



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, July 16, 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](http://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](http://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, Orías, Shallanberger, Suding, and Winick.

Member absent: Murray and Sharpe.

Staff present: Limón, Hernández, Bedard, and Feliciano.

**GENERAL BUSINESS:**

A. Public Comment:

Kellam de Forest, Pearl Chase Society Board member, commented that the Italian Stone Pine Landmark Trees located on E. Anapamu Street are being watered (as part of the Parks and Recreation Department's preservation efforts). In the drought report given to City Council by the Parks and Recreation Department (July 15, 2014), he would have liked to have seen landmark trees be given special importance to plan for their maintenance during the drought. (See *Parks and Recreation 2014-2015 Strategic Drought Response Plan*.)

Commissioner Orías reported that two of the Italian Stone Pine Landmark Trees referred to by Mr. de Forest have died recently.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of July 2, 2014.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of July 2, 2014, with corrections.**

Action: Winick/Mahan, 5/0/1. (Drury abstained. Murray/Shallanberger/Sharpe absent.) Motion carried.

- C. Consent Calendar.

**Motion: Ratify the Consent Calendar as reviewed by William La Voie; with the exception of Item A, which was also reviewed by Philip Suding.**

Action: Winick/Drury, 6/0/0. (Murray/Shallanberger/Sharpe absent.) Motion carried.

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

1. Ms. Bedard announced that Commissioners Murray, Sharpe and Shallanberger would be absent.
2. Mr. Limón announced that Commissioner Orías' request to have a discussion item regarding lighting on rooftops will be tentatively scheduled for the July 30, 2014, HLC meeting. Staff has been preparing for it.

- E. Subcommittee Reports.

Commissioner Mahan reported on the HLC Design Awards Subcommittee. Mr. Limón requested that the HLC members confirm the nominations selected by the Subcommittee to get a consensus on the Edwards-Plunkett Award (for exemplary rehabilitation/restoration).

### **MISCELLANEOUS ACTION ITEM**

1. **1624 BATH ST** R-4 Zone

(1:45) Assessor's Parcel Number: 027-171-026

Application Number: MST2014-00153

Owner: Paul H. and Kathy Berghoff

(Designation as a Structure of Merit. Constructed in 1873-75, the house located at 1624 Bath Street is an intact, rare and exceptional example of the Stick style.)

**(Request by Staff to designate the structure at 1624 Bath Street as a Structure of Merit.)**

Actual time: 1:37 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that the house is one of the last intact Sick style houses remaining in the city. The only alteration to the house, since its construction, was the rear addition. The addition does not impact the historic integrity of the house as it is not visible from the public right-of-way. The designation boundary does not include the detached rear carport or detached rear dwelling unit.

The house is in good condition, with almost all of the original materials still present. In addition, the surrounding area has also maintained much of its historic integrity. The house retains its integrity of location, design, setting, materials, workmanship, feeling and association that allow it to convey its original appearance. The owner has applied to be included in the National Register of Historic Places.

**Motion:** To adopt Resolution 2014-04 to the designate the Stick style house located at 1624 Bath Street a City of Santa Barbara Structure of Merit.

**Action:** La Voie/Drury, 6/0/0. (Murray/Shallanberger/Sharpe absent.) Motion carried.

Commission comment: Commissioner Orías recommended the owners pursue landmark designation.

### MISCELLANEOUS ACTION ITEM

#### 2. 1624 BATH ST

R-4 Zone

(1:52) Assessor's Parcel Number: 027-171-026

Application Number: MST2014-00153

Owner: Paul H. and Kathy Berghoff

(Application for Mills Act Contract. Constructed in 1873-74, the house located at 1624 Bath Street is an intact, rare and exceptional example of the Stick style. The new property owner bought the house in 2013 and is planning a thorough rehabilitation of the house.)

**(Review of a proposed Mills Act Program Ten-Year Restoration Plan and recommendation to the City Community Development Director for approval of the proposed Mills Act Contract.)**

Actual time: 1:44 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that the property owner has applied for the Mills Act Historic Property Tax Incentive Program. Staff has reviewed the ten year restoration plan and found that it meets the Secretary of the Interior's Standards and will extend the life of the resource.

