



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, February 12, 2014 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.**

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**COMMISSION MEMBERS:**

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

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:**

DALE FRANCISCO

**PLANNING COMMISSION LIAISON:**

SHEILA LODGE

**STAFF:**

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

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

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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](http://www.SantaBarbaraCA.gov/HLC) and then clicking on the Videos under Explore.

**CALL TO ORDER:**

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

**ATTENDANCE:**

Members present: La Voie (at 1:36 p.m.), Mahan, Murray, Orías (until 4:43 p.m.), Shallanberger, Sharpe, Suding (until 2:40 p.m. and again at 2:45 p.m. until 4:43 p.m.), and Winick.

Members absent: Drury.

Staff present: Limón (until 2:00 p.m.), Hernández (until 3:03 p.m.), Gantz, and Feliciano.

**GENERAL BUSINESS:**

A. Public Comment:

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of January 29, 2014.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of January 29, 2014, with corrections.**

Action: Murray/Winick, 6/0/1. (Orías abstained. Drury/La Voie absent.) Motion carried.

C. Consent Calendar.

**Motion: Ratify the Consent Calendar as reviewed by Philip Suding.**

Action: Winick/Mahan, 7/0/0. (Drury/La Voie 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) Commissioner Drury would be absent from the meeting.

b) Item 7 at 433 E. Cabrillo Blvd. was postponed six weeks at the applicant's request, and Item 11 at 25 E. Mason St. has been postponed two weeks at the applicant's request.

c) At the Tuesday, March 4, 2014, City Council meeting there will be a discussion about how Average-Unit Density Program projects are processed.

d) On Thursday, March 6, 2014, Chair Suding has been asked to attend a joint Planning Commission/City Council meeting with the following potential agenda topics: Zoning Ordinance update, Local Coastal Program Grant and update, Environmental Resources Element, and review of other long term planning projects including Average-Unit Density, Shelter Ordinance, Air Quality Ordinance, the Historic Resources Work Program, Design Review special projects, major Development Review projects, and Zoning Information Reports.

Staff will send Commission members a link to the Council Agenda Reports in advance of both meetings.

2. Commissioner Orías requested a report on the fence located around the Garden Street Academy at 2300 Garden Street.

3. Commissioner Winick announced he would be absent from the February 26, 2014, meeting.

E. Subcommittee Reports.

No Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****1. 1105 CHAPALA ST**

(1:45) Assessor's Parcel Number: 039-222-024  
Application Number: MST2014-00060  
Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public hearing at 1:45 p.m. on March 12, 2014, to consider a recommendation to the City Council for Landmark Designation of the building located at 1105 Chapala Street known as the "Santa Barbara Club.")

Actual time: 1:38 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that Staff has been reviewing properties with the HLC Designations Subcommittee for possible landmark recommendation to City Council. The Santa Barbara Club was informed via certified letter. Its board has provided a letter of support and agrees with the hearing date of March 12, 2014.

Public comment opened at 1:39 p.m. and, as no one wished to speak, it was closed.

**Motion: To adopt Resolution 2014-01 of Intent to hold a Public Hearing on March 12, 2014, at 1:45 p.m. to consider recommending to City Council that the Santa Barbara Club, located at 1105 Chapala Street, be designated a City Landmark.**

Action: Winick/Mahan, 8/0/0. (Drury absent.) Motion carried.

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****2. 16 E CARRILLO ST**

(1:47) Assessor's Parcel Number: 039-322-044  
Application Number: MST2014-00061  
Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public hearing at 1:55 p.m. on March 12, 2014, to consider a recommendation to the City Council for Landmark Designation of the building located at 16 E. Carrillo Street known as the "Masonic Temple.")

Actual time: 1:40 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that Staff has been reviewing listed properties with the HLC Designations Subcommittee for possible landmark recommendation to City Council. The Masonic Temple was informed via certified letter, but Staff has not received a response. The landmark status bestows an honor and recognition in the City. Masonic temples around the country have been designated as landmarks.

