



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, September 10, 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, Assistant Planner  
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) then clicking on the Videos under Explore.

**CALL TO ORDER.**

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

**ATTENDANCE:**

Members present: Drury, La Voie, Mahan, Murray (until 5:15 p.m.), Orías, Shallenberger (at 1:32 p.m. until 3:06 p.m. and again at 3:09 p.m.), Sharpe, Suding, and Winick.

Staff present: Limón, Hernández (until 4:25 p.m.), Bedard, and Feliciano.

**GENERAL BUSINESS:**

A. Public Comment:

Kellam de Forest, local resident, commented that on the Governor's desk there is a California State Rehabilitation Tax Credit Bill that would encourage reinvestment in historical residential and commercial areas.

B. Approval of the previous meeting minutes.

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of August 27, 2014, with corrections.

**Action:** Drury/Sharpe, 8/0/1. (Shallanberger abstained; Suding abstained from Item 8, and La Voie abstained from Items 7 and 8.) Motion carried.

Public comment opened at 1:37 p.m.

Lisa Plowman, Planning Manager, Peikert Group Architects, LLP, requested that language in the minutes be omitted in regard to the trash enclosure for Item 3, 1330 Chapala Street. [The Commission agreed to leave the record as-is since it reflects what occurred during the hearing. If needed, a correction to the statement will be clarified in the next hearing's minutes.]

Kellam de Forest, local resident, questioned the language used in the minutes under "Commission comments" with respect to the elevator tower on Item 3, 1330 Chapala Street. [The Commission corrected the language to clarify the intent.]

Public comment closed at 1:41 p.m.

C. Consent Calendar.

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

**Action:** Winick/Mahan, 9/0/0. 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 Murray would be stepping down from Item 10, 123 E. Cañón Perdido Street, and would need to leave by 5:00 p.m.
- b) There is a joint City Council/Planning Commission meeting to discuss the Planning Division workload and goals:
  - 9:00 a.m. on Thursday, September 11, 2014
  - Located in the David Gebhard Public Meeting Room
  - Chair Suding and Vice Chair Winick were invited by the City Clerk's Office
- c) A City Council Appeal Hearing will be held on Tuesday, October 14, 2014, to review the applicant's appeal of the one-year approval of the Cajun Kitchen "Gator-boy" Mural.

2. Commissioner Mahan announced that he met with the Mayor and other City Council members with respect to the design review for the rebuilding of a home within the Tea Fire Zone. A Craftsman style design for a home was sold by the owners with approved plans prior to construction. The new owners constructed a Spanish style house with no design review or approvals. Consequently, the Single Family Design Board reviewed the as-built design and were placed "on the spot" to accept what was built.

Commissioners Shallanberger and Orías agreed to attend the Joint City Council/Planning Commission meeting to convey the HLC's concerns with respect to this subject.

3. Chair Suding bestowed upon Kellam de Forest the Saint Barbara Award plaque (with corrections to the spelling of his name) for his outstanding service as a historic preservation advocate.
4. Commissioner Drury expressed his appreciation to Staff for the amount of information being provided to the HLC in advance of meetings to assist in the Commission's preparation.
5. Commissioner Suding announced he would be stepping down on Item 1, 209 E. Islay Street.
6. Commissioner Orías requested consideration of a third meeting in a given month if the HLC agendas continue to have more projects for review than usual. Commissioner La Voie suggested that applicants be made aware of the need to expedite presentations with only what the Commission needs for design review.
7. Commissioner Sharpe expressed appreciation for Dr. Glassow's volunteer work in reviewing archaeological reports that have been prepared by consultants hired by applicants.

E. Subcommittee Reports.

No subcommittee reports.