Public comment opened at 1:45 p.m. and, as no one wished to speak, it was closed

**Motion:** To recommend that the Community Development Director authorize the execution of a Mills Act contract for the house located at 1624 Bath Street.

**Action:** Orías/Winick, 7/0/0. (Murray/Sharpe absent.) Motion carried.

Staff notes: The City Council approved the Mills Act Historical Property Contract (reduced property tax incentive) Program and placed maximum limits to 8 contracts per year. This provision was initiated in 2009.

**MISCELLANEOUS ACTION ITEM****3. 612 E VALERIO ST** R-2 Zone

(1:55) Assessor's Parcel Number: 027-270-002  
Application Number: MST2014-00242  
Owner: Jake Cryan

(Designation as a Structure of Merit. The structure located at 612 East Valerio Street was built circa 1908 in the Queen Anne Free Classic architectural style, retains almost all its original features and is an exemplary example of its architectural style.)

**(Request by Staff to designate the structure at 612 East Valerio Street as a Structure of Merit.)**

Actual time: 1:46 p.m.

Present: Joanne Cryan, Owner

Staff comments: Nicole Hernández, Urban Historian, stated that the house is in good condition, with almost all of the original materials still present. In addition, the surrounding area has also maintained much of its historic integrity. The house retains its integrity of location, design, setting, materials, workmanship, feeling and association that allow it to convey its original appearance. In addition to the house, the sandstone wall aligning the streetscape has become an established and familiar feature in the neighborhood.

Public comment opened at 1:49 p.m. and, as no one wished to speak, it was closed.

**Motion: To adopt Resolution 2014-5 to designate the Queen Anne Free Classic style house and site located at 612 E. Valerio Street a City of Santa Barbara Structure of Merit.**

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

**MISCELLANEOUS ACTION ITEM****4. 612 E VALERIO ST** R-2 Zone

(2:02) Assessor's Parcel Number: 027-270-002  
Application Number: MST2014-00242  
Owner: Jake Cryan

(Application for Mills Act Contract. The structure located at 612 East Valerio Street was built circa 1908 in the Queen Anne Free Classic architectural style, retains almost all its original features and is an exemplary example of its architectural style. The property owner is planning major maintenance and rehabilitation projects necessary to lengthen the life of the building.)

**(Review of a proposed Mills Act Program Ten-Year Restoration Plan and recommendation to the City Community Development Director for approval of the proposed Mills Act Contract.)**

Actual time: 1:51 p.m.

Present: Joanne Cryan, Owner

Staff comments: Nicole Hernández, Urban Historian, stated that the property owner has applied for the Mills Act Historic Property Tax Incentive Program. Staff reviewed the ten year restoration plan carefully and found it meets the Secretary of the Interior's Standards and will restore the house to extend its life for many years.

**Motion:** To recommend that the Community Development Director authorize the execution of a Mills Act contract for the structure located at 612 E. Valerio Street.

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

Staff notes: The City Council approved the Mills Act Historical Property Contract (reduced property tax incentive) Program and placed maximum limits to 8 contracts per year. This provision was initiated in 2009.

**\*\* THE COMMISSION RECESSED FROM 1:52 PM TO 2:01 P.M. \*\***

### MISCELLANEOUS ACTION ITEM

#### 5. 1925 ANACAPA ST

E-1 Zone

(2:05) Assessor's Parcel Number: 025-372-006  
Application Number: MST2014-00244  
Owner: Jane Fleischman

(Designation as a Structure of Merit. The house located at 1925 Anacapa Street was constructed in 1916 in the Craftsman Style and retains almost all its original features and is an exemplary example of its architectural style.)

**(Request by Staff to designate the structure at 1925 Anacapa Street as a Structure of Merit.)**

Actual time: 2:01 p.m.

Present: Milton Love, Owner

Staff comments: Nicole Hernández, Urban Historian, stated that the house is in good condition, with almost all of the original materials still present. The house retains its integrity of location, design, setting, materials, workmanship, feeling and association that allow it to convey its original appearance. The house is an exemplary example of its architectural style, and is illustrative of the development of Santa Barbara's residential neighborhoods during the early twentieth century.