Jaime Limón, Design Review / Historic Preservation Supervisor, responding to the property owner's requests to delay the designation process, clarified that there was a long-standing HLC policy to seek property owner's consent for designations, but consent is not necessary to proceed. The action item before the Commission today is not hold a discussion but is limited to setting a public hearing date for next month for future consideration. The proper appeal mechanism would be that, if the Commission forwards the recommendation for landmark designation, the City Council would make the ultimate decision. Staff can meet with the Masonic Temple organization officers to educate them on the landmark designation process.

Public comment opened at 1:40 p.m.

John Jorgensen, Masonic Temple Secretary, commented on the high degree of maintenance, masonry, quality, strength, ornament/beauty, and there is no intent by the organization to change the building façade.

Scott Wenz, Representing Scottish of Freemasonry/York Rite Masonry/Santa Barbara Blue Lodge, requested that the landmark recommendation be tabled indefinitely.

Daniel Hughes agreed with previous speakers.

Public comment closed at 1:46 p.m.

**Motion: To adopt Resolution 2014-02 of Intent to hold a Public Hearing on March 12, 2014, at 1:55 p.m. to consider recommending to City Council that the Masonic Temple, located at 16 E. Carrillo Street, be designated a City Landmark**

Action: La Voie/Murray, 8/0/0. (Drury absent.) Motion carried.

### **MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**

#### **3. 1535 SANTA BARBARA ST**

(1:49) Assessor's Parcel Number: 027-241-005

Application Number: MST2014-00062

Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public hearing at 2:05 p.m. on March 12, 2014, to consider a recommendation to the City Council for Landmark Designation of the building located at 1535 Santa Barbara Street known as the "Unitarian Church.")

Actual time: 1:55 p.m.

Staff comment: Nicole Hernández, Urban Historian, stated that Staff has been reviewing properties with the HLC Designations Subcommittee for possible landmark recommendation to City Council.

Public comment opened at 1:56 p.m. and, as no one wished to speak, it was closed.

**Motion: To adopt Resolution 2014-03 of Intent to hold a Public Hearing on March 12, 2014, at 2:05 p.m. to consider recommending to City Council that the Unitarian Church, located at 1535 Santa Barbara Street, be designated a City Landmark.**

Action: Winick/Sharpe, 8/0/0. (Drury absent.) Motion carried.

**MISCELLANEOUS ACTION ITEM****4. 2024 GRAND AVE**

NA Zone

(1:50) Assessor's Parcel Number: 099-ORD-0ZO  
Application Number: MST2013-00175  
Owner: City of Santa Barbara  
Owner: Richard Warren

(Consideration to add 2024 Grand Avenue as a contributing property to the Potential Plaza Bonita Historic District.)

Actual time: 1:56 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that the property owners consulted with two historians who found the building has retained enough integrity to be a contributing structure within the boundaries of the potential historic district, but the owners expressed that they continue to feel uncomfortable with placing the building on the City's List of Potential Historic Resources due to potential added expense. Staff has communicated to the owner that there is no greater fee when applying for HLC design review for a project proposal than any other design review process, and tried to reassure the owner that the Listing protects the historical integrity of the building, as per the Secretary of Interior's Standards for Rehabilitation.

Jaime Limón, Design Review / Historic Preservation Supervisor, reminded the Commission that sufficient time was given to property owners that their properties were being considered. A 60-day notice was mailed in advance of the January 29, 2014, public hearing and a Historic Resources Workshop was held on January 15, 2014, to which all property owners were invited to attend.

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

**Motion:** To accept Staff's recommendation to add the structure located at 2024 Grand Avenue to the City's List of Potential Historic Resources and to be included within the boundaries of the Potential Plaza Bonita Historic District.

Action: Murray/Orías, 8/0/0. (Drury absent.) Motion carried.

**HISTORIC STRUCTURES REPORT****5. 3626 SAN REMO DR**

E-3/SD-2 Zone

(1:55) Assessor's Parcel Number: 053-231-011  
 Application Number: MST2009-00325  
 Owner: Madsen Trust  
 Applicant: Lisa Plowman  
 Agent: Alexandra Cole

(Proposal to subdivide a 66,372 square foot property into four legal lots ranging in size from 14,166 square feet to 16,453 square feet. The proposal includes a view easement and preservation of the facade of the existing 3,137 square foot main residence. Also included is demolition of the remainder of the existing residence, the detached garage, studio apartment, shed, lath house, and driveway. The four proposed lots include development envelopes which provide a creek setback. The project also includes a new driveway to access the lots, drainage improvements, implementation of a creek restoration plan, and approximately 150 cubic yards total of cut and fill grading. Residential development of the lots is not a part of this application. The project requires Planning Commission approval of a Tentative Subdivision Map, and Modifications and Waivers for three lots to have no public street frontage.)

