



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, July 17, 2013

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair* – Present
DONALD SHARPE, *Vice-Chair* – Present until 4:05 p.m. and again at 4:17 p.m.
LOUISE BOUCHER – Absent
MICHAEL DRURY – Present until 5:15 p.m.
WILLIAM LA VOIE – Present until 4:17 p.m. and again at 4:20 p.m.
FERMINA MURRAY – Present
JUDY ORÍAS – Present
CRAIG SHALLANBERGER – Present
BARRY WINICK – Present at 1:40 p.m.

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON:

SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor – Absent
NICOLE HERNÁNDEZ, Urban Historian – Present until 4:30 p.m.
SUSAN GANTZ, Planning Technician – Present
GABRIELA FELICIANO, Commission Secretary – Present

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: Drury, La Voie, Murray, Orías, Shallenberger, Sharpe, Suding, and Winick.
Members absent: Boucher.
Staff present: Hernández, Gantz and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

Public comment opened at 1:31 p.m. and, with no one wishing to speak, it was closed. Public comment was reopened at 1:35 p.m.

Kellam de Forest, local resident, requested amendments to the HLC meeting minutes for various public comments he made on June 19, 2013.

B. Approval of the minutes of the Historic Landmarks Commission meeting of June 19, 2013.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 19, 2013, with corrections.

Action: Orías/Drury, 7/0/1. (Winick abstained. Boucher absent.) Motion carried.

Actual time: 1:37 p.m.

Amendments were made to various public comments that Kellam de Forest made during the meeting.

Amended

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 19, 2013, with corrections and amendments.

Action: Orías/Drury, 7/0/1. (Winick abstained. Boucher absent.) Motion carried.

C. Consent Calendar (July 3 and July 17, 2013).

Motion: Ratify the Consent Calendar of July 3, 2013, as reviewed by Donald Sharpe; with the exception of Item A, reviewed by Craig Shallenberger, and Items F and G, reviewed by Philip Suding.

Action: Winick/Orías, 8/0/0. (Boucher absent.) Motion carried.

The ratification of the July 17, 2013, Consent Calendar was postponed to after the review of the 1807 State Street Archaeological Report.

Actual time: 2:53 p.m.

Motion: Ratify the Consent Calendar of July 17, 2013, as reviewed by Donald Sharpe; with the exception of Item A, which was reviewed by Craig Shallenberger.

Action: Drury/La Voie, 8/0/0. (Boucher 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) Commissioners Boucher and Winick would be absent from the meeting. Commissioner Drury would be leaving at 5:00 p.m.
- b) Chair Suding would be stepping down from Item 11 at 902 Chapala Street.
- c) Item 2 at 21 W. Montecito Street was postponed indefinitely at Staff's request.
- d) The miscellaneous item requested by Mr. Don Olson for the HLC to go on a walkabout tour of the Safe Passage Mission Canyon Corridor from 4:00 p.m. to 6:00 p.m. on July 31st has been postponed to September 11th. The timing of the public workshops has also been pushed back and will occur at a later date.
- e) At a previous HLC meeting, it was suggested that a 1330 Chapala Street Arlington Village *Ad hoc* Subcommittee be created. Staff requested feedback from the Commission.

The Commission agreed that an *Ad hoc* Subcommittee would not be practical at this time.

2. Commissioner Murray announced she will be absent at the next HLC meeting.

E. Subcommittee Reports.

Commissioner Drury reported on the El Prado Inn (La Quinta at 1601 State Street) color scheme that he and Nicole Hernández reviewed during a site visit. The recessed walls and the starlight blocks will be painted a grey Dunn-Edwards Silver Polish # DE6374, the doors will be a Glidden® Artisan Blue, and the rails and light fixtures remain Glidden® Paint in Lights Out Grey color.

Commissioner Sharpe reported on the Entrada de Santa Bárbara *Ad hoc* Subcommittee with respect to Area C of the project.