Public comment opened at 2:06 p.m. and, as no one wished to speak, it was closed.

**Motion:** To adopt Resolution 2014-6 to designate the Craftsman style house located at 1925 Anacapa Street a City of Santa Barbara Structure of Merit.

Action: Drury/Mahan, 6/0/0. (Murray/Shallanberger/Sharpe absent.) Motion carried.

**MISCELLANEOUS ACTION ITEM****6. 1925 ANACAPA ST** E-1 Zone

(2:12) Assessor's Parcel Number: 025-372-006  
 Application Number: MST2014-00244  
 Owner: Jane Fleischman

(Application for Mills Act Contract. The house located at 1925 Anacapa Street was constructed in 1916 in the Craftsman Style and retains almost all its original features and is an exemplary example of its architectural style. The property owner purchased the property in 2012 and is planning necessary rehabilitation to the property.)

**(Review of a proposed Mills Act Program Ten-Year Restoration Plan and recommendation to the City Community Development Director for approval of the proposed Mills Act Contract.)**

Actual time: 2:07 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that the property owner has applied for the Mills Act Historic Property Tax Incentive Program. Staff reviewed the ten year restoration plan and found it meets the Secretary of the Interior's Standards. It will preserve the building so that it can be part of the city's heritage well into the future.

Public comment opened at 2:08 p.m. and, as no one wished to speak, it was closed.

**Motion: To recommend that the Community Development Director authorize the execution of a Mills Act contract for the house located at 1925 Anacapa Street.**

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

Staff notes: The City Council approved the Mills Act Historical Property Contract (reduced property tax incentive) Program and placed maximum limits to 8 contracts per year. This provision was initiated in 2009.

**MISCELLANEOUS ACTION ITEM****7. 1922 ANACAPA ST** E-1 Zone

(2:15) Assessor's Parcel Number: 025-381-018  
 Application Number: MST2014-00258  
 Owner: Frank A. Koroshec III

(Designation as a Structure of Merit. The structure located at 1922 Anacapa Street was built in 1917 in the shingle style and retains almost all its original exterior features and is an exemplary example of its architectural style.)

**(Request by Staff to designate the structure at 1922 Anacapa Street as a Structure of Merit.)**

Actual time: 2:09 p.m.

Present: Frank Koroshec, Owner

Staff comments: Nicole Hernández, Urban Historian, stated that the house is in good condition, with almost all of the original materials still present. The house retains its integrity of location, design, setting, materials, workmanship, feeling and association that allow it to convey its original appearance. In addition to the house, the sandstone wall along the streetscape has been an established feature of the neighborhood for almost a century. It is an exemplary example of its architectural style, and is illustrative of the development of the city's residential neighborhoods during the early twentieth century.

Public comment opened at 2:12 p.m. and, as no one wished to speak, it was closed.

**Motion:** To adopt Resolution 2014-7 to designate the Shingle style house and site located at 1922 Anacapa Street a City of Santa Barbara Structure of Merit.

Action: Winick/Mahan, 6/0/0. (Murray/Shallanberger/Sharpe absent.) Motion carried.

### MISCELLANEOUS ACTION ITEM

8. **1922 ANACAPA ST** E-1 Zone

(2:22) Assessor's Parcel Number: 025-381-018  
 Application Number: MST2014-00258  
 Owner: Frank A. Koroshec III

(Application for Mills Act Contract. The structure located at 1922 Anacapa Street was built in 1917 in the shingle style and retains almost all its original exterior features and is an exemplary example of its architectural style. The property owner recently purchased the property and is planning necessary rehabilitation to the property.)

**(Review of a proposed Mills Act Program Ten-Year Restoration Plan and recommendation to the City Community Development Director for approval of the proposed Mills Act Contract.)**

Actual time: 2:13 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that the property owner has applied for the Mills Act Historic Property Tax Incentive Program. Staff reviewed the ten year restoration plan very carefully and found that it meets the Secretary of the Interior's Standards for Restoration. It will provide very necessary restorations to assure the building continues to be an important historic feature in the city.

