



City of Santa Barbara
Planning Division

HISTORIC LANDMARKS COMMISSION
DRAFT MINUTES

for the meeting of
Wednesday, March 26, 2014

- **a draft-DRAFT version is being posted online WITHOUT staff review.**
- **reviewed version will be posted on the City's web site by Monday, April 7, 2014.**
- **in addition, copies will be made available on Wednesday, April 9, 2014, before the start of the HLC meeting.**

Reason: Staff still needs to review the draft minutes.

I apologize for any inconvenience.

- [HLC Commission Secretary](#)



City of Santa Barbara Planning Division

DRAFT
without Staff review

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 26, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

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
MICHELLE BEDARD, 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/HLCVideos.

CALL TO ORDER.

The Full Board meeting was called to order at 1:30 p.m. by Chair Suding.

ATTENDANCE:

Members present: Drury, La Voie, Mahan, Murray, Orías (until 5:13 p.m.), Shallanberger (at 1:48 p.m. until 3:00 p.m. and again at 3:25 p.m.), Suding (until 4:09 p.m.), and Winick.

Members absent: Sharpe.

Planning Commission

Member present: Lodge (2:35 p.m. until 4:50 p.m.)

Staff present: Limón (until 3:19 p.m. and again at 4:15 p.m. until 5:03 p.m.), Bedard and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

Kellam de Forest, local resident, commented on the work of Cliff May and the far reaching impact on his California Ranch House design on architecture in the middle of the last century that merits recognition. In 1952 a contractor named LB Nelson Builders used Cliff May plans (found as an inserted fold-out in the February 1947 issue of Good Housekeeping Magazine) for construction of the two identical homes located at 958 and 960 García Road. He stressed the importance of these homes to the fabric of the City of Santa Barbara. The homes are to be remodeled and restored.

B. Approval of the minutes of the Historic Landmarks Commission meeting of March 12, 2014.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of March 12, 2014, with amendments.

Action: Drury/Winick, 7/0/0. (Shallanberger/Sharpe absent. Suding abstained from Items 9 and 10.) Motion carried.

C. Consent Calendar.

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

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

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

1. Ms. Bedard made the following announcements:

a) Commissioner Sharpe would be absent from the meeting.

b) Commissioner Suding would be stepping down from Items 7 (419 State St.) and 8 (3626 San Remo Dr.)

2. Mr. Limón made the following announcements:

a) Debriefed the Commission on the review by the Architectural Board of Review (and HLC Administrative Approval) for the Lower West Downtown Lighting Project (Phase 2). Adam Hendel, PW Supervising Engineer, explained that Staff's concern is that this Lighting Project affects the downtown area adjacent to the Brinkerhoff Landmark District. The Commission concurred with Staff's recommendation to not extend the standard Brinkerhoff light fixture design beyond the Brinkerhoff Landmark District neighborhood. Staff agreed to inform the Brinkerhoff residents.

b) Provided an update on the proposed City plaque placement at the base of the Cota Sycamore tree located near the Santa Barbara Mission. The plaque has not been installed yet. The general direction is that it will be at least a foot away from the tree trunk and avoid all roots. Although the plaque program design was approved by the HLC, the Commission requested a report on the *placement* of plaques when proposed to be installed near a historic tree or structure, and that their content be reviewed by the City Historian.

E. Subcommittee Reports.

Commissioner Mahan reported on the Entrada de Santa Bárbara *Ad hoc* Subcommittee that met before the start of the HLC Full Commission meeting. The light fixtures proposed were found to be appropriate in most instances within El Pueblo Viejo Landmark District. Areas of concern were addressed, such as proposed uplighting at Canary island palm trees and projection of islamic patterns on blank walls. The applicant was directed to treat the lighting design for each building differently. (Commissioners Drury and Shallanberger also attended the meeting.)

