



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, June 4, 2014

David Gebhard Public Meeting Room: 630 Garden Street

1:52 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
KATHLEEN GOO, Commission Secretary
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 1:52 p.m. by Vice-Chair Winick.

ATTENDANCE:

Members present: Drury, Mahan, Shallanberger, Sharpe, and Winick.
Members absent: La Voie, Murray, Orías, and Suding.
Staff present: Limón, Hernández, Bedard, and Goo.
Recorder: Feliciano.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the previous Historic Landmarks Commission meeting.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of May 21, 2014, with corrections.

Action: Mahan/Sharpe, 5/0/0. (La Voie/Murray/Orías/Suding absent.) Motion carried.

The Commission requested that Staff forward to the Single Family Design Board the Commission's comments regarding the May 21, 2014, Agenda Item 7, 3626 San Remo Drive (Historic Structures Report) review and acceptance.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe and Bill Mahan.

Action: Drury/Mahan, 5/0/0. (La Voie/Murray/Orías/Suding absent.) Motion carried.

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

1. Ms. Bedard announced that Chair Suding and Commissioners Orías, Murray and La Voie would be absent.
2. Ms. Hernández announced that on June 10, 2014, at approximately 2:00 p.m. there will be a City Council hearing to consider the HLC recommendations for three City Landmark Designations: The Santa Barbara Club, The Masonic Temple and The Unitarian Church.
3. Commissioner Drury announced he would be leaving the meeting by 7:15 p.m.

E. Subcommittee Reports.

Vice-Chair Winick reported that he and Commissioner Sharpe met as part of the Outdoor Dining Patio Furniture *Ad hoc* Subcommittee to begin standardizing the public sidewalks outdoor dining furniture.

DISCUSSION ITEM

1. **NEW ZONING ORDINANCE (NZO)**

(1:45) Staff: Beatriz Gularte, Project Planner

(An overview of the City of Santa Barbara New Zoning (NZO) effort. Staff will discuss the status of the NZO and requests initial comments on zoning regulations that need to be updated, clarified, or simplified.)

Actual time: 2:07 p.m.

Present: Bea Gularte, Project Planner
Danny Kato, Senior Planner

Public comment opened at 2:19 p.m.

Kellam de Forest, local resident, questioned whether historic elements on historic buildings could remain although non-conforming to the new zoning standards.

Public comment closed at 2:22 p.m.

Discussion held. (La Voie/Murray/Orías/Suding absent.)

ARCHAEOLOGY REPORT**2. 121 S VOLUNTARIO ST**

R-2 Zone

(2:25) Assessor's Parcel Number: 017-221-019
 Application Number: MST2014-00140
 Owner: Geoffrey Rockwell
 Architect: Sherry & Associates

(Proposal to demolish an existing 400 square foot two-car garage and construct a new 1,219 square foot, second floor, single-family residence above 1,181 square feet of new attached garages on the ground level. The proposed attached one-car garage and two attached two-car garages, and existing uncovered parking space will serve the new residence and two existing residences on the parcel. The proposal of 2,400 square feet will result in a total of 4,404 square feet of development on a 13,088 square foot lot.)

(Review of Phase 1 Archaeological Resources Report prepared by Brent Leftwich.)

Actual time: 2:27 p.m.

Present: Dawn Sherry, Architect, Sherry & Associates

Staff comments: Michelle Bedard, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations. The Standard Condition regarding the discovery of unanticipated archaeological resources shall be reproduced on the plans prior to the issuance of a building permit.

Motion: To accept the report as presented.

Action: Drury/Sharpe, 5/0/0. (La Voie/Murray/Orías/Suding absent.) Motion carried.

ARCHAEOLOGY REPORT**3. 205 W MASON ST**

P-R/SD-3 Zone

(2:30) Assessor's Parcel Number: 033-101-014
 Application Number: MST2014-00230
 Owner: City of Santa Barbara
 Applicant: Jill Zachary

(Proposal for repair and maintenance of the existing irrigation system located at Ambassador Park. The proposal includes 8 cubic yards of excavation to install pipes, rotor heads and remote battery-powered control valves. Trenches will be dug .5 foot wide by 1 foot deep with a ditch witch and filled with excavated soil. This is a City Landmark: "Ambassador Park and entry corridor to the former Potter Hotel.")