**(Review of Letter Addendum prepared by Alexandra C. Cole of Preservation Planning Associates. The Letter Addendum found that demolition and reconstruction of the historically significant facades of the house would be consistent with the Secretary of Interior's Standards for Reconstruction and not result in a significant negative historic impact.)**

Actual time: 2:00 p.m.

Staff comment: Nicole Hernández, Urban Historian, stated that the letter addendum report and concept review of the project were held at a previous HLC meeting, but the Planning Commission needs a formal acceptance of the report.

Public comment opened at 2:01 p.m. and, as no one wished to speak, it was closed.

Kellam de Forest, local resident, disagreed with the report preparer with respect to "reconstruction" per the Secretary of the Interior's Standards, and the front façade of the building not proposed to be reconstructed, but rather restored. [Staff responded that the building is being demolished as it is structurally unsound and the two significant elevations are being reconstructed to match the original as per the Secretary of Interior Standards for Reconstruction.]

Public comment closed at 2:05 p.m.

**Motion:** To accept the report as presented with the amendment that both facades of the house previously found to be historically significant shall be reconstructed to match the original.

Action: Winick/Sharpe, 8/0/0. (Drury absent.) Motion carried.

**CONCEPT REVIEW – CONTINUED: PUBLIC HEARING****6. 40 E ANAPAMU ST**

C-2 Zone

(2:00) Assessor's Parcel Number: 039-232-002  
Application Number: MST2011-00428  
Owner: City of Santa Barbara  
Applicant: Irene Macias, Library Director  
Agent: City of Santa Barbara Planning Division  
Landscape Architect: Campbell & Campbell  
Business Name: Central Library

(Proposal to upgrade both landscape and hardscape areas in the plaza and around the perimeter of the Santa Barbara Public Library and the Faulkner Gallery. The improvements would include approximately 3,200 square feet of additional hardscape, 750 cubic yards of imported fill, a reduction in turf area, and a reduction in total trees from 75 to 56, a new water feature, artwork display areas, lighting, and an approximately 4,500 square foot activity space. An ADA-compliant access would be added to the south Library entrance and all other hardscape, both new and existing, would be ADA compliant. No changes to the buildings are proposed. The Central Library building, constructed in 1917, the Faulkner Gallery, constructed in 1931, and five Eucalyptus Citriodora trees planted in 1931 are designated City Landmarks. Also, the Central Library is listed on the State Historic Resources Inventory.)

**(Second Concept Review. Project requires Environmental Assessment. Project was last reviewed on November 30, 2011.)**

Actual time: 2:08 p.m.

Present: Irene Macías, Library Director  
Douglas Campbell, Landscape Architect, Campbell & Campbell  
Regula Campbell, Architect, Campbell & Campbell

Commissioner Mahan stated that he reviewed the minutes and video of previous reviews for the project.

Public comment opened at 2:40 p.m.

Frank Goss, neighbor, commented on unlawful activities in the plaza, fear in that area, and the creation of a safer atmosphere.

Lynne Tahmisian, La Arcada ownership/management representative, commented on security issues and expressed support for the proposal.

Fred Sweeney, local resident, expressed appreciation for the design effort, but requested that the main entrance to the library be addressed, as well as a design that intones the Luta Riggs intent and character of the City.

Krista Pleiser, Friends of the Santa Barbara Public Library President, spoke in support of the project that creates an outside space for children's activities.

Kate Schwab, Santa Barbara Downtown Organization, spoke in support of the project and the possible use of the proposed outside space for First Thursday events.

Kellam de Forest, local resident, commended the project and believes the design has the “Santa Barbara look.” He spoke in support of the restoration of the pool elements leading to the Faulkner Gallery, helping to make it the main entrance, as he remembers from childhood, and the creation of an outdoor plaza space for the expansion of Library programs. He asked for the current width of the *paseo* off of Anapamu Street that is proposed to be widened and suggested that it be narrowed instead.