DISCUSSION/ACTION ITEM**1. URBAN FOREST MANAGEMENT PLAN PROJECT**

(1:45) Staff: Jill Zachary, Assistant Parks and Recreation Director
(Review the Urban Forest Management Plan (UFMP) project and make recommendation to the City Council for Adoption of the revised UFMP document.)

Time: 1:53 p.m.

Present: Jill Zachary, Assistant Parks and Recreation Director

Public comment opened at 1:58 p.m.

Kellam de Forest, local resident, suggested changes to the Staff Report addressed to the HLC, dated March 26, 2014.

Lee Moldaver, Vice-President of the Santa Barbara Audubon Society, spoke in favor of the UFMP.

Public comment closed at 2:04 p.m.

Motion: To forward a recommendation to City Council for adoption of the Urban Forest Management Plan document as presented with positive comments:

1. Appreciation was expressed for Staff's work on the document's preparation.
2. This is an exciting document that allows the reader to have a sense of the richness of horticulture in the City.
3. Add the definition of "dripline" to the Glossary.

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

PUBLIC HEARING**2. 1105 CHAPALA ST**

C-2 Zone

(2:05) Assessor's Parcel Number: 039-222-024
Application Number: MST2014-00060
Owner: Santa Barbara Club

(Review of Staff Report, *Building History* prepared by Post/Hazeltine Associates Architectural Historians, and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the building known as the "Santa Barbara Club.")

Time: 2:17 p.m.

Present: John Doordan, Santa Barbara Club Representative

Public comment opened at 2:25 p.m.

Kellam de Forest, local resident, requested that an explanation of the British battleships visiting Santa Barbara on page 3, paragraph 2, of the Staff Report. He also mentioned that in paragraph 3, it states that steps were removed to widen the street, giving the impression that it was done as a result of the 1925 earthquake. It was done to allow the already authorized widening of the street. Page 4 of the Staff Report should indicate what the Central Savings Bank building is in present day.

Public comment closed at 2:29 p.m.

Motion: To adopt Resolution No. 01-2014, as recommended by Staff and the Designations Subcommittee, to recommend to City Council that the building be designated a City Landmark and that the questions raised on the Staff Report during public hearing and the Commission's discussion be addressed prior to the Council Hearing.

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

MISCELLANEOUS ACTION ITEM

3. 1242 DOVER LN

E-1 Zone

(2:20)

Assessor's Parcel Number: 019-203-002

Application Number: MST2014-00100

Owner: Hugh Malinowski

Designer: Tom Branson

(Recommendation to consider adding the Spanish Colonial Revival Style house that was designed by noted local architect Leonard Cooke in 1927 to the City's List of Potential Historic Resources.)

Time: 2:35 p.m.

Present: Tom Branson, Designer

Staff comments: Michelle Bedard, Planning Technician, stated that the Urban Historian's research indicates that this building was constructed in 1927 in the Spanish Colonial Revival style designed by noted local architect Leonard Cooke. It has retained most of its original character defining features as discovered when examined next to the original drawings, thus it has a high level of historic integrity. Staff recommends the property be added to the City's List of Potential Historic Resources as it is eligible as a Structure of Merit because it was designed in a style important to the heritage of the City by a noted local architect that made a significant contribution to the City.

Public comment opened at 2:40 p.m. and, with no one wishing to speak, it was closed.

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

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

CONCEPT REVIEW - NEW**4. 1242 DOVER LN**

E-1 Zone

(2:25) Assessor's Parcel Number: 019-203-002
Application Number: MST2014-00100
Owner: Hugh Malinowski
Designer: Tom Branson

(Proposal to permit the following "as-built" site improvements, to include the construction of an 83 linear foot long, 3'-6" tall, stucco wall with two gates located along the front property line, a 40 linear foot long, 6'-10" tall, stucco wall at the interior lot line. The "as-built" walls and gates will be reduced in height where necessary to comply with the maximum 42" height requirements (located within the 10' setback along the front property line and within the 10' by 20' area adjacent to the driveway). The proposal includes the "as-built" replacement of 650 square feet of concrete paving at the driveway, and construction of an approximately 140 square foot redwood covered deck (with clay "S" tile roof). The proposal includes the removal of two unapproved built-in light fixtures within the "as-built" wall/gate. The project will address violations called identified within enforcement case ENF2013-01357.)

