



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, October 10, 2012 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
DONALD SHARPE, *Vice-Chair*
LOUISE BOUCHER
MICHAEL DRURY
WILLIAM LA VOIE
FERMINA MURRAY
JUDY ORÍAS
CRAIG SHALLANBERGER
BARRY WINICK

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON: STELLA LARSON – Present until 3:00 p.m.

STAFF:

JAIME LIMÓN, Design Review Supervisor
NICOLE HERNÁNDEZ, Urban Historian
SUSAN GANTZ, Planning Technician
GABRIELA FELICIANO, Commission Secretary

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Historic Landmarks Commission is viewable on computers with high speed internet access on the City website at www.santabarbaraca.gov/hlc and then clicking on the *Meeting Videos* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 1:31 p.m. by Chair Suding.

ATTENDANCE:

Members present: Boucher, Drury (until 4:42 p.m.), Murray, Orías, Shallanberger (1:52 p.m.), and Suding (until 3:24 p.m. and again 3:29 p.m.).

Members absent: La Voie, Sharpe and Winick.

Staff present: Limón (until 1:45 p.m. and 4:36 p.m. to 4:43 p.m.), Hernández (until 5:00 p.m.), Gantz (until 5:00 p.m.), and Feliciano.

SUBCOMMITTEE MEETING:

There will be an HLC Designations Subcommittee meeting from 10:00 a.m. to 12:00 p.m. on Wednesday, October 17, 2012, in the Housing and Redevelopment Conference Room, 630 Garden Street, 2nd Floor.

GENERAL BUSINESS:

A. Public Comment.

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of September 26, 2012.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of September 26, 2012, as presented.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Craig Shallanberger; with the exception of Item B, which was reviewed by Philip Suding.

Action: Orías/Drury, 5/0/0. Motion carried. (Suding abstained from Items C and H. La Voie/Shallanberger/Sharpe/Winick absent.)

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

1. Ms. Gantz announced that Commissioners La Voie, Sharpe and Winick would be absent.

2. Mr. Limón made the following announcements:

- a. The Historic Resources Element document has been adopted by the City Council last week with minor amendments. Staff will move forward with implementation strategies and the creation of historic districts. The HLC and Pearl Chase Society will be asked to provide input on these efforts. Staff agreed to provide the HLC a final corrected version of the HRE once completed.
- b. There will be a City Council/Planning Commission semi-annual joint work session on October 24, 2012. The chairs of all design review boards have been invited. It will be an opportunity to express preferences for prioritization of workloads.
- c. The joint ABR/HLC Design Awards Subcommittee will schedule a meeting in the near future. Staff will provide subcommittee members a listing of recently constructed buildings and projects that have been given an award in the past five years.

3. Ms. Hernández made the following announcements:

- a. The HLC recommendation to designate the Central Library, Faulkner Gallery, and Eucalyptus Trees as City Landmarks will be discussed by the City Council on October 23, 2012. Chair Suding agreed to represent the HLC at that hearing.
- b. There will be an HLC Designations Subcommittee meeting at 10:00 a.m. on October 17, 2012.

4. Commissioner Drury announced he planned to leave by 4:15 p.m.

E. Subcommittee Reports.

Commissioner Drury reported on the Mason Street Bridge Railing Design *Ad hoc* Subcommittee meeting that was held with the Public Works Department.

Commissioner Drury also reported on the site visit that occurred on October 5, 2012, to review the sample concrete colors for the Mission Creek bypass culvert project at the Railroad Train Station.

Commissioners Orías and Suding announced that there will be a Caltrans Highway 101 Improvements Project meeting on October 18, 2012.

HISTORIC STRUCTURES REPORT

1. **720 DE LA VINA ST**

C-2 Zone

(1:45) Assessor's Parcel Number: 037-082-017
 Application Number: MST2012-00277
 Owner: SHGC Property, LP
 Architect: Steve Harrel

(Review of an Historic Structures/Sites Report for a proposed new mixed-use development. The proposal would include additions and alterations to an existing residence, demolition of a rear cottage, and a new two-story apartment building to the rear of the lot.)

(Review of Historic Structures/Sites Report prepared by Ronald L. Nye, Historian. The report concluded that the main residence was found to be eligible for Structure of Merit status as well as for listing on the State of California Register of Historical Resources.)

Actual time: 1:47 p.m.

