANTZ, Planning Technician – Present
- GABRIELA FELICIANO, Commission Secretary – Present

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

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	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 <u>folded</u> plans are required at the <u>time of submittal &amp; 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.
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; 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 Project Design Approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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.

**NOTICE:**

- A. On Friday, July 29, 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](http://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](http://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](http://www.santabarbaraca.gov/hlc) and then clicking *Online Meetings*.

**CALL TO ORDER:**

The Full Board meeting was called to order at 1:36 p.m. by Chair Suding.

**ATTENDANCE:**

**Members present:** Boucher, La Voie, Murray, Orías, Shallanberger, Sharpe, and Suding.  
**Members absent:** Drury.

Shallanberger was present until 4:04 p.m.

**Staff present:** Gantz and Feliciano.

**GENERAL BUSINESS:**

- A. Public Comment:

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meetings of July 6 and July 20, 2011.

**Motion:** **Approval of the minutes of the Historic Landmarks Commission meeting of July 6, 2011, with corrections.**

**Action:** La Voie/Murray, 5/0/2. (Murray/La Voie abstained. Drury absent.) Motion carried.

First

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of July 20, 2011, with corrections.

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

**Motion:** To reopen the approval of the minutes of the Historic Landmarks Commission meeting of July 20, 2011, for the purpose of making an additional correction.

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

**Second**

**Motion:** **Approval of the minutes of the Historic Landmarks Commission meeting of July 20, 2011, with an additional correction.**

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

## C. Consent Calendar.

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

Action: Boucher/La Voie, 7/0/0. (Drury 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. Chair Suding would be stepping down from Item 9, 12 E. Montecito Street.
- b. Commissioner Drury would be absent from the meeting.
- c. Item 5, the continued review of the Historic Structures Report for 2559 Puesta del Sol, was postponed two weeks at the applicant's request.
- d. There would be a Designations Subcommittee meeting on August 17 at 11:00 a.m. in the Housing and Redevelopment Conference Room on the 2<sup>nd</sup> floor at 630 Garden Street.
- e. Two cultural resources reports for the Plaza de La Guerra Improvements Project would be distributed at the end of the meeting in preparation for the August 17 HLC review of the project.

## 2. Commissioner Shallenberger announced he would be stepping down from Item 8, 101 State Street, and would be leaving by 4:00 p.m.

## E. Subcommittee Reports.

Commissioner Murray reported that she and Commissioner Orías attended the Historic Resources Element Task Force meeting. She requested suggestions from other HLC members to be submitted.

Chair Suding reported that he and Commissioner Orías attended the Highway 101 Hot Springs Road/Cabrillo Blvd. Operational Improvements Project meeting. The discussion was specific to the undercrossing at the Union Pacific Railroad tracks.

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENT**1. **105 ONTARE HILLS LN**

(1:58) Assessor's Parcel Number: 055-160-060

Staff Member: Jaime Limón, Senior Planner

(The Commission is requested to adopt a resolution of intention to hold a Public Hearing on August 31, 2011, to consider recommending to City Council that the Frederick H. Booth House located at 105 Ontare Hills Lane (formerly known as 1156 North Ontare Road) be designated as a City Landmark.)

**(Item was postponed from June 22, 2011.)**

Present: Michael Berman, City Project Planner/Environmental Analyst

Staff comment: Michael Berman, Project Planner, stated that there are areas of the site identified in the Historic Resources/Sites Report as significant historic resources and should be included in the request for designation.

Public comment opened at 2:04 p.m.

Kellam de Forest, local resident, commented on the advantages on Landmark designation and expressed support for designation of this building.

Public comment closed at 2:05 p.m.

**Motion:** To adopt Resolution 2011-01 as an intention to hold a Public Hearing on August 31, 2011, to consider recommending to City Council that the Frederick H. Booth House located at 105 Ontare Hills Lane be designated as a City Landmark, including the adobe house, detached garage, significant features, and identified boundaries found in the Historic Structures Report accepted by the Commission December 14, 2005, as determined to be eligible for designation as a City of Santa Barbara Landmark.