Mary Louise Days, local historian, expressed support for the exciting parts of the project, such as exposing the historic main door, saving the Oak trees, and including a water feature in front of the Faulkner Gallery. She was concerned with the walkway adjacent to the Museum of Art proposed to be a 12 foot *paseo* that, in her opinion, would be excessively wide and hazardous.

W. Scott Burns, former Park & Recreation Commissioner, commented on persons who “reside” at the Library Plaza who inhibit patrons of the library walking through plaza.

Chair Suding acknowledged receipt of a letter from Robert Burke speaking in favor of the proposal.

Public comment closed at 2:53 p.m.

**Motion: Continued indefinitely with comments:**

1. The proposed plan is acceptable, workable, and traditional. The applicant presentation was well done.
2. The restoration of the historic fountain focused on the Faulkner Gallery is appreciated. Research a possible other home for the existing fountain.
3. The treatment of the historic library entrance is appreciated as is the softening of the corner at Anacapa and E. Anapamu Streets.
4. The elimination and editing of the landscape is appreciated and effective.
5. Consider trimming the tall camellia shrubs to highlight existing architecture.
6. Adding significant landscape at the east elevation against the Museum of Art is essential.
7. The dimension of the *paseo* behind the Museum of Art shall be 10 feet wide with the two feet added to increase significant planting on the museum side, including kentia (*Howea*) palms.
8. The amount of concrete is problematic. The Design Guidelines suggest using tile, stone, brick, etc.
9. Consider significantly reducing the amount of paving, particularly at the plaza. Stone similar to the court house was suggested as well as trees in that area.
10. The lower library plaza seems to still be disconnected from the upper plaza.
11. Continue to utilize and propose the zigzag paving pattern as shown in a way that relates to the existing in the library, perhaps in a different material.
12. Provide more information on the drawings, such as paths of travel, bicycle parking, light fixture locations, etc. Show details of bicycle parking.
13. Refrain from using the luminaire light fixture style found on State Street.
14. The design solves visibility problems (a commendable improvement) although it will not solve social problems nor does it intend to. Security will always be a concern.

Action: Winick/Mahan, 8/0/0. (Drury absent.) Motion carried.

Commissioner Orías requested that, for projects of this magnitude, previous comments made by the HLC should be made available in advance to allow sufficient time for review and preparation.

**\*\* THE COMMISSION RECESSED FROM 3:40 P.M. TO 3:48 PM \*\***



**CONCEPT REVIEW - CONTINUED****7. 433 E CABRILLO BLVD** HRC-2/SP-1/SD-3 Zone

(3:00) Assessor's Parcel Number: 017-680-009  
 Application Number: MST2013-00371  
 Owner: American Tradition, LLC  
 Applicant: Teri Malinowski  
 Architect: Mike Niemann

(Proposal for the development of two parcels located at 433 E. Cabrillo Blvd. (APN 017-680-009) and 103 S. Calle César Chávez (APN 017-113-020). Currently permitted is a 142,600 net square foot hotel with 150 rooms which received approval under application MST95-00175. The revised proposal comprises approximately 60,000 net square feet configured in two-and three-story buildings, providing 50 to 65 rooms. Back-of-house uses will be provided in a 26,000 square foot, three-story building on the S. Calle César Chávez parcel, with approximately 60 parking spaces. The total lot area of both parcels is 236,095 square feet and the total development on site is proposed to be approximately 86,000 net square feet. An additional 100 parking spaces will be provided at a third site, a segregated portion of the parking lot at the Fess Parker Hotel across S. Calle César Chávez from the proposed site. Planning Commission review is requested for an amended Coastal Development Permit and a Development Agreement.)

**(Second Concept Review. Requires Environmental Assessment, Planning Commission review, and City Council review of a Development Agreement. Project was last reviewed on December 18, 2013.)**

**This item was postponed six weeks to March 26, 2014, at the applicant's request.**

**CONCEPT REVIEW - CONTINUED****8. 1003 SANTA BARBARA ST A** C-2 Zone

(3:30) Assessor's Parcel Number: 029-211-013  
 Application Number: MST2013-00418  
 Owner: Robert Dibley  
 Applicant: Vanguard Planning, LLC  
 Architect: Arketype Architects, Inc.