Public comment opened at 2:14 p.m.

Kellam de Forest, local resident, commented on the number of applicants that have applied and whether past years that did not meet the maximum cap can be carried over to future years. He questioned who initiated the restoration plans. [Staff responded that maximum contracts per calendar year are eight (8) and, since this is a pilot program, City Council could expand it to allow more. The City provided incentive information to homeowners to educate them on the pilot program.]

Public comment closed at 2:17 p.m.

**Motion:** To recommend that the Community Development Director authorize the execution of a Mills Act contract for the structure located at 1922 Anacapa Street.

Action: Drury/Winick, 6/0/0. (Murray/Shallanberger/Sharpe absent.) Motion carried.

Staff notes: The City Council approved the Mills Act Historical Property Contract (reduced property tax incentive) Program and placed maximum limits to 8 contracts per year. This provision was initiated in 2009.

### **CONCEPT REVIEW - CONTINUED**

9. **100 BLK E CAÑÓN PERDIDO ST 1571 SEG ID**

(2:25) Assessor's Parcel Number: ROW-001-571  
Application Number: MST2014-00282  
Owner: City of Santa Barbara  
Applicant: Peter Brown

(Proposal to revise the street vehicle parking configuration, located within the 100 Block of East Cañón Perdido Street, for the purpose of adding a new bicycle corral to provide 14 new bicycle parking spaces. The bicycle corral will be 39 feet long by 7 feet wide and is proposed in the location of two existing vehicle parking spaces. The proposal involves extending the green painted curb 7.5 feet into the existing red zone, towards Santa Barbara Street, to provide one new automobile parking space (overall net loss of one vehicle parking space).)

**(Second concept review. The project was last reviewed on June 18, 2014. Action may be taken if sufficient information is provided.)**

Actual time: 2:19 p.m.

Present: Peter Brown, Associate Transportation Planner  
Jessica Grant, Project Planner

Staff comments: Jaime Limón, Senior Planner/Design Review Supervisor, clarified the Commission's scope of review

Public comment opened at 2:31 p.m.

Kellam de Forest, local resident, expressed concern that the corral's location would detract from view of the historic presidio. He suggested that it be pushed further west down Cañón Perdido Street.

Sam Franklin, Santa Barbara Bicycle Coalition, spoke in support of the project and commented that, as bicycling increases, infrastructure is not keeping up. He expressed concern that bicycles are placed on posts and trees. The project would mitigate the effects of where bicycles are already parking in the proposed area and attempts to facilitate a tidier street.

Michael Graham, C'est Cheese owner, spoke in support of the project and felt a corral would contribute to the ambience.

Donna Mudge, Sojourner Café owner, spoke in support of the project and stated the business is in one of the bike corridors. She would rather have bicycles in the area than automobiles.

Kim Anderson, Handlebar Coffee Roasters owner, spoke in support of the project.

Ken Epperson, Director of Traffic Solutions, spoke in support of the project, the over-demand in the area, and the Tweed Event that celebrates the historical aspect of bicycling.

Public comment closed at 2:42 p.m.



**Motion: Project Design Approval and continued indefinitely to the Consent Agenda for details with comment and conditions:**

1. The proposed location is approved as the Commission recognizes the great need in the proposed location.
2. The concrete wheel stop shall be painted white on the white line.
3. The delineator shall be white and made part of the wheel stop.
4. The round bike rack shall be painted Malaga green.
5. The approval for the temporary pilot program installation shall be for 18 months with a reconsideration of more permanent design elements at the end of that time. The arts community should be involved in the design.

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

**IN-PROGRESS REVIEW**

10. **920 SUMMIT RD**

A-2 Zone

(2:50) Assessor's Parcel Number: 015-211-009  
 Application Number: MST2005-00831  
 Owner: MCC BB Property, LLC  
 Applicant: Ty Warner Hotels and Resorts  
 Agent: Suzanne Elledge Planning and Permitting Services  
 Architect: Henry Lenny  
 Business Name: Montecito Country Club

(Proposals for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building; add a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

**(In-Progress review for building details and review of the proposed glass windscreen element around the pool. The project was last reviewed and was granted Project Design Approval on May 21, 2014.)**

Actual time: 3:14 p.m.