(Comments only. Conceptual review to provide direction to the applicant regarding the three proposed designs. The project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval.)

Time: 2:44 p.m.

Present: Tom Branson, Designer

Staff comments: Michelle Bedard, Planning Technician, stated that the "as built" wall needs to be reviewed for appropriateness. If not appropriate, applicant has a few options and needs guidance on which direction the HLC would like them to go. Because the work was completed without permits, no evaluation was done regarding the impacts of the project to the potential historic resource. In order to move forward, the applicant was given a few options: 1) The applicant can have a Historic Structures/Sites Report (HSSR) prepared. If the report finds the property significant, the Commission will be asked to add it to the City's List of Potential Historic Resources and the HLC would then have purview over the review of the proposal. If the report finds the property is not significant, the project will be reviewed by the Single Family Design Board. 2) Based on the current information Staff has available, the property can be added to the City's List of Potential Historic Resources and the HLC will have purview without an HSSR (in which case, the Commission may still find that a full HSSR needs to be prepared). An HSSR has not been prepared for this property. (It was noted that a permit was issued for the s-tile roof in 1987.)

Public comment opened at 2:50 p.m. and, with no one wishing to speak, it was closed.

Motion: Continued indefinitely with comments:

1. Option 1 is preferred. Do not thicken the top of the wall. Use half-inch radius edges on wall corners. The top of the wall shall be crowned.
2. The color of the stucco wall shall match the off-white color of the house.
3. The transition between the six-foot height and three and one-half height should be stepped.
4. The driveway pattern is not acceptable. Restudy a configuration that conforms to current City standards.
5. Add landscape to the paved driveway area.
6. The shape of the porch is unfortunate, but acceptable.
7. The roof tile on the porch shall match the existing roof tile on the house.
8. The railing as detailed is not acceptable for the porch.
9. Restudy the base and plinth of the porch. Perhaps the plaster plinth should extend up to the roof height.

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

**** THE COMMISSION RECESSED FROM 3:19 P.M. TO 3:25 PM ****

CONCEPT REVIEW - NEW**5. 525 STATE ST**

C-M Zone

(2:50)

Assessor's Parcel Number: 037-172-002
 Application Number: MST2014-00072
 Owner: John R. Lindgren
 Architect: AB Design Studio, Inc.
 Business Name: Baja Sharkeez

(Proposal to permit two "as-built" shed structures at the rear of the existing commercial building. One of the sheds is 84 square feet and one shed is 145 square feet. There is an existing 3,710 square foot restaurant/bar on the 5,000 square foot in El Pueblo Viejo Landmark District. This project will address violations in Enforcement Case ENF2013-01292.)

(Referred from the Consent Agenda on March 12, 2014. Action may be taken if sufficient information is provided.)

Time: 3:25 p.m.

Present: Clay Aurell and Aramis Arciga, Architects, AB Design Studio

Staff notes: Urban Historian Nicole Hernandez completed the Historical Assessment and had the following comments: "Although the building was constructed in 1926 as per the 1978 Survey, the storefront with divided light, intricate transoms as seen in the 1978 survey photograph (that would have been typical of a 1926 storefront) has been completely removed and altered and the building no longer has any original elements that allow it to convey its original appearance. The building would not qualify as a historic resource."

Public comment opened at 3:29 p.m. and, with no one wishing to speak, it was closed.

Motion: Continued two weeks with comments:

1. A more unified solution (i.e., one shed) in a style consistent with El Pueblo Viejo Guidelines may be supportable.
2. Verify the permit of the fence.
3. Assuming the fence was issued a permit, perhaps an alternate solution might be to integrate the design of the sheds with the fence.