**Action:** Shallanberger/Boucher, 7/0/0. (Drury absent.) Motion carried.

## ARCHAEOLOGY REPORT

### 2. SHORELINE PARK

P-R/SD-3 Zone

(2:07) Assessor's Parcel Number: 045-240-004  
 Application Number: MST2009-00495  
 Owner: City of Santa Barbara  
 Applicant: Keven Strasburg

(Proposed replacement of the landslide-affected sidewalk segment with 2,000 square feet of sidewalk landward of the previous location, removal of temporary fencing and installation of 240 linear feet of black vinyl fencing in the landslide area and 57 linear feet of black vinyl fencing at MacGillivray Point, repair of 1,000 linear feet of existing fencing, removal of 1,060 square feet of existing concrete, installation of two new park benches, replacement of eight existing light fixtures and poles, and new landscaping. The project requires Planning Commission review for a Coastal Development Permit.)

**(Review of Phase I Archaeological Resources Report prepared by David Stone of Dudek.)**

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because it is considered unlikely for the proposed project to encounter potentially significant subsurface prehistoric or historic remains, only the standard condition regarding the discovery of unanticipated archeological resources applies and shall be printed the on plans prior to issuance of building permit.

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

**Action:** La Voie/Sharpe, 7/0/0. (Drury absent.) Motion carried.

**HISTORIC STRUCTURES REPORT****3. 117-119 W MASON ST**

R-4/SD-3 Zone

(2:08) Assessor's Parcel Number: 033-101-003  
 Application Number: MST2011-00123  
 Owner: Floyd R. Fleming Trust  
 Owner: Arthur Toga  
 Architect: Dawn Sherry

(This is on the **City's List of Potential Historic Resources: "Contributing property to the Potential West Beach Historic District."** Proposal for alterations and a 720 square foot, second-story addition to an existing 1,115 square foot, one-story single-family residence. No changes are proposed in the legal detached two-story garage with 666 square feet of garage space, a 156 square foot laundry room, and an 824 square-foot, second-story dwelling unit. Staff Hearing Officer approval is requested for a zoning modification for the addition to encroach into the required interior setbacks. Project requires Coastal Review on this 5,539 square foot parcel located in the appealable and non-appealable jurisdictions of the Coastal Zone. The project will result in total development on site of 3,481 square feet and will address violations called out in Zoning Information Report ZIR2010-00416.)

**(Review of revised Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the structure is eligible for listing as a Structure of Merit. Report was last reviewed on May 11, 2011.)**

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

Staff comment: Michael Berman, Environmental Analyst, commented that he and the Design Review Supervisor Jaime Limón recommended acceptance of the report.

Public comment opened at 2:11 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report as presented, disagreeing with the analysis on page 18, specifically that the addition on the street elevation would not result in a significant impact.

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

The above motion was later withdrawn and the item was reopened at 2:33 p.m.

**Motion: To reopen the previously made motion, withdraw and amend.**

Action: La Voie/Murray, 7/0/0. (Drury absent.) Motion carried.

**Amended**

**Motion: To accept the report and its findings with the advisory that the proposed addition will have some difficulty in meeting the standards of the Historic Landmarks Commission and El Pueblo Viejo Guidelines.**

Action: La Voie/Murray, 7/0/0. (Drury absent.) Motion carried.

**HISTORIC STRUCTURES REPORT****4. 1236 GARDEN ST**

R-3 Zone

(2:14) Assessor's Parcel Number: 029-131-001  
Application Number: MST2011-00258  
Owner: Timothy Dewar

(This structure is on the City's List of Potential Historic Resources: "Colonial Revival hybrid circa 1899." Proposal for alterations to an existing, 1,124 square foot single-family residence including the following: convert a 516 square foot attic space to two bedrooms, bathroom, stair hall and study; insert dormer windows on the north and south elevations; demolish an enclosed rear porch and an existing, 200 square foot detached single-car garage; construct a new 353 square foot attached 1.5-car garage on the east elevation; and re-landscape a portion of the yard along E. Victoria Street. Staff Hearing office review of zoning modifications is requested for the new garage to encroach into the interior yard setbacks and to provide less than the required open yard area.)

**(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the structure is eligible for listing as a City of Santa Barbara Structure of Merit.)**

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

Staff comments: Michael Berman, Environmental Analyst, commented that he and former Urban Historian Jake Jacobus agreed with the analysis of the report and recommended acceptance of the report.