Commissioner Murray reported on the HLC Survey Subcommittee that reviewed Area 3 and Area 4 of the Lower Riviera Survey, and properties that will soon be presented to the Commission for possible addition to the City's List of Potential Historic Resources.

Commissioner Drury inquired as to the Sign Committee Consent Calendar representative. Staff responded that Commissioner Shallenberger is substituting for Commissioner Boucher, who is on leave. Commissioner Drury was appointed as the alternate by the Commission.

DISCUSSION ITEM

1. REVIEW OF MINOR PROJECTS ON CONSENT CALENDAR

(1:45) Staff: Susan Gantz, Planning Technician

(Discussion requested by the Commission on the review of minor projects for potential and designated historic resources on the HLC Consent Calendar.)

Actual time: 1:56 p.m.

Staff comments: Susan Gantz, Planning Technician, explained that Staff has the authority to make judgments regarding the review levels of minor projects on the HLC Consent Calendar and gave recent examples. Projects proposed to be reviewed on the Consent Calendar that are on the City's List of Potential Historic District or have been designated as Structures of Merit or Landmarks are first reviewed by the City's Urban Historian. If the proposed work is consistent with the City's guidelines and the scope of work is minor in nature, it would qualify for review on the Consent Calendar. She noted that adding review of projects for minor changes for designated sites/structures would lengthen the full commission meetings. With respect to administrative approvals, Staff consults regularly with the Commissioners assigned as HLC Consent representatives before such approvals are considered.

Public comment opened at 2:00 p.m.

Mary Louise Days, local historian, commented on the findings that the HLC must make during the full commission review of proposed alterations to designated City Landmarks. She pointed out that she has noticed some landmarked projects have been reviewed on the Consent Calendar although she believes they are required to be reviewed by the Full Commission.

Kellam de Forest, local resident, commented that all projects that involve designated City Landmarks should be publicly noticed even if they are reviewed under the Consent Calendar. He also inquired as to public comment during the Consent Calendar.

Public comment closed at 2:07 p.m.

Commission comments:

1. Commissioner La Voie stated that it had been suggested many years ago that very minor changes to designated structures be reviewed under the Consent Calendar to make better use of the full commission's time.
2. Commissioner Orías expressed concern that designated City Landmarks, in particular, be protected and the HLC be informed of any changes to these properties.
3. Commissioner Sharpe, as the reviewer of the Consent Calendar, felt that Staff is incredibly conscientious in all cases and is sure to bring up anything that there may be doubts about for appropriate action.
4. Commissioner Sharpe is the primary reviewer of proposed architectural changes with Commissioner La Voie as the alternate; and Commissioner Suding is the reviewer for landscaping changes. Therefore, the Commission agreed with Commissioner Winick that one of the roles of the Consent Calendar representatives is to serve as liaisons to answer questions regarding proper procedure and to address the public's concerns.

MISCELLANEOUS ACTION ITEM

2. **21 W MONTECITO ST** HRC-2/SD-3 Zone
(1:55) Assessor's Parcel Number: 033-042-005
Staff: Nicole Hernández, Urban Historian
(Request by Staff to add the building at 21 W. Montecito Street to the City of Santa Barbara Potential Historic Resources List.)

This item was postponed at Staff's request.

DISCUSSION ITEM

3. **AIRPORT MASTER PLAN UPDATE**
(2:00) Staff: Andrew Bermond, Project Planner
(Presentation of the Santa Barbara Airport Master Plan and update on its progress.)

Actual time: 2:13 p.m.

Present: Andrew Bermond, Project Planner
Jim Harris, Airport Consultant
Karen Ramsdell, Airport Director

Presentation given and discussion held.

ARCHAEOLOGY REPORT**4. 1807 SANTA BARBARA ST**

E-1 Zone

(2:45) Assessor's Parcel Number: 027-041-008
Application Number: MST2013-00109
Owner: Robert Brace Residence Trust
Applicant: DesignARC

(Proposal for some minor window and door alterations and exterior hardscape and landscape improvements including a new swimming pool, 2,000 square feet of stone decks, half-bathroom, spa, trellis, fire pit, barbeque, pizza oven, and landscaping. There will be 120 cubic yards of grading excavation and 230 cubic yards of fill. The site and stone wall on this property are on the *City's List of Potential Historic Resources*, but not the house.)