Action: Mahan/Orías, 8/0/0. (Sharpe absent.) Motion carried.

FINAL REVIEW**6. 25 E MASON ST****(3:05)**

Assessor's Parcel Number: 033-082-014
 Application Number: MST2014-00029
 Owner: East Mason SB, LLC
 Architect: AB Design Studio, Inc.
 Business Name: Sonos

(Proposal for tenant improvements to an existing three-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 Design Approval was granted on January 28, 2014. Project was last reviewed on February 26, 2014.)

Time: 3:45 p.m.

Present: Clay Aurell, Architect, AB Design Studio, Inc.
 Adam Grosshans, Designer, AB Design Studio, Inc.

Staff notes: The parcel is on the City's List of Potential Historic Resource. A Historic Structure/Site Report was completed for a prior project.

Public comment opened at 3:53 p.m. and, with no one wishing to speak, it was closed.

Motion: Continued two weeks to the Consent Agenda with comments:

1. The canopy is acceptable.
2. The gooseneck fixture in black or terracotta color is acceptable.
3. The railing as proposed is not appropriate. It should be more appropriate to the period of architectural style [i.e., Works Progress Administration / Work Projects Administration era (renamed in 1939)].
4. Redesign the fence in a pipe configuration.

Action: Mahan/Shallanberger, 6/2/0. (La Voie/Orías opposed because they did not find the proposed light fixture appropriate. Sharpe absent.) Motion carried.

PROJECT DESIGN REVIEW**7. 419 STATE ST**

C-M Zone

(3:30) Assessor's Parcel Number: 037-211-031
Application Number: MST2014-00084
Owner: Peter Lewis
Architect: Robin Donaldson
Applicant: Trish Allen
Business Name: Sonos

(Proposal for tenant improvements and exterior alterations to an existing, 23,831 square foot, three-story, mixed-use building. The proposal includes a change of use to convert 2,037 square feet of existing residential area (2 units) into non-residential square footage. Exterior alterations include the replacement of entry glazing, replacement of an existing roll up door with a fixed window element, replacement of an existing window (on the third floor) to a single access door, removal of a wall and gate on the third floor, new skylights and new rooftop equipment. Development Plan approval is required for 2,037 square feet of non-residential floor area.)

(Project requires Development Plan Approval Findings and an environmental finding for a CEQA Guidelines Section 15183 Exemption.)

Time: 4:09 p.m.

Present: Trish Allen, Agent, SEPPS
Jim van Order and Sieglinde Pukke, Architects, Shubin+Donaldson
Renee Brooke, Senior Planner / Development Review Supervisor

Staff comments: Kelly Brodison, Assistant Planner, stated that the building was constructed between 1889 and 1892 with a new storefront that was remodeled in 1925 designed by architects Sauter and Lockard, a noted local architectural partnership at the time. The building retains all the original 2nd story windows, wood transoms of storefront and design configuration on the State Street elevation as it did in 1925 as per 1925 drawings and the 1978 survey and 1988 survey photos. The State Street elevation is eligible as a Structure of Merit based on the high degree of integrity of the façade and that it is a work of noted local architects who contributed to the heritage of Santa Barbara. The proposed entrance doors and transom on the revised proposal are similar in materials and configuration to those on the 1925 drawings and would be returning integrity to the structure, thus meeting the Secretary of the Interior's Standards for Rehabilitations number 6 in that "Replacement of missing features will be substantiated by documentary and physical evidence." The Urban Historian worked on the design of the new doors with the applicant and recommends approval of the doors as they match the original doors as close a possible. The Urban Historian recommends that the building be placed on the City's List of Potential Historic Resources as part of the next update. She is not requiring it at this time because the property is already under the Jurisdiction of the HLC. There has not been a Historic Structure/Site Report completed for this property.

Public comment opened at 4:26 p.m.

Kellam de Forest, local resident, requested that the Pierce Brothers façade be restored and commented that the windows on both sides of the front door should match.