Present: Ronald Nye, Historical Consultant
 Steve Harrel, Owner/Architect

Staff comments: Nicole Hernández, Urban Historian, stated that staff supports the report's conclusions that the project meets the California Environmental Quality Act Guidelines of the City's Master Environmental Assessment and relevant Secretary of the Interior's Standards and Guidelines and will not result in significant adverse impacts to the historic resource.

Motion: To accept the report as submitted.

Action: Drury/Orías, 6/0/0. Motion carried (La Voie/Sharpe/Winick absent.)

MISCELLANEOUS ACTION ITEM**2. 720 DE LA VINA ST** C-2 Zone

(1:55) Assessor's Parcel Number: 037-082-017
 Application Number: MST2012-00277
 Owner: SHGC Property, LP
 Architect: Steve Harrel

(Proposed new mixed-use development. The proposal would include additions and alterations to an existing residence, demolition of a rear cottage, and a new two-story apartment building to the rear of the lot.)

(Request to place this structure on the City's List of Potential Historic Resources.)

Actual time: 1:54 p.m.

Present: Ronald Nye, Historical Consultant
 Steve Harrel, Owner/Architect

Staff comments: Nicole Hernández, Urban Historian, stated that staff recommends the inclusion of this property on the Potentials list.

Motion: To place the structure on the City's List of Potential Historic Resources.

Action: Boucher/Drury, 6/0/0. Motion carried (La Voie/Sharpe/Winick absent.)

HISTORIC STRUCTURES REPORT**3. 653 MISSION CANYON RD** E-1 Zone

(2:00) Assessor's Parcel Number: 023-272-002
 Application Number: MST2012-00363
 Owner: Santa Barbara Museum of Natural History
 Applicant: Suzanne Elledge Planning & Permitting Services
 Architect: Edgar Sands

(Proposal for repairs and alterations to an existing 2,343 square foot single-family residence. The project will include raising the building eight inches in order to construct a new sandstone veneer foundation, demolition of an existing 60 square foot bathroom, enclosing a 104 square foot existing deck, repair and/or rebuild existing steps and railings, extend some of the decks, and alterations to existing doors and windows. The total square footage on this site will be 2,423 square feet on a 1.55 acre parcel. The guideline floor-to-lot-area ratio (FAR) is .053 or 66% of the maximum FAR.)

(Review of Phase II Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report recommended photo-documentation of the building before alterations and determined that the proposed project would not impact the building's eligibility for listing as a City Landmark, listing on the California Register of Historical Resources, and the National Register of Historic Places.)

Actual time: 1:55 p.m.

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

Staff comments: Nicole Hernández, Urban Historian, stated that the drawings submitted were very simple and, until detailed drawings with profiles of new doors and patio are submitted, staff only conceptually supports the report's conclusions that the project meets the California Environmental Quality Act Guidelines of the City's Master Environmental Assessment and relevant Secretary of the Interior's Standards and Guidelines and will not result in significant adverse impacts to the historic resource. The copy submitted for review by the Commission shows a photograph of a pane over panel door existing on the north elevation. This was not shown in the original draft or on the drawings. But it may have been original as it was a typical door for the age of the house and perhaps could be reused on the north elevation where the new door is proposed.

Public comment opened at 1:57 p.m. and, with no one wishing to speak, it was closed.

Motion: To accept the report as submitted.

Action: Murray/Boucher, 6/0/0. Motion carried (La Voie/Sharpe/Winick absent.)

CONCEPT REVIEW – NEW

4. 653 MISSION CANYON RD

E-1 Zone

(2:10) Assessor's Parcel Number: 023-272-002
 Application Number: MST2012-00363
 Owner: Santa Barbara Museum of Natural History
 Applicant: Suzanne Elledge Planning & Permitting Services
 Architect: Edgar Sands

(Proposal for repairs and alterations to an existing 2,343 square foot single-family residence. The project will include raising the building eight inches in order to construct a new sandstone veneer foundation, demolition of an existing 60 square foot bathroom, enclosing a 104 square foot existing deck, repair and/or rebuild existing steps and railings, extend some of the decks, and alterations to existing doors and windows. The total square footage on this site will be 2,423 square feet on a 1.55 acre parcel. The guideline floor-to-lot-area ratio (FAR) is .053 or 66% of the maximum FAR.)

(Comments only; project requires Environmental Assessment.)

Actual time: 2:10 p.m.

Present: Edgar Sands, Architect
 Trish Allen, Agent

Public comment opened at 2:14 p.m. and, with no one wishing to speak, it was closed.