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

Actual time: 2:50 p.m.

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 the potential encounter unknown but potentially significant subsurface prehistoric remains is very unlikely, project impacts on prehistoric resources are less than significant. Therefore, the standard condition regarding the discovery of unanticipated archaeological resources applies to the project and shall be reproduced on the plans prior to building permit issuance.

Public comment opened at 2:51 p.m. and, with no one wishing to speak, it was closed.

Receipt of a letter from Paula Westbury expressing opposition was acknowledged.

Motion: To accept the report as submitted.

Action: La Voie/Sharpe, 8/0/0. Motion carried. (Boucher absent.)

HISTORIC STRUCTURES REPORT**5. 2112 SANTA BARBARA ST**

E-1 Zone

(2:50) Assessor's Parcel Number: 025-252-006 & 025-252-007

Application Number: MST2013-00097

Owner: SB Restore, LLC

Architect: Harrison Design Associates

(Proposal for a voluntary lot merger of Assessor Parcel Numbers 025-252-006 & 025-252-007 and change of use from commercial to residential use. This is the site of the former Fielding Institute. The proposal includes the restoration of an existing 6,167 square foot, two-story building to a single-family residence and exterior alterations to remove awnings, skylights, staircases, and an accessible ramp. Also proposed is the conversion of an existing 1,809 square foot detached commercial building to an additional dwelling unit and alterations to incorporate a two car garage within the existing building footprint. Site improvements will include removal of existing paved parking spaces, restoration of historic site walls, a new swimming pool and spa, and new landscaping. Total development on this merged 49,810 square foot parcel will be 8,178 square feet. Staff Hearing Officer approval is requested for a Performance Standard Permit for the additional dwelling unit and zoning modifications. This is on the *City's List of Potential Historic Resources*: "Hodges House, Summit Lighthouse.")

(Review of Historic Structures/Sites Addendum Report prepared by Post/Hazeltine Associates dealing with the requirement to provide two covered parking spaces.)

Actual time: 2:53 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants
Barbara Lowenthal, Harrison Design Associates

Staff comments: Nicole Hernández, Urban Historian, stated that Staff supports the report preparers' conclusion that the required cover parking would not meet the State CEQA Guidelines of the MEA and would have a negative impact on the property.

Public comment opened at 2:54 p.m.

Receipt of a letter from Paula Westbury expressing opposition was acknowledged.

Kellam de Forest, local resident, commended the preparers of the report for the conclusion that covered parking would harm the historic nature of the site.

Public comment closed at 2:56 p.m.

Motion: To accept the report as submitted.

Action: La Voie/Orías, 8/0/0. Motion carried. (Boucher absent.)

**** THE COMMISSION RECESSED FROM 3:00 P.M. TO 3:08 P.M. ****

PROJECT DESIGN REVIEW

6. **101 STATE ST** HRC-2/SD-3 Zone

(3:00) Assessor's Parcel Number: 033-075-006
 Application Number: MST2011-00171
 Owner: Romasanta Family Living Trust
 Architect: Cearnal Andrulaitis

(This is a revised project description. Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 22,133 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage totaling 9,943 square feet.)

(Project Design Approval is requested. Requires a Planning Commission Substantial Conformance Determination and compliance with Planning Commission Resolution No. 002-13. Project was last reviewed on January 30, 2013.)

Actual time: 3:08 p.m.

Present: Brian Cearnal and Marc Rice, Architects
 Mark Romasanta, Owner

Public comment opened at 3:18 p.m. and, with no one wishing to speak, it was closed.

Receipt of a letter from Paula Westbury expressing opposition was acknowledged.