### **ARCHAEOLOGY REPORT**

1. **209 E ISLAY ST**

E-1 Zone

(1:45) Assessor's Parcel Number: 027-042-009  
 Application Number: MST2014-00114  
 Owner: Peter & Li Camenzind  
 Agent: Jarrett Gorin  
 Architect: Doug Leach  
 Landscape Architect: Suding Design

(Proposal to demolish an existing 3,817 square foot, two-story, single-family residence and detached garage and construct a new 5,852 square foot, two-story, single-family residence with a 719 square foot attached three-car garage. A 2,696 square foot habitable basement is proposed below grade. The project also includes a new 60 square foot detached pool building, relocated driveway, and other site work. The proposed 6,068 square feet of above-grade floor area on 23,870 square foot lot is 124% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Review of Phase 1 Archaeological Report prepared by David Stone, Dudek.)**

Actual time: 2:01 p.m.

Present: David Stone, Archaeological Consultant

Staff comments: Michelle Bedard, Assistant Planner, stated that Dr. Glassow has reviewed the archaeological report and concluded that the archaeological investigation supports the report's conclusions and recommendations.

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

**Motion: To accept the report as presented.**

Action: Shallanberger/Drury, 8/0/0. (Suding stepped down.) Motion carried.

**ARCHAEOLOGY REPORT****2. 725 OLIVE ST**

R-3 Zone

(1:50) Assessor's Parcel Number: 031-092-018  
Application Number: MST2014-00112  
Owner: Louis Sanchez  
Designer: Edward Deras

(Proposal to add a 937 square foot second story single-family dwelling on an existing 942 square foot single-family dwelling with attached new 376 square foot two-car carport. An existing 908 square foot three-car garage will be demolished. Also proposed on this 5,300 square foot parcel is a 112 square foot deck on top of a portion of the new carport, two uncovered parking spaces, and minimal grading to be balanced on site. The maximum building height will be 29.5 feet and the total floor area will be 1,895 square feet. This project requires Staff Hearing Officer review of a zoning modification.)

**(Review of Phase 1 Archaeological Report prepared by David Stone, Dudek.)**

Actual time: 2:06 p.m.

Present: David Stone, Archaeological Consultant

Staff comments: Michelle Bedard, Assistant Planner, stated that Dr. Glassow has reviewed the archaeological report and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 2:09 p.m. and, as no one wished to speak, it was closed

**Motion:** To accept the report as presented with the changes to page 11 as proposed by the report preparer.

Action: Winick/Mahan, 9/0/0. Motion carried.

**ARCHAEOLOGY REPORT****3. 121 E MASON ST**

OC/SD-3 Zone

(1:55) Assessor's Parcel Number: 033-084-005  
 Application Number: MST2014-00375  
 Owner: SRI Padma, LLC  
 Owner: SoMo Santa Barbara, LLC  
 Applicant: Mesa Lane Partners  
 Architect: Dan Weber

(Proposal for the installation of 13 modified shipping containers to be used for arts-related uses, and a modified Airstream trailer to be used for food service. The proposal includes new overhead site lighting, approximately 791 square feet of landscaped area, portable restroom facilities, and reconfiguration of an existing parking lot to accommodate seven additional parking spaces with tandem parking. Total non-residential building floor area on the site would be 2,994 square feet. Staff Hearing Officer review is requested for a Coastal Development Permit and Development Plan. The project is proposed as a temporary installation until construction commences for the large site redevelopment proposal previously reviewed by the Architectural Board of Review under application MST2014-00115.)

**(Review of Phase 1 Archaeological Report prepared by David Stone, Dudek.)**

Actual time: 2:10 p.m.

Present: David Stone, Archaeological Consultant  
 Tony Tomasello, Project Manager, Mesa Lane Partners

Staff comments: Michelle Bedard, Assistant Planner, stated that Dr. Glassow has reviewed the archaeological report and concluded that the archaeological investigation supports the report's conclusions and recommendations. He noted, however, that a possibility exists that trash pits and privies associated with the residences that existed on the properties prior to the mid-1930s may still be intact under the existing buildings and pavements. Yet, none of these residences appears to be associated with a notable Santa Barbara resident, so even if such features exist, he assumes they would not be deemed significant.