(Proposal for a 1,731 square foot two-story addition to be constructed on top of an existing 1,489 square foot, one-story commercial building. The commercial building will be converted to residential use and will be used as a four-car garage and storage. The resulting three-story single-family dwelling unit will be 40'-6" tall on an approximately 2,000 square foot parcel. Total floor area on site will be 3,312 square feet, or a 1.65 floor-to-lot-area ratio. A total of 969 square feet of outdoor decks and landings is also proposed. There will be 124 square feet of permeable paving installed in the driveway. Staff Hearing Officer review is requested for zoning modifications for setback encroachments and open yard area.)

**(Third concept review. Comments only: project requires environmental assessment, Staff Hearing Officer review, and Neighborhood Preservation Ordinance findings. Project was last reviewed on January 29, 2014.)**

Actual time: 3:48 p.m.

Present: Jarrett Gorin, Applicant, Vanguard Planning, LLC  
Robert Dibley, Property Owner

Commissioner Mahan stated that he reviewed the minutes and video of previous reviews for the project.

Public comment opened at 3:55 p.m. and, as no one wished to speak, it was closed.

**Motion: Continued indefinitely with positive comments to the Staff Hearing Officer:**

1. The proposed modifications are aesthetically appropriate. The proposed modifications do not pose consistency issues with El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance.
2. Most of the Commission's design concerns have been addressed; however, the architecture is not yet a unified artistic expression.
3. The elongated ellipse is not supportable. A more traditional opening should be proposed.
4. Walls need to be thicker, particularly on the west elevation where the end of the fin shows.
5. Increase the dimensional size of the exposed rafters and pay attention to what the leader heads are doing and where they are placed.
6. The Commission has reviewed the proposed project and Compatibility Analysis Criteria have been generally met (per SBMC §22.22145.B. and §22.68.045.B) as follows:
  - a. **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The proposed project complies with all City Regulations and is consistent with El Pueblo Viejo District Guidelines.
  - b. **Compatible with Architectural Character of City and Neighborhood:** The proposed design is compatible with the distinctive architectural character of Santa Barbara and of the particular Neighborhood surrounding the project.
  - c. **Appropriate size, mass, bulk, height, and scale:** The size, mass, bulk, height, and scale of the project is appropriate for its neighborhood.
  - d. **Sensitive to Adjacent Landmarks and Historic Resources:** There are no impacts to adjacent City Landmarks, adjacent historic resources or nearby designated historic resources, City structures of merit, sites, or established scenic public vistas, and without any negative adverse visual impacts.
  - e. **Public views of the Ocean and Mountains:** The design responds appropriately to established private views.
  - f. **Appropriate Amount of Open Space and Landscaping:** The design includes an appropriate amount of open space and landscaping.

Action: Winick/Mahan, 8/0/0. (Drury absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED****9. 608 & 614 CHAPALA ST**

C-M Zone

(3:45) Assessor's Parcel Number: 037-131-020  
 Application Number: MST2013-00397  
 Owner: Figueroa Investors, Ltd.  
 Architect: elevenModern

(Proposal to infill 5,121 square feet under an existing roof area attached to a 20,579 square foot commercial building and to add a 187 square foot restroom addition to an existing 459 square foot detached commercial building. No change in use is proposed and no grading is required. This parcel is in the 50% parking Zone of Benefit and the parking requirement is 27 spaces, with 33 proposed. Total development on this 42,972 square foot parcel will be 27,762 square feet. This project requires Planning Commission review for a Development Plan. This building is on the City's List of Potential Historic Resources and is included in the State Historic Resources Inventory: "Former C & H Chevrolet constructed in 1946.")

**(Second Concept Review. Project requires Environmental Assessment and Planning Commission review. Project was last reviewed on December 4, 2013.)**

Actual time: 4:10 p.m.

Present: Kip Bradley, Representing Ownership  
 John Beauchamp, Architect, elevenModern  
 Robin Donaldson, Representing Tenant  
 Kelly Brodison, Assistant Planner

Commissioner Mahan stated that he reviewed the minutes and video of previous reviews for the project.

Public comment opened at 4:23 p.m. and, as no one wished to speak, it was closed.