Public comment closed at 4:27 p.m.

Motion: Project Design and Final Approvals and continued two weeks to the Consent Agenda for details of landscaping with comments and findings:

1. Appreciation to Staff was expressed for the research on the history of the site.
2. Conversion of residential area to non-residential is appropriate.
3. Study all opportunities to enhance the landscaping, including the parking area.
4. Development Plan Approval findings were made:
 - a) The proposed development complies with all provisions of SBMC Title 28.
 - b) The proposed development is consistent with the principles of sound community planning.
 - c) The proposed development will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk or scale of the development will be compatible with the neighborhood based on the Project Compatibility Analysis criteria found in Sections 22.22.145 or 22.68.045 of this Code.
 - d) The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Resolution No. 13-010 dated as of March 12, 2013) as expressed in the allocation allowances specified in SBMC 28.85.050.
5. CEQA findings were made: The Historic Landmarks Commission finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA certificate of determination on file for this project. The HLC further approves and authorizes City staff to prepare and record a Notice of Exemption with the County Clerk.

Action: La Voie/Mahan, 7/0/0. (Sharpe absent. Suding stepped down.) Motion carried.

CONCEPT REVIEW - CONTINUED**8. 3626 SAN REMO DR**

E-3/SD-2 Zone

(4:00)

Assessor's Parcel Number: 053-231-011
Application Number: MST2013-00440
Owner: Nancy and Robert Madsen
Applicant: Capital Pacific Development Group
Designer: KSD LLC, Inc.

(Lot 3: Proposal to demolish an existing two-story, 2,907 square foot single-family dwelling and construct a new two-story, 2,766 square foot single-family dwelling and an attached 443 square foot garage. (The original four-lot subdivision project proposed a restoration of the dwelling at 3626 San Remo Drive. The proposal has been revised to demolish and reconstruct the dwelling because the existing building was structurally unstable, as per the engineering report.) The proposed development total of 3,209 square feet, located on a 14,925 square foot lot, is 74% of the required floor-to-lot area ratio (FAR). The front facade, which was found to be eligible as a Structure of Merit, would be reconstructed in accordance with the Secretary of Interior Standards for Reconstruction, as per the Historic Structures/Sites Report Addendum prepared by Alexandra C. Cole of Preservation Planning Associates that was accepted by the Historic Landmarks Commission on February 12, 2014. A Historic Structures/Sites Report prepared by Alexandra C. Cole of Preservation Planning Associates was accepted by the Historic Landmarks Commission in March of 2010 for the subdivision of the property. Planning Commission review is requested for a Modification of the Solar Access Height Limitation and to change the conditions of approval for the subdivision found in PC Resolution 015-10. This property is on the City's Potential Historic Resources List.)

(Second concept review. Comments only; Project requires Planning Commission review. Project was last reviewed on November 6, 2013.)

Time: 4:50 p.m.

Present: Kate Svensson, Designer, KSD
Robert Adams, Landscape Architect, Earthknower Studio
Vincent Amore, Applicant Representative, Capital Pacific

Staff comments: Dan Gullett, Project Planner, stated that the City's Urban Historian reviewed the drawings and found that the design meets the Secretary of the Interior's Standards for Reconstruction as per the Addendum Letter to the Historic Structure/Site Report (HSSR). The Urban Historian provided a photograph to the Commission of the front entrance of the structure taken from the HSSR (circa 2007).

Public comment opened at 5:16 p.m.

Kellam de Forest, local resident, commented on the original intent to rehabilitate the structure, the subsequent subdivision of the site, and now the plan to demolish and reconstruct the façade of the historical building (which, in his opinion, does not meet the Secretary of the Interior's Standards).

Public comment closed at 5:18 p.m.

Motion: Continued indefinitely with comments:

1. Provide an overlay of the existing and proposed.
2. The proposed architecture of Lot 3 and the reconstruction are appropriate. However, provide an analysis by a historical consultant of the potential impact of the proposed development. The spatial relationship between Lot 3 and the other lots is of most importance.