**Motion:** To accept the report as presented with appreciation for the inclusion of archival photographs.

Action: Orías/Sharpe, 9/0/0. Motion carried.

**CONCEPT REVIEW – CONTINUED / HISTORIC STRUCTURES REPORT****4. 1118 E CABRILLO BLVD**

P-R/SD-3 Zone

(2:00) Assessor's Parcel Number: 017-353-001  
 Application Number: MST2014-00248  
 Owner: City of Santa Barbara  
 Applicants: Jill Zachary and Justin Van Mullem  
 Architect: Kruger Bensen Ziemer, Inc.

(This is a City Structure of Merit: Cabrillo Pavilion and Stoa. The proposal includes facade repair/renovation, and changes to existing windows and doors, structural upgrades, and upgrading of mechanical, plumbing and electrical systems. Also proposed are site improvements including: improvements to meet accessibility (ADA) requirements, restoration of the beach level promenade, installation of a boardwalk connecting the promenade to the beach, installation of a walkway along the west parking lot, renovation of site landscaping, addition of new outdoor showers, replacement of playground equipment, restoration of the stoa (covered walkway), removal of approximately 16 trees, relocating approximately 32 trees, and 8 new trees, enlargement of the trash enclosure, and addition of a mechanical equipment enclosure. The project requires Planning Commission review for a Coastal Development Permit.)

Actual time: 2:15 p.m.

Present: Jill Zachary, Assistant Parks & Recreation Director  
 Joe Wilcox and Mark McFarlin, Architects, KBZ Architects  
 Allison De Busk, Project Planner, Planning Division

**a. HSSR (Review of a Historic Sites/Structures Report prepared by Alexandra Cole.)**

Staff comment: Nicole Hernández, Urban Historian, stated that the report was continued from the previous meeting and the requested amendments have been made.

Public comment opened at 3:03 p.m. and, as no one wished to speak, it was closed.

**Motion: To accept the report as presented.**

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

Additional individual comments:

- Future addendums should include the result of paint scraping to reveal the original color of the handrail recesses on the second story enclosure and columns below it.
- Appreciation was expressed for the thoroughness of the report.

**b. Project Concept Review (Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit. The project was last reviewed by HLC on August 27, 2014.)**

Public comment opened at 2:29 p.m. and reopened at 2:58 p.m.

Kellam de Forest, local resident, commented that the enclosed terrace arches are problematic and requested that photographs of the original façade be provided. He made design suggestions. [Staff provided a photograph found in the Historic Structures Report.]

Chair Suding acknowledged receipt of a letter from Hattie Beresford expressing concerns regarding plans for the north elevation, adjustments to the entrance on the north, the stoa, downstairs lobby area, and fenestration and doors.

Public comment closed at 2:31 p.m. and reclosed at 3:00 p.m.

**Motion: Continued four weeks with comments for the second floor enclosure:**

1. The proposed location for the mechanical space is acceptable.
2. The section studies and renderings on the condensing unit enclosure are appreciated.
3. A partial enclosure of the terrace to retain its current functions and square footage is supportable. However, the design as proposed is not acceptable, and it needs to be either distinct or more compatible to the style of the building.
4. The design solution that restores the ends to their original configuration is acceptable.
5. The articulation of the windows in the terrace enclosure should have a more vertical and classical design/proportion.
6. The proposed treatment of the divisions should have a more traditional design.
7. The new wall being engaged with the rail, so that there is no gap, is supportable as long as the material differentiation provides a setback.

Action: La Voie/Mahan, 9/0/0. Motion carried.

Additional individual comments:

- Tempered glass is preferred for the railings.
- Provide a landscape plan.
- Consider additional bicycle parking.