(Review of Phase 1 Archaeological Resources Report prepared by David Stone with Dudek.)

Actual time: 2:29 p.m.

Present: Kathleen Frye, Associate Planner, Parks and Recreation Department
 David Stone, Archaeological Consultant

Staff comments: Michelle Bedard, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations. He agrees that the archaeologist and a Chumash descendant should monitor the earth-moving in light of the possibility of the presence of human remains; therefore, archaeological monitoring is required.

Motion: To accept the report as presented.

Action: Sharpe/Mahan, 5/0/0. (La Voie/Murray/Orías/Suding absent.) Motion carried.

HISTORIC STRUCTURES REPORT

4. **209 E ISLAY ST**

E-1 Zone

(2:35) Assessor's Parcel Number: 027-042-009
Application Number: MST2013-00250
Owner: Peter and Lisa Camenzind
Architect: James Lecron

(Review of Historic Structures/Sites Addendum Report prepared by Post/Hazeltine Associates. The report determined that alterations for the sandstone retaining wall along East Islay Street will be consistent with the Secretary of the Interior's Standards for Rehabilitation.)

Actual time: 2:32 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants
Jarrett Gorin, Land Use Planner, Vanguard Planning, LLC

Staff comments: Nicole Hernández, Urban Historian, stated that the project involves the removal of a six foot wide section of the sandstone wall to make room for an entry walkway to the house. Also proposed is to remove a section of the sandstone wall to make room for a new driveway and rebuild the wall where the current driveway is located using the removed sandstone.

Staff reviewed the draft report and carefully analyzed whether the original stones of the proposed relocated wall are to be salvaged and reused, and that the mortar composition and tuck pointing are to match the original. Although the wall will be relocated (using original elements), it was concluded that the relocation would not have an impact on the streetscape. Staff wanted to ensure that, if the stones are found unsalvageable after the demolition, real sandstone replacement stones are used that match the originals in size, shape and profile. Artificial sandstone should not be used or stones/mortar that look greatly different from the original. Staff agrees with the findings of the report that the relocation of a portion of the wall meets the CEQA guidelines in that the streetscape will still have the significant sandstone wall. Staff recommended that the HLC accept the report.

Public comment opened at 2:34 p.m.

Kellam de Forest, local resident, commented that the sandstone wall is a significant feature of the streetscape and changing the fenestration would change the spatial relationship as seen from the street. He suggested that the old driveway entrance be retained, and that the garage be located on the west side, resulting in the preservation of the historic wall in its current state.

Public comment closed at 2:35 p.m.

Motion: To accept the report with the following comments to be forwarded to the Single Family Design Board:

1. Applicant should explore the retention of the historic visibility of the long expanse of the sandstone wall from the street.
2. Applicant should study relocating the pedestrian steps and pathway to a location near the existing driveway so as to maintain the continuous stretch of original wall to the extent possible.

Action: Drury/Mahan, 5/0/0. (La Voie/Murray/Orías/Suding absent.) Motion carried.

Commission comment: Applicant should correct the direction of the elevations on the plans. The elevation facing Islay Street is the south elevation.

HISTORIC STRUCTURES REPORT

5. 2012 ANACAPA ST

E-1 Zone

(2:45) Assessor's Parcel Number: 025-321-012
 Application Number: MST2014-00096
 Agent: Jarrett Gorin
 Owner: Erin K. Chrislock
 Architect: Michelle McToldridge

(Review of Historic Structure/Sites Report prepared by Post/Hazeltine Associates. The report concluded that the proposed demolition of the studio (garage) would not meet the Secretary of the Interior's Standards for Rehabilitation and would have a Significant Class I Impact on the City Landmark. However, the proposed construction of the two-story garage with a second-floor office and alterations to the house will be consistent with the Secretary of the Interior's Standards for Rehabilitation and would have a less than significant impact on the City Landmark.)