Public comment opened at 2:16 p.m. and, as no one wished to speak, it was closed.

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

Action: Boucher/Sharpe, 7/0/0. (Drury absent.) Motion carried.

**HISTORIC STRUCTURES REPORT****5. 2559 PUESTA DEL SOL**

E-1 Zone

Assessor's Parcel Number: 023-271-003  
 Application Number: MST2010-00166  
 Owner: Santa Barbara Museum of Natural History  
 Agent: Suzanne El Planning & Permitting Services  
 Architect: Schacht Aslani Architects

(Proposed project consists of the Master Plan for the Santa Barbara Museum of Natural History. The project components include deconstruction of the majority of the existing structures, approximately 57,700 square feet, with the exception of the designated structures of merit and proposed new development of approximately 1000,000 square feet. The project requires a Measure E allocation of 57,000 square feet and has received a dual designation as a Community Priority and Economic Development project.)

**(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report found the following buildings eligible for City of Santa Barbara Landmark status: the Main Museum Building including the Original Museum, Gould Indian Hall, Botany Hall, Fleischmann Mammal Hall, Library, Local Birds Hall, Reserve Collections Building - Administration, the Director's House, the Hazard Carriage House & Wall, and the MacVeagh House. Report was last reviewed on July 20, 2011.)**

**This item was postponed two weeks to the meeting of August 17, 2011.**

**HISTORIC STRUCTURES REPORT****6. 33 W VICTORIA ST**

C-2 Zone

(2:18) Assessor's Parcel Number: 039-181-001  
 Application Number: MST2010-00327  
 Owner: Unity Shoppe, Inc.  
 Architect: PMSM  
 Business Name: Victoria Hall Theater  
 Landscape Architect: Arcadia Studio

(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 Addendum 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. It also determined that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation, and implementation as proposed would result in less than significant impacts to historic resources.)**

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

Staff comments: Michael Berman, Environmental Analyst, commented that he and the Design Review Supervisor Jaime Limón recommended acceptance of the report.

Public comment opened at 2:19 p.m. and, as no one wished to speak, it was closed.

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

Action: La Voie/Oriás, 7/0/0. (Drury absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 2:21 P.M. TO 2:33 P.M. \*\***

### CONCEPT REVIEW - CONTINUED

#### 7. 33 W VICTORIA ST

C-2 Zone

(2:35) Assessor's Parcel Number: 039-181-001  
 Application Number: MST2010-00327  
 Owner: Unity Shoppe, Inc  
 Architect: PMSM  
 Business Name: Victoria Hall Theater  
 Landscape Architect: Arcadia Studio

(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.)

**(Third Concept Review. 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. Project was last reviewed on July 6, 2011.)**

Present: Rob Dayton, City Principal Transportation Planner  
 Derek Westen and Steve Metsch, Board Members, Ensemble Theater Company  
 Jason Currie, Project Manager, PMSM  
 Bob Cunningham, Landscape Architects, Arcadia Studio

Public comment opened at 3:07 p.m.

Kellam de Forest, local resident, commented on City Council concerns as expressed during its August 2<sup>nd</sup> meeting, and on the impact of the fly tower massing and loading dock.

John Rowbottom, neighboring owner, expressed concern on the adequacy of the proposed drop-off parking area in the front and commented on the proposed entry on the parking lot side.

Public comment closed at 3:15 p.m.



Straw vote: How many Commissioners would support the height of the fly tower as proposed? 3/4 (Boucher/Murray/Suding/Sharpe opposed).

**The Commission made the following comments:**

New Entry Landing and Sidewalk Extension at Victoria Street Entry:

1. The majority of the Commission supports the Victoria Street right-of-way improvements in concept.
2. The project is not quite “there” yet and the proposed solution needs more study.
3. The drop-off spaces in the front, as proposed, are inadequate, and should be conducive to drop-off in times of inclement weather. The ease of access is of concern. At least one Commissioner felt that having no drop-off directly in front of the theater would not be supportable. At least one Commissioner felt a different location for a drop-off should be considered, such as inside the public parking lot at the back entranceway, or consider abandonment of the Victoria Street parking lot entry.
4. Reducing parking access to the neighbor to the east is not good neighbor policy.
5. The curb radii (bulb-out) should relate to some element or terminus on the site and/or the streetscape.
6. Study protecting the stair treads and risers from skateboard damage.
7. Restudy the overall landscape along Victoria Street so that it better relates to the building and/or entire streetscape.
8. Incorporate more landscape and more trees.
9. Restudy the planting area between the back of sidewalk and back of curb for appropriate durable landscaping or barrier.