Present: Henry Lenny, Architect, Henry Lenny Design Studio, Inc.  
 Bill Medel, Project Manager, Ty Warner Hotels & Resorts  
 Steven Welton, Senior Planner, SEPPS

Public comment opened at 3:20 p.m. and, as no one wished to speak, it was closed.

**Motion:** Continued indefinitely to return for an In-Progress Review, with positive comments in support of the project as presented with the comment that the CAD (Computer Aided Design) should match the presentation drawings to assure what is eventually constructed reflects the artistic integrity of the project.

**Action:** Winick/Mahan, 5/0/1. (Orías abstained due to unfamiliarity with the project. Murray/Shallanberger/Sharpe absent.) Motion carried.

## **PROJECT DESIGN REVIEW**

11. **608 & 614 CHAPALA ST** C-M Zone

(3:10) Assessor's Parcel Number: 037-131-020  
 Application Number: MST2013-00397  
 Owner: Figueroa Investors, Ltd.  
 Applicant: Suzanne Elledge Planning & Permitting Services, Inc.  
 Architect: Shubin + Donaldson Architects, Inc.

(Proposal to infill 5,402 square feet under an existing roof area attached to a 20,859 square foot commercial building and to add a 187 square foot restroom addition to an existing 179 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 26,440 square feet. The project obtained Development Plan Approval by the Planning Commission on May 15, 2014. 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.")

**(The project requires compliance with Planning Commission Resolution No. 012-14. The project is requesting design waivers of the Parking and Landscaping Design Standards (SBMC §28.90.050). The project was last reviewed on February 26, 2014.)**

Actual time: 3:25 p.m.

**Present:** Heidi Jones, Associate Planner, SEPPS  
 Kip Bradley, Representing Ownership, Figueroa Investors  
 Robin Donaldson, Architect, Shubin + Donaldson Architects

Public comment opened at 3:41 p.m.

Kellam de Forest, local resident, questioned the purpose of the three proposed parking spaces and how the public would access them.

Public comment closed at 3:41 p.m.

**Motion: Continued two weeks with comments:**

1. The applicant was commended for using root barriers in plantings.
2. Study changing the angled parking at the Chapala Street (back-of-sidewalk) to parallel parking on either side of the travel way.
3. Maximize landscape planting by using up acute angles and install sawtooth planters along the north property line.
4. If parallel parking doesn't work, show sawtooth parking at the back of the sidewalk on Chapala Street with wheel stops.
5. Maximize the parkway planting at the back-of-curve along Chapala Street.
6. The proposed site furnishing is not acceptable in El Pueblo Viejo Landmark District and does not follow the guidelines.
7. Any minimization of appearance of the existing fire backflow preventer would be supportable.

Action: Mahan/Winick, 6/0/0. (Murray/Shallanberger/Sharpe absent.) Motion carried.

**CONCEPT REVIEW - NEW****12. 701 CHAPALA ST**

C-2 Zone

(3:40) Assessor's Parcel Number: 037-082-008  
 Application Number: MST2014-00320  
 Owner: Nancy Brock Trust  
 Architect: Wayne Labrie

(Proposal for site alterations and the construction of a new 182 square foot shared accessible restroom building for a parcel currently developed with five (5) existing commercial tenant spaces, including: Unit A 929 square foot restaurant, Unit B 434 square foot office, Unit C 434 square foot retail, Unit D 940 square foot retail, and Unit E 1,956 square foot auto service, located on a 20,274 square foot parcel. The proposal includes a change of use of Unit E from an existing automotive repair shop to a new commercial retail use. The proposed site alterations include the demolition of the existing car lifts associated with the automotive repair shop, changes to the site ingress/egress, revised parking configuration, removal of existing asphalt paving, new permeable paving, new site walkways and outdoor patios, new landscape planters, and revised site landscaping. The proposal will provide 19 uncovered vehicle parking spaces and 4 bicycle parking spaces. The proposal also includes undergrounding the electrical service and providing underground water for the fire sprinklers.)