Actual time: 3:02 p.m.

Present: Jarrett Gorin, Land Use Planner, Vanguard Planning, LLC
 Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

Staff comments: Nicole Hernández, Urban Historian, stated that Staff agrees with the report that demolition of the studio (former garage) will negatively impact the City Landmark. Staff recommended that the HLC accept the report and that the applicant request a modification to retain the studio (former garage) as part of the project. Staff agrees with changing the window to an operable one, and that the demolition of the shed and construction of the new garage will not have a negative impact on the historic resource.

Public comment opened at 3:04 p.m.

Kellam de Forest, local resident, commented on certain detail inaccuracies on Page 7 of the report. He also stated that he found it difficult to accept that a two-story building can become a garage, and questioned the original garage's ability to maintain the pre-existing spatial relationships.

Public comment closed at 3:08 p.m.

Motion: To accept the report as presented.

Action: Shallenberger/Drury, 5/0/0. (La Voie/Murray/Orías/Suding absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 2012 ANACAPA ST**

E-1 Zone

(2:55) Assessor's Parcel Number: 025-321-012
Application Number: MST2014-00096
Agent: Jarrett Gorin
Owner: Erin K. Chrislock
Architect: Michelle McToldridge

(Proposal to demolish an 80 square foot shed structure and construct a 916 square foot, detached, two-story, accessory structure to include a 500 square foot, two-car garage, with a 416 square foot accessory room above the garage. The site is currently developed with an existing, 2,900 square foot, two-story residence, a 520 square foot, one-story residence, and a 285 square foot accessory structure to remain. The proposal will provide a total of three parking spaces to include two-covered and one-uncovered space. The proposed site development of 4,621 square feet, located on a 16,911 square foot lot, is 106% of the guideline floor-to-lot ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications. This is a City Landmark: "the Pearl Chase Residence.")

(Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Actual time: 3:12 p.m.

Present: Michelle McToldridge, Architect
Jarrett Gorin, Land Use Planner, Vanguard Planning, LLC
Ethan Reece, Property Owner
Suzanne Riegle, Associate Planner

Public comment opened at 3:19 p.m.

Kellam de Forest, local resident, commented that he would like a better explanation for what happened to the Green Lane alley, and suggested exploring whether the studio (former garage) could have a second story to avoid construction of additional buildings on the lot.

Public comment closed at 3:20 p.m.

Vice-Chair Winick acknowledged receipt of a letter in opposition from Deborah Rogow, and two public letters in support from Mindy Wolfe and Catherine Compere.

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

1. The proposed modifications are aesthetically appropriate. The proposed modifications do not pose consistency issues with El Pueblo Viejo Design Guidelines.
2. Study moving the garage back to make it less visible from the street while still protecting the existing tree.
3. Show how much of the building would be hidden relative to the existing landscape.
4. Address the size, bulk and scale by lowering the plate height to eight feet (8'-0") at the lower level, the garage doors to seven feet (7'-0"), and lowering the garage slab.
5. Study emulating on the garage the horizontal board architectural feature located between the first and second floors.
6. Study to cantilever portions of the second floor of the garage.
7. The scale of the windows should have more wall surface in between and not have the windows at the eave line of the roof.
8. The garage building scale should be subservient to the main residence.
9. Study whether the garage level could be slightly smaller than the second level by looking at the size of the powder room to make the building more efficient.
10. The French doors in the back should be less contemporary.
11. Return with a full landscape design plan.
12. Applicant should provide accurate elevations on the drawings to express the building's correct overall height and mass.