**\*\* THE COMMISSION RECESSED FROM 3:10 PM TO 3:17 PM \*\***

**CONCEPT REVIEW – CONTINUED (Referred from the Consent Agenda)**

**5. 713 SANTA BARBARA ST**

C-2 Zone

(2:40) Assessor's Parcel Number: 031-081-007  
 Application Number: MST2014-00390  
 Owner: Santa Barbara Historical Society  
 Architect: Richard Redmond

(Proposal to reconstruct a 35 square foot board and batten storage room addition, as per historic photograph, located on the southwest corner of the existing Historic Adobe (originally constructed in 1825). Other alterations to the existing Historic Adobe include adding a new solid iron picket grill on an existing window on the east elevation (the proposed grill is to match those on the adjacent historic adobe), removal of a door and add a new door on the west elevation, add new site steps at the north elevation entry, and adding a new exterior A/C compressor unit. No changes are proposed to the existing Covarrubias Adobe or the Santa Barbara Historical Museum buildings. Both the Historic Adobe (1825) and the Covarrubias Adobe (1830) are City and State Designated Historic Landmarks. The Santa Barbara Historical Museum is on the City's List of Potential Historic Resources.)

**(Concept Review. The project was referred from Consent level review on August 27, 2014.)**

Actual time: 3:17 p.m.

Present: Richard Redmond, Architect

Public comment opened at 3:28 p.m. and, as no one wished to speak, it was closed.

**Motion:** Continued indefinitely to allow time for the preparation of a (Phase 2) focused historic structures/sites report to evaluate the impacts of the proposed project on the historic resource.

**Action:** La Voie/Mahan, 9/0/0. Motion carried.

### **MISCELLANEOUS ACTION ITEM**

6. **224 LOS AGUAJES AVE** R-4/SD-3 Zone

(3:00) Assessor's Parcel Number: 033-032-007  
Application Number: MST2014-00405  
Owner: Arne Richard Pedersen  
Applicant: Michelle Lang  
Contractor: Santa Barbara Design & Build

(Proposal to construct a total of 654 square feet of one- and two-story additions to an existing, one-story, 839 square foot, single-family residence, and an existing, detached, 165 square foot one-car garage, located on a 3,242 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposed 654 square feet of additions includes a new 544 square foot second-story addition, and the proposed one-story additions include 82 square feet to the existing residence and 28 square feet to the existing garage. The proposed one-story additions will attach the residence to the one-car garage. The proposal includes one new uncovered tandem parking space, a total of 589 square feet of ground level patios, 177 square feet of second level patios, and a 378 square foot roof deck. The project also includes the removal of a wooden shed, and portions of a concrete patio and porch canopy at the rear of the house. Staff Hearing Officer review is requested for zoning modifications.)

**(Consider adding the building to the City's List of Potential Historic Resources.)**

Actual time: 3:40 p.m.

**Present:** Don Gragg and Michelle Land, Designers, Santa Barbara Design & Build

Public comment opened at 3:45 p.m. and, as no one wished to speak, it was closed.

**Motion:** To add the property located at 224 Los Agujes Avenue to the City's List of Potential Historic Resources.

**Action:** Murray/Winick, 9/0/0. Motion carried.



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING / HISTORIC STRUCTURES REPORT**

7. **224 LOS AGUAJES AVE** R-4/SD-3 Zone

(3:03) Assessor's Parcel Number: 033-032-007  
 Application Number: MST2014-00405  
 Owner: Arne Richard Pedersen  
 Applicant: Michelle Lang  
 Contractor: Santa Barbara Design & Build

(Proposal to construct a total of 654 square feet of one- and two-story additions to an existing, one-story, 839 square foot, single-family residence, and an existing, detached, 165 square foot one-car garage, located on a 3,242 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposed 654 square feet of additions includes a new 544 square foot second-story addition, and the proposed one-story additions include 82 square feet to the existing residence and 28 square feet to the existing garage. The proposed one-story additions will attach the residence to the one-car garage. The proposal includes one new uncovered tandem parking space, a total of 589 square feet of ground level patios, 177 square feet of second level patios, and a 378 square foot roof deck. The project also includes the removal of a wooden shed, and portions of a concrete patio and porch canopy at the rear of the house. Staff Hearing Officer review is requested for zoning modifications.)

Actual time: 3:45 p.m.