Motion: Project Design Approval with conditions:

1. The openings facing State Street on the parking level shall be enhanced to screen the parking behind.
2. Coordinate the landscape design with the design of the project across State Street (Entrada de Santa Bárbara) on the east elevation.
3. The Commission supports the Planning Commission recommendation for public art in front of the building on the State Street side, but suggested a better location near the corner so as to not interfere with the historical marker (i.e., the Lockheed plaque).

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

CONCEPT REVIEW - CONTINUED

7. **1221 ANACAPA ST**

(3:30) Assessor's Parcel Number: 039-183-046
 Application Number: MST2013-00267
 Owner: City of Santa Barbara
 Applicant: Eric Maple

(Proposal to add six antennas on top of the Granada Garage to serve Police and Fire Communications. Proposed are one 18'-0" spire antenna on a tower roof, one 2'-0" diameter drum antenna, two 6'-0" whip antennas mounted on the wall of the elevator tower, and two 12" square plate antennas mounted on the exterior wall of the garage.)

(Second Concept Review. Referred to the Full Commission from the July 3, 2013, Consent Calendar review. Requires Visual Impact Findings to be made.)

Actual time: 3:28 p.m.

Present: Joshua Haggmark, Principal Engineer
Eric Maple, Project Engineer

Public comment opened at 3:42 p.m.

Kellam de Forest, local resident, expressed concern with the 18 foot antenna's visibility. He suggested that a condition of approval be that the antennas will be removed as technology improves.

Receipt of a letter from Paula Westbury expressing opposition was acknowledged.

Public comment closed at 3:43 p.m.

Motion: Project Design and Final Approvals and revised details continued indefinitely to the Consent Calendar with the following conditions:

1. **Visual Impact Findings are made as follows:** The project has been reviewed by the Historic Landmarks Commission as to the site, color and size of the proposed tower pole so as to minimize any adverse visual impact.
2. The applicant was commended for the excellent presentation.
3. The proposed whip antenna spire as presented is the best solution.
4. The drum and its location shall match the existing building color.
5. Pay attention to the mounting method; it should be traditional.
6. The location of other antennas on this building shall be refined.
7. Mounting details shall be provided for the two 6-foot antennas.

Action: La Voie/Winick, 6/2/0. Motion carried. (Murray/Suding opposed because they believe the antennas will have a visual impact. Boucher absent.)

**** THE COMMISSION RECESSED FROM 3:58 P.M. TO 4:05 P.M. ****

PROJECT DESIGN REVIEW

8. **836 BATH ST**

R-4 Zone

(4:00) Assessor's Parcel Number: 037-041-001
Application Number: MST2012-00385
Owner: Arthur Louie
Agent: Post/Hazeltine Associates
Architect: Acme Architecture

(Proposal for a two-unit subdivision to include the following: demolish two detached single-car garages, a 383 square foot, one-bedroom cottage, an attached 102 square foot service porch, and two detached storage sheds. Structurally upgrade an existing three-bedroom, one-story house and foundation and replace windows and roof. Construct a new attached two-story, three-bedroom dwelling unit and two attached two-car garages to create a two-unit condominium. Also proposed is associated new landscaping and paving. Staff Hearing Officer review is required. This is on the *City's List of Potential Historic Resources*: "Residence: Constructed in 1912.")

(Project Design Approval is requested. Requires compliance with Staff Hearing Officer Resolution No. 037-13. Project was last reviewed on April 24, 2013.)

Actual time: 4:05 p.m.

Present: Keith Rivera, Architect
Erin Carroll, Landscape Architect

Public comment opened at 4:09 p.m.

Bruce Venturelli, eastern neighboring property owner, commented on the proposed changes to the massing and scale of the garage.

Receipt of a letter from Paula Westbury expressing opposition was acknowledged.

Public comment closed at 4:11 p.m.

Motion: Project Design Approval and continued indefinitely to the Consent Calendar with the comment that the Staff Hearing Officer conditions have been satisfied.