Increase of Height for Fly Tower:

10. Several Commissioners are still concerned about the height of the fly tower.
11. At least one Commissioner felt that the fly tower and the elevations are moving in the wrong direction. It was much more successful when it was proposed to be an imitation of the tower form with a three partite break up.
12. The buttresses on both sides of the loading doors should not exceed the width of the existing buttresses.
13. Continue studying the proposed arch over the loading dock doors. The current proposal is not appropriate.
14. Applicant responded with informative reasoning for the fly tower height.

Ad hoc Subcommittee:

15. Chair Suding suggested that the formation of an *ad hoc* subcommittee be requested by the applicant.

(Drury absent.)

**CONCEPT REVIEW - NEW****8. 101 STATE ST**

HRC-2/SD-3 Zone

(3:48) Assessor's Parcel Number: 033-075-006  
 Application Number: MST2011-00171  
 Owner: Romasanta Family Living Trust  
 Architect: Cearnal Andrulaitis

(Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 27,011 square foot, three-story hotel with 34 guest rooms and a 34 space, at-grade parking garage. Planning Commission review is requested for zoning modifications, development plan approval, and a Coastal Development Permit.)

**(Comments only; no action.)**

Present: Brian Cearnal, Architect  
 Mark Romasanta, Owner

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

**The Commission made the following comments:**

1. The Commission supports the need in the community for a hotel and the location of the project at this site.
2. The size, bulk, scale, and general style are acceptable.
3. Compatibility with the neighborhood and the Californian Hotel will be of great importance.
4. At least one Commissioner was concerned that the proposed three-story mass may block the view of the mountains.
5. The mix of wood balconies with iron balconies are of concern.

(Suding absent until 3:58 p.m. Shallenberger stepped down. Drury absent.)

**REVIEW AFTER FINAL****9. 12 E MONTECITO ST**

HRC-2/SD-3 Zone

(4:04) Assessor's Parcel Number: 033-051-016  
 Application Number: MST95-00044  
 Applicant: Rodney James Schull Memorial Foundation  
 Architect: AB Design Studio  
 Landscape Architect: Suding Design Studio

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

**(Review After Final of door and window changes, added balconies, new trellis, decorative planters, light fixtures, and plaster details on façade. A Substantial Conformance Determination was made by the Community Development Director on May 5, 2011. Project was last reviewed on July 6, 2011.)**

Present: Clay Aurell and Ken Allison, Architects  
 Philip Suding, Landscape Architect  
 Peter Lawson, City Associate Planner

Public comment opened at 4:22 p.m. and, as no one wished to speak, it was closed.

Staff comment: Peter Lawson, Associate Planner, stated that his research indicated there were discussions by the Commission in past reviews to have the front area oriented towards the train station from a visual point of view, but it was not a condition of approval. This parcel does not include an easement for public use or dedication of open space.

**Motion: Continued two weeks with the following comments:**

1. The Commission appreciates the proposed landscaping improvements.
2. The columns on the added trellis facing State Street on the west elevation should be the same dimensions as the existing columns.
3. Provide a mechanical solution for the three windows facing Montecito Street to not allow people to climb up to the roof.
4. The proposed canopy for the east elevation entry is of concern. It is inappropriate for this building style.
5. Consider that the east elevation does not necessarily need awnings to mitigate sun angle intrusion, although the solution for the west elevation is appropriate.
6. The bike enclosure conversion to a mechanical equipment room is appropriate.
7. At least three Commissioners felt that the State Street plaza area should be designed to be perceived as a public space as discussed in the past, even if it is fenced.

Action: Boucher/La Voie, 4/0/1. (Murray abstained. Suding stepped down. Drury/Shallanberger absent.) Motion carried.