Action: Mahan/Drury, 5/0/0. (La Voie/Murray/Orías/Suding absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**7. 1130 STATE ST**

C-2 Zone

(3:30)

Assessor's Parcel Number: 039-232-020
 Application Number: MST2013-00237
 Owner: County of Santa Barbara
 Applicant: Suzanne Elledge Planning and Permitting Services
 Architect: Kupiec Architects
 Business Name: Santa Barbara Museum of Art

(Proposed addition and alterations to the Santa Barbara Museum of Art (SBMA) consisting of an 8,832 net square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing two-story 66,217 net square foot building. Also proposed is a new approximately 1,420 net square foot public rooftop pavilion, garden and terrace area with associated access elevator and stairway and new art receiving facility adding 670 square feet to the building footprint. Miscellaneous site structure demolition will occur to support implementation of the proposed design. The 8,832 square feet of new floor area will result in 75,049 square feet of development. This building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art.")

(Third Concept Review. Comments only; requires Environmental Assessment and Planning Commission review. Project was last reviewed on May 21, 2014.)

Actual time: 3:47 p.m.

Present: Trish Allen, SEPPS
 Robert Kupiec, Kupiec Architects PC
 Larry Feinberg, SBMA Director
 Marck Aguilar, Project Planner

Public comment opened at 4:07 p.m.

Trevor Martinson, local architect, commented on the rear entrance to La Arcada and the need for the proposal's plans to accurately depict what is existing at the south-east corner: There is a very large wall that the applicant may intend to demolish 'to support implementation of the proposed design'.

Kellam de Forest, local resident, requested the use of an arch treatment to be more historically accurate, and some consideration of the Myron Hunt design of the La Arcada building and Faulkner Gallery. He inquired whether an arch at the elevator on the north-west corner would tie in better with the museum than the existing square-shaped. He expressed appreciation for the Lockwood de Forest treatment that is proposed to be extended further around the museum.

Public comment closed at 4:11 p.m.

Motion: Continued two weeks with comments:

1. The project is heading in the right direction and greatly improved.
2. Appreciation was expressed for the emulation of the Lockwood de Forest planter walls design extending around the building as a unifying theme.
3. Study extending the elevator tower back to the roof of the southerly building behind it as viewed from the Central Library courtyard.
4. There is concern with the lack of landscaping on the Museum wall facing the Central Library.
5. A rectilinear entrance for the east wing at the Library Avenue Plaza is preferred.
6. Simplify the fenestration of the punched window openings on the upper level facing the library. Preference expressed for that depicted on Sheet 3 of the plans.
7. Elevator doors and windows should be recessed so that the jams express the massiveness of the structure.
8. Provide more consistency of the window molding/details to be more substantial with a better sense of the building's mass.
9. Cornice and belt courses should not be too delicate.
10. Consider making the staff entrance less grand, perhaps a foot lower.
11. The elevator tower detailing should continue to be studied and possibly simplified.
12. The wood plank doors are preferred at both the elevator and loading doors.
13. The planters proposed along the east elevation should blend with the building.
14. Study simplifying the height interplay of the gates and adjacent walls.

Action: Mahan/Drury, 5/0/0. (La Voie/Murray/Orías/Suding absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 4:45 P.M. TO 4:51 P.M. ****

CONCEPT REVIEW - CONTINUED**8. 500 NIÑOS DR**

P-R/SD-3 Zone

(4:15) Assessor's Parcel Number: 017-382-002
 Application Number: MST2013-00465
 Owner: City Parks and Recreation
 Applicant: Tynan Group
 Architect: Blackbird Architects
 Business Name: Santa Barbara Zoo

(Proposal for a new 1,300 square foot giraffe shelter at the Santa Barbara Zoo. The structural steel and plaster enclosure will be 24-8" tall with two sliding entry doors and sliding panels at the top of two walls for ventilation. The structure will be heated with gas-powered space heaters and will be illuminated by low impact security lighting. No grading will be required and the existing concrete pad will be reused in its current size. The application includes Planning Commission review for a Coastal Development Permit.)

(Second Concept Review. Comments only; Project requires environmental assessment and Planning Commission review for a Coastal Development Permit. The project was last reviewed by HLC on November 20, 2013.)

Actual time: 4:51 p.m.