Motion: Continued indefinitely with comments:

1. Study using a different material and pattern for the skirt under the deck so that it is more appropriate to the architectural style.
2. The Historic Structures/Site Report recommendations should be considered, such as retaining the deeply overhanging eaves.
3. The shingles should be fire retardant.

Action: Orías/Shallanberger, 6/0/0. Motion carried (La Voie/Sharpe/Winick absent.)

**** THE COMMISSION RECESSED FROM 2:28 P.M. TO 2:38 P.M. ****

CONCEPT REVIEW - CONTINUED**5. 900 CHANNEL DR**

R-1/SD-3 Zone

(2:30) Assessor's Parcel Number: 017-393-002
 Application Number: MST2011-00246
 Owner: Santa Barbara Cemetery Association
 Applicant: Tricia Knight
 Architect: SAC Wireless

(Proposal for the installation of a new wireless communications facility consisting of nine panel cellular antennas on a new 45 foot tall tower pole structure concealed as an artificial eucalyptus tree and new ground-mounted equipment in a 700 square foot walled enclosure. An alternative design would be to conceal the tower inside a monopole. Planning Commission review is requested for a Conditional Use Permit, a Coastal Development Permit, and a zoning modification. This parcel contains a City **Landmark: "Charles Caldwell Park Watering Trough and Fountain."**)

(Third Concept Review. Comments only; project requires Environmental Assessment, Planning Commission review, and Findings of No Visual Impact. Project was last reviewed on September 26, 2012.)

Actual time: 2:38 p.m.

Present: Tricia Knight, Agent for Verizon Wireless

Jaime Limón, Design Review Supervisor, gave a background in the processing of wireless applications and explained the Commission's primary purview was to work with the applicant to reduce the visual impacts on the community. He further explained that the application will be forwarded to the Planning Commission for a Coastal Development Permit because of its location within the Coastal Zone.

Straw votes: How many Commissioners would support the monopole with the exposed antenna at 50 feet? 3/3 (Boucher/Orías/Suding opposed).

How many Commissioners would support the column with the capital at 45 feet? 2/4 (Boucher/Drury/Murray/Suding opposed).

How many Commissioners would support the monopole painted green at 50 feet with no exposed antenna? 6/0.

How many Commissioners would support the faux tree at 58 feet with the condition that the leaves should be replaced periodically? 2/4 (Boucher/Drury/Murray/Suding opposed).

Motion: Continued two weeks with comments:

1. The Commission prefers the monopole painted green at 50 feet with no exposed antenna.
2. Lower the height of the overall wall by eliminating the 2 foot plinth.
3. Study the wall capitals and breakups so that they read more traditional.
4. Eliminate the stair.
5. Provide details.
6. There should be a condition for removal of the pole as technology eventually makes it obsolete.

Action: Boucher/Shallanberger, 6/0/0. Motion carried (La Voie/Sharpe/Winick absent.)

CONCEPT REVIEW - CONTINUED**6. 403 LOMA ALTA DR**

E-1 Zone

(2:50) Assessor's Parcel Number: 035-243-002
 Application Number: MST2012-00324
 Owner: Scarlett Dawn Moorehead
 Applicant: Souter Land Use
 Designer: Dexign Systems

(Proposal to construct a new 162 square foot detached carport with 334 square feet of permeable paving to replace a garage that was demolished without the required permits. Also proposed on this 23,087 square foot parcel is to permit an as-built six foot tall fence with gate at the southwest corner and to remove an unpermitted storage shed, patio cover, and laundry hookups. No new floor area is proposed in the existing 2,345 square foot single-family dwelling. This proposal will address violations called out in enforcement case ENF2011-00952. Staff Hearing Officer review is requested for zoning modifications. This is a designated **City Landmark: "Carl Oscar Borg House."**)

(Third Concept Review. Project requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on September 26, 2012.)

Actual time: 3:24 p.m.

Present: Scarlett M. Elkhazen, Owner
 Syndi Souter, Agent
 Tony Xiques, Designer

Public comment opened at 3:30 p.m. and, with no one wishing to speak, it was closed.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Consent Calendar with comments:

1. The Commission is in support of this project and provided positive comments with respect to the proposed modifications.
2. The project is ready for Project Design and Final Approvals.
3. Historic Resource Findings and Findings for Alterations to a City Landmark can be made at the Consent Calendar.

Action Boucher/Orías, 5/0/1. Motion carried. (Suding abstained. La Voie/Sharpe/Winick absent.)