**REVIEW AFTER FINAL – REFERRED FROM THE CONSENT CALENDAR**

10. **210 W CARRILLO ST**

C-2 Zone

(4:57) Assessor's Parcel Number: 039-271-025  
 Application Number: MST2011-00061  
 Owner: DBN Carrillo LLC  
 Architect: AB Design Studio

(Proposal for exterior façade changes to an existing building in the Radio Square retail center including the following: new exterior paint color, new windows along Carrillo Street, new storefront, new 397 square foot patio along the De la Vina Street frontage, new HVAC equipment, and the removal of two existing ficus trees and one existing palm tree. No new floor area is proposed. The parking requirement for this parcel is 94 spaces, with 72 legal, nonconforming spaces to be maintained.)

**(Referred up from Consent Calendar on July 20, 2011. Review After Final of changes to doors and windows on the north, south, and west elevations, new transformer and pad, and enlargement of an existing trash enclosure with added landscaping island.)**

Present: Clay Aurell, Architect

Vice-Chair Sharpe disclosed that he owns a building just outside the 500 foot sphere of influence.

**Motion: Continued two weeks with the following comments:**

1. The trash enclosure as proposed is supportable.
2. The south elevation is an important elevation because it is on a heavily traveled street that is an entrance to the city.
3. The south elevation needs more work: perhaps deeper windows would help; perhaps reworking the rhythm of the windows along the south elevation to be more traditional in placement.
4. The door to the left of the south elevation needs to be treated more traditionally and without an unsupported overhang.

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

**CONSENT CALENDAR (11:00)****REVIEW AFTER FINAL****A. 1809 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 021-143-005  
 Application Number: MST2010-00322  
 Owner: Linda Dye  
 Applicant: Roy Harthorn

(This structure is a designated **Structure of Merit: "Flores Casita, former Flores Ranch."** Proposal for alterations to an existing structure including the replacement of porches and closet removed for seismic retrofit foundation replacement, and installation of a new roof. Also included is the installation of a new window to match existing and the restoration and rehabilitation of doors, windows, siding, trim, and finishes per original plan and photographic record.)

**(Review After Final of the following changes: upgraded electrical service, exterior plumbing replacement, two exterior closets, change in porch roof detail on south elevation, new exterior fire sprinkler system, and new floor covering on porch.)**

**Final Approval of Review After Final as submitted.**

**NEW ITEM****B. 301 E CAÑÓN PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 029-301-036  
 Application Number: MST2011-00302  
 Owner: Legal Aid Foundation of Santa Barbara County  
 Landscape Architect: Robert Adams

(This is a **Structure of Merit: "Former Grocery Store and Restaurant."** Proposed improvements to an existing enclosed patio area of an office building. The existing accessible ramp paving will be re-set, and new landscaping areas and new gates are proposed. Project requires Historic Resource Findings.)

**(Requires Historic Resource Findings.)**

**Project Design and Final Approvals as submitted and Historic Resource Findings were made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.

**PROJECT DESIGN AND FINAL REVIEW****C. 2300 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 025-113-017  
Application Number: MST2011-00239  
Owner: Robert Bartlein & Priscilla Jacobs  
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.)

**(Project Design and Final Approvals of the project are requested. Project requires compliance with Staff Hearing Officer Resolution No. 033-11. Project was last reviewed on June 22, 2011.)**

**Project Design and Final Approvals with the exception of the exterior stucco color, which was not approved.**

**REVIEW AFTER FINAL****D. 136 W HALEY ST****C-2 Zone**

Assessor's Parcel Number: 037-162-010  
Application Number: MST2010-00138  
Owner: City of Santa Barbara  
Applicant: Brendan McNamara

(Proposed replacement of exterior windows and doors, re-roof and paint exterior. Provide an enclosure for the water heater and the water softener at the rear exterior of the house. Proposed fence surround for the trash receptacles and minor fence replacement.)

**(Review After Final to reconsider exterior color palette.)**

**Final Approval of the Review After Final with the condition that the exterior color palette shall be Frazee Faint Wind # CL2942W and Mint Slush # CL2944M.**

**\*\* MEETING ADJOURNED AT 5:12 P.M. \*\***