**(Concept review. Comments only; project requires environmental assessment and compliance with Tier 3 Storm Water Management Program (SWMP).)**

Actual time: 4:09 p.m.

Present: Matt Labrie, Owner  
 Wayne Labrie, Architect

Public comment opened at 4:15 p.m. and, as no one wished to speak, it was closed.

**Motion: Continued two weeks with comments:**

1. Provide additional site landscaping.
2. Address the change of use in Building 715; provide floor plans.
3. The proposed restroom building addition is supportable.

Action: Orías/Mahan, 6/0/0. (Murray/Shallanberger/Sharpe absent.) Motion carried.

**CONSENT CALENDAR (11:00)****REVIEW AFTER FINAL****A. 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 for proposal to screen the roof top mechanical equipment with potted plantings.)**

**Approval of Review After Final with conditions:**

1. Provide specifications for the round-shaped polyresin planters in terracotta color.
2. Potted plants shall be self-watering with maximized root zone at least 30 inches in depth.
3. The approval is valid for one year and applicant shall return for possible redesign if what is proposed does not work.
4. This type of screening is acceptable since it is part of the original roof garden design of the building.

**NEW ITEM****B. 34 W VICTORIA ST****C-2 Zone**

Assessor's Parcel Number: 039-131-016  
 Application Number: MST2014-00330  
 Owner: Victoria Street Partners, LLC  
 Architect: Cearnal Andrulaitis, LLP

(Proposal to provide a new outdoor patio dining area for the Santa Barbara Public Market.)

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

**Continued two weeks with comments:**

1. The layout of the outdoor dining area is acceptable.
2. The chairs should be more traditional (not so modern).
3. The table metal should be similar to C'est Cheese and brown to match the iron on the building.
4. Aluminum or steel chairs and tables are not supportable.

**REFERRED BY FULL COMMISSION****C. 631 GARDEN ST**

Assessor's Parcel Number: 031-152-033  
 Application Number: MST2014-00256  
 Owner: City of Santa Barbara  
 Architect: Paul Poirier

(Proposal to request new approvals for a previously approved and subsequently expired project; the original project (MST2007-00089) was approved in 2008. Proposal for minor façade alterations and interior remodel of an existing 3,320 square foot building and an existing 1,443 square foot building, for a new community arts workshop. The proposal includes new doors, windows, and skylights, replacement of existing gates and fencing, revised site parking configuration with a total of 12 vehicle parking spaces and 6 new bicycle spaces, new site paving, new site lighting, revised site landscaping, compliance with ADA accessibility requirements and approximately 50 cubic yards of grading. The proposal also includes minor improvements to accommodate the City Water Department facility. No new non-residential floor area is proposed.)

**(Final review of the overhead, roll-up door, and site landscape details.)**

**Final Approval of details as submitted.**

**NEW ITEM****D. 1325 MORRISON AVE****R-2 Zone**

Assessor's Parcel Number: 029-091-023  
 Application Number: MST2014-00307  
 Owner: Marina Wolf  
 Applicant: Douglas Gheza  
 Engineer: Patrick Marr

(Proposal to demolish and reconstruct 50 square feet of the existing residence and construct 32 square feet of new one-story additions to an existing, 754 square foot, one-story, single-family residence, with an existing, 173 square foot, detached, one-car garage. Site alterations include the construction of a new trash enclosure and patio cover. The proposed total of 959 square feet, located on a 4,411 square foot lot, is 42% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification. The parcel is located within the Lower Riviera Special Design District and the residence is on the City's list of Potential Historic Resources as a contributing historic resource to the potential Bungalow Haven Historic District. The proposal will address violations listed in ZIR2013-00335.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested Zoning modification.)**

**Continued indefinitely with positive comments to the Staff Hearing Officer and continued indefinitely to the Consent Agenda with comments:**

1. The modification is aesthetically appropriate. The proposed modification does not pose consistency issues with El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance.
2. The project is ready for final approval, subject to Staff Hearing Officer approval and completion of environmental assessment.

**\*\* MEETING ADJOURNED AT 4:25 P.M. \*\***