CONCEPT REVIEW - CONTINUED**7. 118 E CARRILLO ST**

C-2 Zone

(3:10) Assessor's Parcel Number: 029-291-002
Application Number: MST2012-00372
Owner: Friedrich Enterprises LP
Architect: Edwards Pitman Architects

(Proposal for alterations to an existing 10,409 square foot office building. The project includes the following work: repave (with permeable material) and restripe an existing 13,431 square foot parking lot, construct a new bicycle parking area, and change the exterior color of the building. The number of parking spaces on this 22,887 square foot parcel will remain at 31 and will include ADA and compact car spaces.)

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

Actual time: 3:36 p.m.

Present: Richard Redmond, Architect

Public comment opened at 3:40 p.m. and, with no one wishing to speak, it was closed.

Public comment reopened at 3:45 p.m.

Mary Louise Days, Santa Barbara Trust for Historic Preservation, commented on the sensitivity to the adjacent City Landmark and possibly finding archaeological artifacts.

Public comment reclosed at 3:46 p.m.

Motion: Project Design and Final Approvals with conditions:

1. Scored concrete at the rear of the building is preferred.
2. The Commission appreciates the added planter at the west property line. The vine shall be the same species as those at the other property line fences.
3. Investigate whether or not the trash enclosure should be covered.
4. Applicant shall provide Staff with an updated project description, striking the six foot tall gate originally proposed for the bicycle parking area.

Action: Boucher/Drury, 6/0/0. Motion carried. (La Voie/Sharpe/Winick absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. **101 STATE ST** HRC-2/SD-3 Zone

(3:30) 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 20,439 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage totaling 10,331 square feet. Planning Commission review is requested for three front setback modifications, a parking modification, Development Plan approval, a Transfer of Existing Development rights and a Coastal Development Permit.)

(Requires Compatibility Criteria Analysis, Environmental Assessment, and Planning Commission review. This project had two reviews on a very conceptual level, the last of which was on November 30, 2011.)

Actual time: 3:50 p.m.

Present: Joe Andrulaitis, Architect
 María Martínez, Project Manager
 Mark Romasanta, Owner

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

Motion: Continued indefinitely to the Planning Commission with positive comments:

1. The Compatibility Analysis Criteria has been met.
2. Study placing a wall at the rear of the bus shelter.

Action: Boucher/Murray, 5/0/0. Motion carried. (Shallanberger stepped down. La Voie/Sharpe/Winick absent.)

PROJECT DESIGN REVIEW

9. **101 W MONTECITO ST** P-R/SD-3 Zone

(3:50) Assessor's Parcel Number: 033-010-008
 Application Number: MST2012-00023
 Owner: City of Santa Barbara
 Applicant: John Ilasin, Project Engineer II
 Engineer: Matt Griffin, Engineer

(Proposal for a new subsurface culvert to extend from the north side of the Southern Pacific railroad tracks to the north side of W. Montecito Street. The project consists of the removal of five existing trees ranging in size from new sapling to 16" in diameter, new landscaping, new parapet wall, and a chain link fence within the CalTrans right-of-way along the north side of W. Montecito Street. The parapet wall will range in height from 18" as viewed from the street to 6'-0" as viewed from under the freeway.)

(Project Design & Final Approval of the project is requested. Project was last reviewed on July 3, 2012. Requires compliance with Planning Commission Resolution No. 036-08.)

Actual time: 4:07 p.m.

Present: John Ilasin, Project Engineer
David Black, Landscape Architect
Michael Berman, Environmental Analyst

Motion: Project Design and Final Approvals with conditions:

1. The parking lot concrete surface color shall match the existing adjacent and shall return to the Consent Calendar.
2. Spacing of the *Lantana* shall be 36 inches on center.
3. The head wall and planting on the north side of Montecito Street shall be eliminated from the review of this project. It shall be reviewed on subsequent Lower Mission Creek Flood Control project.
4. The project shall comply with the applicable Planning Commission Resolution No. 036-08 conditions of approval.

Action: Orías/Shallanberger, 6/0/0. Motion carried. (La Voie/Sharpe/Winick absent.)