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

ARCHAEOLOGY REPORT

9. 1601 STATE ST

C-2/R-4 Zone

(4:15) Assessor's Parcel Number: 027-181-008
Application Number: MST2012-00429
Owner: 1601 State Street Hotel Investors LP
Architect: Cearnal Andrulaitis

(Major exterior remodel and renovations to existing three-story El Prado Inn. Improvements include refinish of exterior windows, doors, lighting, trim, railings and new landscaping. Construct new porte-cochère, open beam exercise pavilion, security gates, site repairs to paving, stairs, restoration of building elements. Remodel of adjoining annex, pool deck areas and add spa area. New second-story balconies and deck areas. Two additional parking spaces are provided for future two-guest room conversions. This is on the *City's List of Potential Historic Resources*.)

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

Actual time: 4:17 p.m.

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 a City-qualified archaeologist shall be retained to monitor ground disturbance during earth-moving activities.

Public comment opened at 4:18 p.m. and, with no one wishing to speak, it was closed.

Receipt of a letter from Paula Westbury expressing opposition was acknowledged.

Motion: To accept the report with the request that the Cedar tree that is proposed to be preserved be discussed during the concept review of the project.

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

CONCEPT REVIEW - CONTINUED**10. 1601 STATE ST**

C-2/R-4 Zone

(4:20) Assessor's Parcel Number: 027-181-008
Application Number: MST2012-00429
Owner: 1601 State Street Hotel Investors LP
Architect: Cearnal Andrulaitis
Landscape Architect: Arcadia Studio

(Major exterior remodel and renovations to existing three-story El Prado Inn. Improvements include refinish of exterior windows, doors, lighting, trim, railings and new landscaping. Construct new porte-cochère, open beam exercise pavilion, security gates, site repairs to paving, stairs, restoration of building elements. Remodel of adjoining annex, pool deck areas and add spa area. New second-story balconies and deck areas. Two additional parking spaces are provided for future two-guest room conversions. This is on the *City's List of Potential Historic Resources*.)

(Third Concept Review. Project requires Environmental Assessment. Project was last reviewed on June 5, 2013.)

Actual time: 4:19 p.m.

Present: Joe Andrulaitis, Architect
Bob Cunningham, Landscape Architect

Public comment opened at 4:28 p.m. and, with no one wishing to speak, it was closed.

Receipt of a letter from Paula Westbury expressing opposition was acknowledged.

Motion: Project Design Approval pending finalization of Environmental Review and continued two weeks to the Consent Calendar.

Action: La Voie/Winick, 8/0/0. Motion carried. (Boucher absent.)

REVIEW AFTER FINAL**11. 902 CHAPALA ST**

C-2 Zone

(4:40) Assessor's Parcel Number: 039-321-019
Application Number: MST2012-00149
Owner: Cynthia Howard Trust
Architect: Cearnal Andrulaitis, LLP
Contractor: Signs By Ken, Inc.

(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.)

(Referred up to the Full Commission from the Consent Calendar on April 24, 2013. Review After Final to add 1/4" flat black aluminum panels to all four elevations. Signage was reviewed under a separate application. This item was last reviewed on May 8, 2013.)

Actual time: 4:30 p.m.

Present: Rogelio Solís, Architect

Public comment opened at 4:34 p.m.

Kellam de Forest, local resident, commented on the visibility of the panels and felt the proposal did not comply with El Pueblo Viejo Guidelines.

Receipt of a letter from Paula Westbury expressing opposition was acknowledged.

Public comment closed at 4:34 p.m.

Motion: Continued two weeks for applicant to restudy design options as the current proposal is not acceptable.

Action: Drury/Orías, 7/0/0. Motion carried. (Suding stepped down. Boucher absent.)

CONCEPT REVIEW - NEW

12. **518 STATE ST**

C-M Zone

(5:00)

Assessor's Parcel Number: 037-173-046

Application Number: MST2013-00140

Owner: Charles C. and Georgetta M. Craviotto

Architect: Tod Stockwell

Tenant: India Bazaar

(Proposal to install three freestanding, permanent canvas tent canopies (1,509 square feet) with oval steel pole frame and a 138 square foot storage enclosure without a roof. This application proposal addresses violations described in enforcement case ENF2012-01002.)