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

CONSENT AGENDA (11:00)**REVIEW AFTER FINAL****A. 26 CHAPALA ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-102-001
 Application Number: MST2010-00176
 Owner: Dario Pini
 Architect: Bryan Murphy

(The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including the replacement of all existing windows, extending an existing second-floor balcony corridor and adding a 36" porch wall, a facade remodel, relocation of an as-built trash enclosure, and a revised landscape plan including the replacement of two existing 12 foot tall palm trees with canopy trees. The discretionary applications required for this project are zoning modifications to allow alterations within the required 10'-0" front setback on Mason Street and a reduction of the required outdoor living space. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved with permeable pavers and reconfigured to comply with the Americans with Disabilities Act. This application addresses violations called out in ENF2010-00250.)

(Review After Final to revise the roof pitch to remove the pitch break and extend the ridge slightly at the south wing, and revise windows to double-hung from in-swing casements.)

Approval of Review After Final with the condition as noted on Sheet A-3 to add lugs to the windows (typical detail).

REVIEW AFTER FINAL**B. 1520 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 027-252-039
 Application Number: MST2014-00090
 Owner: John Hileman Living Trust

(Proposal to construct a new 6-foot tall, 57 linear foot, wood fence, located adjacent to the driveway and a new 6-foot tall wood entry gate set back from front elevation of house at least 1-foot, color to be driftwood grey, fence to be capped, located on a 12,000 square foot lot within the Lower Riviera Special Design District, and developed with an existing two story house and a detached garage. The existing residence is on the City's List of Potential Historic Resources and based upon a survey was found to be eligible as a Structure of Merit.)

(Review After Final for revised fence design and color.)

Approval of Review After Final with conditions:

1. The proposed brown color is acceptable.
2. Panels of the fence shall be capped with appropriate dimensional lumber.
3. Posts shall be capped with traditional cap design.

REVIEW AFTER FINAL**C. 9 W VICTORIA ST****C-2 Zone**

Assessor's Parcel Number: 039-182-001
Application Number: MST2013-00024
Owner: 1221 Victoria Court
Architect: Amy Taylor
Business Name: Bouchon

(Proposal to remove an existing unpermitted 247 square foot canvas patio cover and construct a 353 square foot, one-story, 16'-0" tall addition at the front of an approximately 3,550 square foot building. There are four buildings on this site.)

(Review After Final for minor roof alterations at the Victoria Court entry, add a new backflow device to be located behind an existing hedge within the Victoria Street parkway (against the building), and to add a new awning at the patio entry. A new awning sign will be concurrently reviewed by the Sign Committee.)

Approval of Review After Final as submitted.

NEW ITEM**D. 1201 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-182-021
Application Number: MST2014-00113
Owner: Ealand Charles Delaney II
Architect: Dawn Sherry

(Proposal to replace the existing exterior stucco finish with a new smooth trowel plaster replace, replace the existing canvas awning above the entry doors with new, and to add two new canvas awnings above the windows along the State Street façade. The awnings are proposed to be Sunbrella "Charcoal Grey."

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

Project Design and Final Approvals with the condition to submit the revised requested "gray" color sample to Staff.

NEW ITEM**E. 635 LAGUNA ST****C-M Zone**

Assessor's Parcel Number: 031-160-015
Application Number: MST2014-00123
Owner: City of Santa Barbara
Applicant: Gary Horwald

(Proposal for interior remodel to convert three existing vehicle maintenance bays, of approximately 2,690 square feet, into new office and storage. The exterior alterations include removal of the existing overhead sectional doors and replacement with new doors and windows, approximately 10 new site parking spaces, including accessible parking, loading aisles and pathways.)

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

Project Design and Final Approvals as submitted.

**** MEETING ADJOURNED AT 5:29 P.M. ****