**** THE COMMISSION RECESSED FROM 4:43 P.M. TO 4:49 P.M. ****

HISTORIC STRUCTURES REPORT

10. 00 E CABRILLO BLVD

P-R/SD-3 Zone

(4:15) Assessor's Parcel Number: 033-120-ORW
Application Number: MST2004-00878
Owner: City of Santa Barbara
Applicant: Bobbi Salvini, Project Manager
Agent: Applied EarthWorks, Inc.
Landscape Architect: David Black

(This is a revised project. The original Cabrillo Boulevard Bridge project was approved by the Planning Commission and Historic Landmarks Commission. The revised proposal involves the relocation of the beachway component of the bridge. The proposed bridge is to be a stand-alone bridge approximately 59 feet to the south of the originally-approved location. The beachway bridge width dimension would change from 18.5 feet wide to approximately 14 feet wide. The proposed 148 foot long beachway (pedestrian/bicycle) bridge would replace the approved temporary beachway bridge. The relocated beachway bridge would also provide room for the harbor dredge pipeline underneath.)

(Review of Addendum to the Supplemental Historic Properties Survey Report prepared by Applied EarthWorks, Inc. Original report was accepted by the Historic Landmarks Commission on December 13, 2006.)

This item was tabled to after the review of the next item, but could not be heard due to lack of quorum.

REVIEW AFTER FINAL**11. 00 E CABRILLO BLVD**

P-R/SD-3 Zone

(4:25) Assessor's Parcel Number: 033-120-ORW
 Application Number: MST2004-00878
 Owner: City of Santa Barbara
 Applicant: Bobbi Salvini, Project Manager
 Agent: Applied EarthWorks, Inc.
 Landscape Architect: David Black

(This is a revised project. The original Cabrillo Boulevard Bridge project was approved by the Planning Commission and Historic Landmarks Commission. The revised proposal involves the relocation of the beachway component of the bridge. The proposed bridge is to be a stand-alone bridge approximately 59 feet to the south of the originally-approved location. The beachway bridge width dimension would change from 18.5 feet wide to approximately 14 feet wide. The proposed 148 foot long beachway (pedestrian/bicycle) bridge would replace the approved temporary beachway bridge. The relocated beachway bridge would also provide room for the harbor dredge pipeline underneath.)

(Review After Final of changes to beachway bridge location and rail. Project requires compliance with Planning Commission Resolution No. 029-07. Action may be taken if sufficient information is provided. Project was last reviewed on January 21, 2009.)

Actual time: 4:49 p.m.

Present: David Black, Architect
 Jessica Grant, Project Planner
 Coleen Hamilton, Historical Consultant
 Michael Berman, Environmental Analyst

This item was reviewed out of order.

Public comment opened at 5:10 p.m. and, with no one wishing to speak, it was closed.

Motion: Continued two weeks with comments:

1. The applicant is commended for saving and relocating the palm trees.
2. Restudy the bridge detailing and proportions.
3. Study a design that has a more rustic, small town, and beach feeling.
4. Study the lighting that may be proposed.

Action: Orías/Boucher, 4/1/0. Motion carried. (Shallanberger opposed because he felt the proportions were appropriate as presented. Drury/La Voie/Sharpe/Winick absent.)

CONSENT CALENDAR (11:00)**REVIEW AFTER FINAL****A. 35 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-102-004
 Application Number: MST97-00357
 Applicant: Michael Rosenfeld
 Agent: Ken Marshall
 Architect: DesignARC, Inc.
 Landscape Architect: Suding Design
 Engineer: Penfield & Smith Engineers, Inc.

(Proposal for a mixed-use development, Entrada de Santa Bárbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes 114 hotel units, nine timeshare units, 21,654 square feet of commercial floor area, and 243 underground and on-grade parking spaces.)

(Review After Final of changes to approved crosswalk material and light fixtures on Helena Avenue. Project was last reviewed by the Full Board on September 26, 2012.)

Postponed two weeks at the applicant's request.

REVIEW AFTER FINAL**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
 Architect: Gensler
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Henry Lenny
 Landscape Architect: Katie O'Reilly-Rogers Inc.
 Business Name: El Encanto Hotel

(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.)

(Review After Final for Historic Landmarks Commission to make a recommendation to the Public Works Department for an exception to the requirements on the use of waterwise plant material.)

Approval of Review After Final with the recommendation to be forwarded to the Public Works Department to approve an exception to the water conservation requirements.

REVIEW AFTER FINAL**C. 902 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 039-321-019
 Application Number: MST2012-00149
 Owner: Cynthia Howard Trust
 Architect: Cearnal Andrulaitis, LLP

(Proposal for a facade remodel to replace the existing storefront window system, remove the existing eave, fascia, and parapet, and add new copper gutter and downspouts. Parking lot work and a new trash enclosure will be reviewed under separate application MST2012-00217.)