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

Actual time: 4:44 p.m.

Present: Tod Stockwell, Designer
Krishan Gupta, Business Owner

Public comment opened at 4:49 p.m.

Receipt of a letter from Paula Westbury expressing opposition was acknowledged.

Kellam de Forest, local resident, commented on whether a large tented space is addressed by the City's guidelines, its permanence, and the need for a bazaar to have a historic feel to its appearance.

Public comment closed at 4:50 p.m.

Commissioner Winick disclosed that he met with the property owner prior to a project proposal.

Motion: Continued indefinitely with comments:

1. Study a different paving solution.
2. Study rainwater drainage.
3. Provide a roof plan.
4. Restudy the width of the structural columns.
5. Study planting vegetation in the ground. The combination of terracotta pots and in-ground would be acceptable.
6. Study the use of lighting.
7. Look at historical resource for inspiration (e.g., Moroccan or Algerian).

Action: Shallanberger/Winick, 7/0/1. Motion carried. (Murray abstained. Boucher absent.)

CONCEPT REVIEW - NEW**13. 32 W CARRILLO ST**

C-2 Zone

(5:15) Assessor's Parcel Number: 039-281-028
 Application Number: MST2013-00285
 Owner: Carrillo Pacific, LLC
 Applicant: Shubin & Donaldson

(Proposal to remove 13,127 square feet of existing paving and construct 11,864 square feet of new paving with striping for 15 parking spaces in an existing parking lot that currently provides four parking spaces. Also proposed is the removal of existing concrete curbs and chain link fence and construction of a 330 linear foot, 8'-0" tall site wall, new site lighting, and a new sidewalk. An existing trash enclosure on the Greyhound building parcel will be demolished and a new 150.5 square foot trash enclosure will be constructed on the subject parcel. There will be 1,263 square feet of new drought-tolerant landscaping installed where none currently exists. This parcel is within the 100% parking Zone of Benefit and the area of work is located to the north of the former Greyhound Bus station.)

(Comments only; project requires Environmental Assessment.)

Actual time: 5:07 p.m.

Present: Lauren Anderson, Designer

Motion: Continued four with comments:

1. The proposal is not acceptable within El Pueblo Landmark District.
2. The proposed light fixture, wrought ironwork, and gate design are not acceptable.
3. Although the addition of landscaping is appropriate and appreciated, provide a landscape plan.
4. Removing the Ficus trees is not acceptable.
5. Provide trees in the finger planters.
6. Continue working with the Transportation Division for backing distances.
7. Visually relieve the long wall length, providing a linear breakup.
8. With respect to the trash enclosure, provide more details as to how the trellis engages and interacts with the top of the gate.

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

CONSENT CALENDAR (July 3 at 11:00 A.M.)

See separate minutes.

CONSENT CALENDAR (July 17 at 11:00 A.M.)**CONTINUED ITEM****A. 330 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-254-014
Application Number: MST2013-00226
Owner: Topakas Hicks Family Living Trust
Architect: Tom Ochsner
Business Name: Casablanca Restaurant

(Proposal for a new 32 square foot server station near the existing outdoor dining patio. This is a *Structure of Merit*: "Former Seaside Oil Co. Building and Showroom, aka Andalucía Building.")

(Third review.)

Project Design and Final Approvals.

CONTINUED ITEM**B. 1012 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-282-015
Application Number: MST2013-00268
Owner: Quincy/1000 Associates, LP

(Proposal to construct an enclosure for a relocated electric meter and relocate a handrail. The property is listed on the *City's List of Potential Historic Resources*: "Harold Chase Building.")

(Second review.)

Project Design and Final Approvals with the comment that the applicant was advised to return to the HLC under separate permit for review of unapproved improvements on front and rear elevations.