Present: Michelle Lang and Don Gragg, Santa Barbara Design & Build  
 JoAnne LaConte, Assistant Planner, Planning Division

**a. HSSR (Review of a Historic Sites/Structures Report prepared by Alexandra Cole.)**

Staff comments: Nicole Hernández, Urban Historian, stated that the building was found eligible as a Structure of Merit under Criterion D of City Criteria. Staff agrees with the report that the project meets the Secretary of the Interior's Standards for Rehabilitation and will not have a negative impact on the resource meeting the CEQA guidelines.

Public comment opened at 3:47 p.m.

Kellam de Forest, local resident, questioned whether the property is within the proposed West Beach Historic District. He commented that the addition will compromise the original one-story building. [Staff responded that it is not part of the proposed historic district.]

Public comment closed at 3:48 p.m.

**Motion:** **Continued indefinitely to allow the report preparer to revise the report, taking in consideration the Commission comments:**

1. On page 6, second paragraph, Charles Osborne Craig should be corrected to James Osborne Craig.
2. On Sheet A-1 of the plans, correct the asterisk site reference so that it is not shown in the parking lot.
3. Correct the language on page 11, first paragraph, for criterion D to state "of the City Structure of Merit criteria", rather than "Landmark."

Action: La Voie/Drury, 9/0/0. Motion carried.

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

Public comment opened at 4:01 p.m.

Kellam de Forest, local resident, commented that the addition completely changes the building and it loses its historic integrity although the proposal is a nice design.

Public comment closed at 4:02 p.m.

**Motion: Continued indefinitely with comments:**

1. The applicant was commended for retaining a significant portion of the original structure.
2. The requested modifications are supportable.
3. The concept of a second story addition is supportable.
4. Modify the design to be more compatible with the original structure both in design and scale.

Action: La Voie/Orías, 9/0/0. Motion carried.

**IN-PROGRESS REVIEW**

**8. 1330 CHAPALA ST**

C-2 Zone

(3:40)

Assessor's Parcel Number: 039-131-001  
 Application Number: MST2013-00169  
 Owner: Metropolit Theatres Corporation  
 Architect: Peikert + RRM Design Group  
 Business Name: Arlington Village

(Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 33 residential apartments (totaling 28,049 square feet) and two commercial units (895 square feet). The new building will total 61,456 square feet, including a 665 square foot exercise room and a 13,884 square foot partially below-grade parking garage. The parking garage will contain 42 spaces, and a surface lot will contain 49 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units and 56 spaces allocated to the Arlington theatre. Also proposed is the removal of nine mature trees, with six mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch.")

**(In-Progress Review. The project requires compliance with Findings and Conditions of Resolution No. 13-091, adopted by City Council on December 10, 2013. The project was last reviewed by HLC on August 27, 2014.)**

Actual time: 4:27 p.m.

Present: Carrie Bingham and Gordon Brewer, Architects, Peikert + RRM Design Group  
Courtney Jane Miller, Landscape Architect, CJMLA  
Allison De Busk, Project Planner, Planning Division

Public comment opened at 4:53 p.m.

Kellam de Forest, local resident, questioned where the elevator tower is shown on the plans. He suggested either no tower or one that is not as tall and does not compete with the Arlington Theatre. He requested a rendering or view of what the building will look like from Sola Street. The windows look fairly institutional. The design of them at the same level is problematic and should be varied. He suggested iron railings leading to the parking lot.

Public comment closed at 4:56 p.m.

**Motion: Continued four weeks with comments:**

1. Appreciation was expressed for the applicant's response to previous comments in a meaningful way.
2. The ironwork is exemplary and compatible with the adjacent historic resource.
3. On Sheet A5.2, show a line on the site plans to indicate that the elevator tower cannot be seen from Sola Street.
4. Provide samples of all colors.
5. Study the quality of the roof tile. Provide a profile and samples of the roof tiles, including color variation.
6. Include a detail of the scallops on the plans.
7. Indicate where the backflow devices will be placed and assure those locations are acceptable.
8. Restudy having arch windows within the arches rather than rectangular windows.
9. Provide window variation to the extent possible.
10. Continue to work with MTD and HLC on an acceptable bus stop design that is appropriate within El Pueblo Viejo Landmark District.
11. It is now understood that the trash enclosure previously in question is also serving the Arlington Theatre, explaining its proximity and design as referential to the adjacent historic resource.