Present: Richard Block, CEO, Santa Barbara Zoo
 Ken Radtkey, Principal Architect, Blackbird Architects, Inc.
 Cameron Carey, Agent, Tynan Group, Inc.
 Kelly Brodison, Assistant Planner

Public comment opened at 4:53 p.m. and, as no one wished to speak, it was closed.

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

1. Photographic view studies were reviewed and found to be acceptable.
2. The project will not be visible from the street.
3. The Commission has reviewed the proposed project and Compatibility Analysis Criteria have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:
 - a.) **Compliance:** The proposed design complies with all City Regulations and is consistent with Design Guidelines.
 - b.) **Compatibility:** The proposed design is compatible with the character of the City and neighborhood.
 - c.) **Appropriate size, mass, bulk, height, and scale:** The proposed size, bulk, height, and scale are appropriate for the neighborhood.
 - d.) **Sensitive to Adjacent Historic Resources:** The proposed design is sensitive to adjacent landmarks and historic resources.
 - e.) **Public views:** The proposed design does not affect public views of the ocean and mountains.
 - f.) **Open Space/Landscaping:** The proposed design provides an appropriate amount of open space and landscape.

Action: Drury/Sharpe, 5/0/0. (La Voie/Murray/Orías/Suding absent.) Motion carried.

CONCEPT REVIEW - NEW**9. 2225 MODOC RD**

E-1 Zone

(4:50) Assessor's Parcel Number: 043-021-002
 Application Number: MST2014-00232
 Owner: Santa Barbara High School District
 Architect: Rosa Alvarado, Phillips Metsch Sweeney Moore Architects
 Engineer: Flowers and Associates

(Courtesy review for site alterations and improvements located at La Cumbre Junior High School, a designated City Landmark. The proposed site alterations include the reconstruction of the existing asphalt concrete parking lot, driveways, curbs, gutters, and sidewalks, as well as landscaping alterations to include the planting of new trees and new site irrigation.)

(Courtesy Review. Comments only.)

Actual time: 5:00 p.m.

Present: Rosa Alvarado, Architect, PMSM Architects
 Sam Maphis, Landscape Architect, Earthform Design
 Stephen Flowers, Flowers and Associates
 David Hetyonk, Director of Facilities, Santa Barbara School District

Public comment opened at 5:14 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely to Consent Review with comments:

1. The project is a major improvement greatly benefiting the neighborhood with its additional landscaping and swales for storm water management.
2. The replacement of the existing chain link fence with a new black chain-link fence is appreciated.
3. The light fixtures should be more traditional, in Malaga green, and in compliance with the City's Outdoor Lighting & Streetlight Design Guidelines.

Action: Sharpe/Mahan, 5/0/0. (La Voie/Murray/Orías/Suding absent.) Motion carried.

CONSENT CALENDAR (11:00)**REFERRED BY FULL COMMISSION****A. 1242 DOVER LN****E-1 Zone**

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. The Parcel is on the City's List of Potential Historic Resources.)

(Final Approval requested. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval.)

Final Approval as submitted.

CONTINUED ITEM**B. 801 STATE ST****C-2 Zone**

Assessor's Parcel Number: 037-400-013
Application Number: MST2014-00229
Owner: Hughes Land Holding Trust
Architect: Ryan Mills
Business Name: Hoffman Brat Haus

(Proposal to revise outdoor dining area with a new fence/railing design, (3) new gas lanterns, (20) metal chairs, (11) tables, (8) wood benches, (4) gas patio heaters, (2) fire pits, and (3) umbrellas for the Hoffman Brat Haus restaurant located within the Paseo Nuevo Mall.)

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

Project Design and Final Approvals as submitted.

NEW ITEM**C. 601 PASEO NUEVO****C-2 Zone**

Assessor's Parcel Number: 037-400-002
Application Number: MST2014-00237
Applicant: David Peters
Owner: I & G Direct Real Estate 3, LP

(Request to revise the outdoor dining area with new heaters and umbrellas. This application will address violations identified in enforcement case ENF2014-00137.)