**Motion: Continued two weeks with comments that the adaptive reuse of the building is supportable, but the architecture needs to be brought closer to El Pueblo Viejo Guidelines.**

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

The Commission made the following comments:

1. The applicant has not responded adequately to previous Commission comments.
2. This building has not found its "soul" yet. The proposed doors, awning, existing front windows, and existing parking lot windows do not fit El Pueblo Viejo Guidelines.
3. There was concern with the "breaking away" from the Hispanic architecture requirements. Traditional solutions should be used for the glass, openness, and proportions to be more appropriate to El Pueblo Viejo Landmark District.
4. The proportions of the windows should be studied.
5. Although the awning at the street and building corner has been permitted and there for a long time, it was not on the building originally, and is an opportunity for improvement.
6. The landscaping in the parking lot needs to be upgraded to City standards.
7. The project can proceed to Planning Commission, but should return to the HLC for in-progress review. [Staff note: An in-progress review would be applicable only if the project had received Project Design Approval.]

**CONCEPT REVIEW - NEW****10. 9 W HALEY ST**

C-M Zone

(4:05) Assessor's Parcel Number: 037-211-005  
Application Number: MST2014-00049  
Owner: Donald L. Torgeson Credit Shelter Trust  
Architect: Cearnal Andrulaitis, LLP

(Proposal to stripe a new parking lot on an approximately 8,800 square foot paved vacant lot. There will be 27 parking spaces which will include one ADA accessible space. Landscape planters are also proposed. This parcel is in the 20% parking Zone of Benefit.)

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

Actual time: 4:43 p.m.

Present: Brian Cearnal and Rogelio Solís, Architects, Cearnal Andrulaitis, LLP

**Motion: Project Design Approval and continued to the Consent Calendar with conditions:**

1. If the Transportation Division determines that a lower number of parking spaces is appropriate, it would be supportable as long as fewer parking spaces would mean an increase in landscaping.
2. Provide sizing of plant material and an irrigation plan.

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

**FINAL REVIEW****11. 25 E MASON ST**

(4:25) Assessor's Parcel Number: 033-082-014  
Application Number: MST2014-00029  
Owner: East Mason Santa Barbara, LLC  
Architect: AB Design Studio

(Proposal for tenant improvements to existing 3-story building for offices and lab facilities, project consists of window and doors changes, new trash enclosure, EV charging, landscape alterations and exterior site improvements and reconfiguration to the parking lot including a new fence. No new square footage is proposed. This structure is on the City's List of Potential Historic Resources and is eligible for listing on the California Register of Historic Properties.)

**(Final Approval of the project is requested. Project was last reviewed on January 29, 2014.)**

**This item was postponed two weeks to February 26, 2014, at the applicant's request.**

**CONSENT CALENDAR****NEW ITEM****A. 15 W PEDREGOSA ST****C-2 Zone**

Assessor's Parcel Number: 027-031-005  
Application Number: MST2014-00044  
Owner: Hoppy Toad Land Company, LP  
Applicant: Suzanne Elledge Planning & Permitting Services  
Landscape Architect: Charles McClure

(Proposal to demolish an as-built one car garage and return it to a covered parking space and permit additional as-built parking spaces in an existing parking lot. The lot will be restriped to allow seven new parking spaces. The total number of parking spaces will be 24. New landscaping is also proposed on the W. Pedregosa Street frontage. This project will address violations called out in enforcement case ENF2013-00266.)

**Project Design and Final Approvals as noted on Sheet L-2.**

**REVIEW AFTER FINAL****B. 1746 PROSPECT AVE****R-2 Zone**

Assessor's Parcel Number: 027-141-027  
Application Number: MST2013-00391  
Owner: Kathleen Luke  
Applicant: Thomas C. McMahon, AIA

(Proposal to demolish two existing second floor dormers, construct two new second floor dormers in the same location, raise the roofline by 3'-6", and add a new French door on the rear elevation. As-built connectors will be removed from the rear elevation and surfaces will be patched and painted to match the existing colors.)

**(Review After Final of changes including new A/C units and an above-ground spa.)**

**Final Approval of Review After Final with the condition that the adjacent parcel footprints be shown on the site plan.**

**\*\* MEETING ADJOURNED AT 4:53 PM \*\***