(Review After Final of changes to the approved storefronts and doors including the following: change to four panel storefronts at the second floor instead of five on the west elevation, three-panel storefronts at both floors on the south elevation, and double swing doors at the east and west elevations.)

Approval of Review After Final as submitted.

NEW ITEM**D. 625 LAGUNA ST****C-M Zone**

Assessor's Parcel Number: 031-160-015
 Application Number: MST2012-00386
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara - Public Works

(Installation of a new 5'-0" tall microwave antenna on the roof of the City Water Resources Building. This antenna will be an upgrade of the existing communications system between the City, Gibraltar Dam, and Cater Water Treatment Plant.)

Project Design and Final Approvals as submitted.

FINAL REVIEW**E. 209 PASEO NUEVO****C-2 Zone**

Assessor's Parcel Number: 037-400-002
 Application Number: MST2012-00132
 Owner: I & G Direct Real Estate 3
 Architect: De Vicente Mills Architecture

(Proposal to replace eight existing retail vendor carts with seven new carts within the Paseo Nuevo retail shopping center.)

(Final Approval of the project is requested.)

Final Approval as submitted.

NEW ITEM**F. 904 CAMINO VIEJO RD A-2 Zone**

Assessor's Parcel Number: 015-060-048
Application Number: MST2012-00384
Owner: Christine Garvey
Architect: Peter Becker Architect

(Proposal to permit the following as-built improvements: Driveway entry gate, stone pillars with electrical fixtures, and stucco wall with man gate. Also proposed is to permit a new door and window on an existing pool house. This application addresses violations called out in ZIR2012-00415. This is on the **City's List of Potential Historic Resources.**)

Project Design and Final Approvals as submitted.

REVIEW AFTER FINAL**G. 128 E CAÑÓN PERDIDO ST C-2 Zone**

Assessor's Parcel Number: 031-011-004
Application Number: MST2003-00243
Owner: Pueblo Viejo Properties Ltd
Architect: Rex Ruskauff
Agent: Suzanne Elledge

(This is a revised Project Description: Proposal for alterations to an existing two-story, mixed-use development. The proposal consists of the following alterations: remove two "as-built" residential units, convert existing residential garages to storage, and add a laundry room. Also proposed are exterior changes to the existing garage doors, new doors and changes to windows, moped and bicycle parking, removal of an "as-built" balcony partition, new gates and walls, closing off the driveway along Santa Barbara Street, and a landscape plan. Development Plan approval is requested to allow 2,718 square feet of new non-residential floor area for the conversion of the garages. Zoning modifications are requested to eliminate the existing residential parking and to not provide new parking for the converted commercial square footage.)

(Comments only: Review After Final of changes to add a wood trellis over the trash enclosure, relocate site walls at the Santa Barbara Street entry, and add an outdoor dining area. This change requires Planning Commission review and compliance with Planning Commission Resolution No. 018-07.)

Continued indefinitely to the Consent Calendar with positive comments.

REVIEW AFTER FINAL**H. 401 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 037-203-009
Application Number: MST2012-00105
Owner: Hughes Family Trust

(Remove and replace portions of exterior plaster finishes. Like for like replacement with no exterior changes. Waterproof decks and replace tile to match existing. All exterior colors to match existing.)

(Review After Final of minor change to exterior stucco weep screed details.)

Approval of Review After Final with revised details to be resubmitted to Staff.

NEW ITEM**I. 34 E MISSION ST****E-1 Zone**

Assessor's Parcel Number: 025-372-005
Application Number: MST2012-00305
Owner: Catherine Compierre
Architect: Jose Luis Esparza
Applicant: Vanguard Planning LLC

(Proposal for alterations to an existing single-family residence including the following: document the as-built enclosure of two second floor sleeping porches done in the 1930's (one at 242 square feet and one at 322 square feet), convert the unpermitted enclosure of an 89 square foot second floor sleeping porch back to unenclosed porch condition, construct a new pedestrian entry gate on the E. Mission Street elevation, make window and architectural detail alterations, and reroof the entire structure. This project will address violations called out in enforcement case ENF2012-00269. This structure is on **the City's List of Potential Historic Resources: "Kinney House"** and was found to be **eligible for City Structure of Merit status and listing in the California Register of Historical Resources.**)

Project Design and Final Approvals as submitted.

**** MEETING ADJOURNED AT 5:34 P.M. ****