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

Project Design and Final Approvals with the following conditions:

1. Reduce the number of the proposed umbrellas from five (5) to a maximum of four (4); the proposed square umbrellas are acceptable but shall be a maximum of 5-feet by 5-feet and shall not project into the public right-of-way; the material shall be a black Sunbrella material; and the umbrella poles shall be a black material (not standard silver aluminum).
2. The heaters as proposed are not acceptable; remove heaters from application. If heaters are desired return to Consent for a revised more traditional style.

NEW ITEM**D. 821 STATE ST****C-2 Zone**

Assessor's Parcel Number: 037-400-009
Application Number: MST2014-00193
Owner: Pilkington Properties
Applicant: Thermalair Inc.

(Proposal to replace an existing 8' x 6' x 5' tall rooftop HVAC unit with a new 7'-9" x 7' x 6'-3" tall unit in the same location. The proposal includes construction of a new parapet wall to screen the proposed new roof-top mechanical unit.)

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

Project Design and Final Approvals with conditions as noted for the revised proposal to replace the screening material and construct a new parapet wall.

NEW ITEM**E. 705 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 031-091-008
 Application Number: MST2014-00251
 Owner: City of Santa Barbara Housing Authority
 Architect: Christine Pierron

(Proposal to replace the existing wood handrails with new aluminum handrails and brackets, painted a bronze color, at ten existing stair wells located within the existing senior residential housing complex.)

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

Project Design and Final Approvals as submitted.

NEW ITEM**F. 1716 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 027-112-018
 Application Number: MST2014-00249
 Owner: Villard Family Revocable Trust
 Applicant: David Sears

(Proposal to construct a new 7-foot tall, wrought iron, automatic entry driveway gate, two, 8-foot tall, brick columns with light fixtures, 5-foot tall wrought iron fencing, and a 5-foot tall pedestrian gate. The proposal requests the exceptions to both the fence and hedge height limitations to allow the 5-foot tall wrought iron fence and pedestrian gate to be located 6'-6" from the front property line instead of the required 10-foot setback, and to allow hedges to exceed 42-inches in height located within the required 10-foot setback. The proposal may also submit a request for the Public Works exception to allow the proposed pillars and gate to exceed 42-inches in height where adjacent to the driveway. The parcel is located on the City's List of Potential Historic Resources: "T.M. Storke House.")

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170.)

Continued indefinitely with comments:

1. The materials for the brick columns, wrought iron fence and gate are acceptable as submitted. However, regarding the location and request for the Zoning and Public Works exceptions, it was recommended to revise the location to comply with the required 10-foot setback and required triangular area adjacent to the driveway.
2. Provide cut-sheets of the proposed exterior light fixtures located on the proposed new columns. Light fixtures shall comply with the City's Outdoor Lighting & Streetlight Design Guidelines. The fixtures shall be capped to direct light downward and with obscure glass and minimal wattage.
3. Regarding the proposed hedges and the requested zoning exception, it was requested that the hedges be reduced to the maximum allowed height by ordinance (8 feet within the 10-foot front setback and 3.5 feet within the triangular area adjacent to the driveway).
4. Return with complete plans, elevations and construction details.

REVIEW AFTER FINAL**G. 34 W VICTORIA ST****C-2 Zone**

Assessor's Parcel Number: 039-131-016
Application Number: MST2009-00266
Owner: Victoria Street Partners, LLC
Architect: Cearnal Andrulaitis, LLP
Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (formerly Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 26,538 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 81 parking spaces in a subterranean garage. Buildings would be two and three stories in height.)

(Review After Final to revise exterior light fixtures, decorative tile and equipment screening details.)

Approval of Review After Final and continued two weeks with comments:

1. The revised exterior lighting and tile work is approved as submitted.
2. Paint-out the backflow device a standard green (provide paint color specifications on the plans).
3. Return to the Consent Agenda to find a solution to resolve and screen the rooftop mechanical equipment.

**** MEETING ADJOURNED AT 5:33 P.M. ****