CONTINUED ITEM**C. 1533 STATE ST****C-2 Zone**

Assessor's Parcel Number: 027-231-022
 Application Number: MST2013-00176
 Owner: Bigglesworth & Company, LLC
 Applicant: Leslie Robidoux
 Architect: Little
 Engineer: Wong & Associates
 Business Name: Cantwell's Market

(Proposal to remove an existing raised platform and install a new automated teller machine and ADA accessible ramp on the west elevation of an existing building. Also proposed is to restripe the parking lot to accommodate an accessible parking space and to relocate and replant an existing planter. New signage will be reviewed under a separate application.)

(Third Review.)

Project Design and Final Approvals with conditions:

1. Awnings shall be open-ended.
2. Pole lamps shall have no finials.
3. Lamps and poles shall be Malaga green.
4. All abandoned existing conduit, unapproved lighting and downspouts shall be removed.
5. Awning shall cover the existing junction box located above the Fed Ex box.

REVIEW AFTER FINAL**D. 825 SANTA BARBARA ST****C-2 Zone**

Assessor's Parcel Number: 031-011-004
 Application Number: MST2012-00430
 Owner: Pueblo Viejo Properties Ltd.
 Architect: Michael Patrick Porter Architect
 Business Name: C'est Cheese

(Proposal for entry door, window, and rooftop mechanical equipment changes.)

(Review After Final of changes to previously-approved entry doors, patio barrier railing at side elevation, and outdoor dining furniture.)

Final Approval of Review After Final with doors to be single glazed and the condition that there shall be no fire sprinkler riser exposed on exterior of building.

REVIEW AFTER FINAL**E. 902 LAGUNA ST C-2 Zone**

Assessor's Parcel Number: 029-302-013
Application Number: MST2012-00487
Owner: Blood Systems, Inc.
Applicant: Windward Engineering

(Proposal for minor exterior alterations consisting of replacing two garage doors, replacing a single door with a double French door, relocating one existing door, adding two new windows, adding two van accessible parking spaces.)

(Review After Final of change to trash/recycling enclosure and relocation of bicycle parking.)

Final Approval of Review After Final as submitted.

PROJECT DESIGN REVIEW**F. 1807 SANTA BARBARA ST E-1 Zone**

Assessor's Parcel Number: 027-041-008
Application Number: MST2013-00109
Owner: Robert Brace Residence Trust
Applicant: DesignARC

(Proposal for some minor window and door alterations and exterior hardscape and landscape improvements including a new swimming pool, 2,000 square feet of stone decks, half-bathroom, spa, trellis, fire pit, barbeque, pizza oven, and landscaping. There will be 120 cubic yards of grading excavation and 230 cubic yards of fill. The site and stone wall on this property are on the *City's List of Potential Historic Resources*, but not the house.)

(Project Design Approval of the project is requested.)

Project Design and Final Approvals contingent upon HLC acceptance of the proposed Phase 1 Archaeology Report scheduled to be reviewed on the July 17, 2013, Full Commission agenda.

NEW ITEM**G. 312 E SOLA ST R-3 Zone**

Assessor's Parcel Number: 029-081-002
Application Number: MST2013-00273
Owner: Jill Kent Living Trust
Applicant: Suzanne Elledge Planning and Permitting Services

(Proposal to permit minor "as-built" exterior improvements to the front and rear buildings and to permit newly proposed exterior alterations to address enforcement issues called out in enforcement case ENF2012-00661.)

Project Design and Final Approvals as submitted.

NEW ITEM**H. 507 BRINKERHOFF AVE****C-2 Zone**

Assessor's Parcel Number: 037-162-007

Application Number: MST2013-00283

Owner: Robert & Wanda Livernois Family Trust

Applicant: Wanda Livernois

(Proposal for three 8.5" tall roof vents. This is a *Structure of Merit*: "Bungalow.")**(Requires Historic Resource Findings.)****Project Design and Final Approvals as submitted with Historic Resources Findings made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.**** MEETING ADJOURNED AT 5:21 P.M. ****