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

**\*\* THE COMMISSION RECESSED FROM 5:17 PM TO 5:24 PM \*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 100 & 131 CASTILLO ST** P-R/SD-3 Zone

(4:05) Assessor's Parcel Number: 033-120-021  
 Application Number: MST2014-00368  
 Owner: City of Santa Barbara  
 Applicant: Mike Wiltshire

(Proposal for site lighting improvements for the existing Pershing Park Ball Field to include the demolition of existing lighting fixtures and installation of 10 new lighting fixtures, placement of underground electrical conduit, upgrades to the existing control system. The proposal includes a new lighting control/monitoring cabinet to be located on a concrete slab within the existing Pershing Park Electrical Facility Room. The parcel is located within both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone.)

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

Actual time: 5:24 p.m.

Present: Mike Wiltshire, Supervising Engineer  
 Brad Klinzing, Project Engineer

Public comment opened at 5:29 p.m. and, as no one wished to speak, it was closed.

**Motion: Project Design and Final Approvals as submitted.**

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

The ten-day appeal period was announced.

**SIGN CONCEPT REVIEW (CONTINUED)****10. 123 E CAÑÓN PERDIDO ST** C-2 Zone

(4:30) Assessor's Parcel Number: 029-291-029  
 Application Number: SGN2014-00044  
 Owner: State of California

(Concept proposal for an interpretive sign program consisting of multiple signs for El Presidio State Historic Park.)

**(The project was last reviewed by HLC on May 7, 2014.)**

Actual time: 5:30 p.m.

Present: Jim Newland, Historian/Planner, California State Parks, Greater San Diego Area  
 Sandra Farrell, Museum Exhibit Designer, California State Parks, Greater San Diego Area  
 Anne Petersen, Associate Director for Historical Resources, SBTHP  
 Michael Imwalle, Archaeologist, SBTHP  
 Jarrell Jackman, Executive Director, SBTHP

Public comment opened at 5:47 p.m.

Kellam de Forest, local resident, expressed appreciation for the reduction in size and number of the informational signs. He questioned whether parks in other areas have a different design. Suggested the small design on top of the plaques is not necessary. He also questioned the material and suggested they be the least intrusive.

Public comment closed at 5:49 p.m.

**Motion:**        **Project Design Approval and Final Approval with the condition that the visitor center graphic shall be restudied to reduce the lettering size and verified by Staff.**

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

### CONCEPT REVIEW - NEW

#### 11.    **719 PASEO NUEVO**

C-2 Zone

(5:00)        Assessor's Parcel Number:    037-400-002  
                  Application Number:        MST2014-00417  
                  Owner:                            I & G Direct Real Estate 3, LP  
                  Applicant:                    Fancher Development  
                  Business Name:                California Pizza Kitchen

(Proposal for exterior façade alterations to the existing California Pizza restaurant located within the Paseo Nuevo Mall. The proposal includes replacing the existing tile finish below windows with a new wood finish, replace all exterior patio furniture (tables, chairs, and umbrellas), railing, benches, planters and landscaping, replace the main entry door and refinish all existing doors and frames, and replace all awnings with new fabric (existing hardware to remain). A separate application will be submitted for Sign Committee review to replace existing signage.)

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

Actual time:    5:55 p.m.

**Motion:**        **Postponed indefinitely due to applicant's absence.**

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

**CONSENT AGENDA****NEW ITEM****A. 1118 E CABRILLO BLVD P-R/SD-3 Zone**

Assessor's Parcel Number: 017-353-001  
Application Number: MST2014-00416  
Owner: City of Santa Barbara  
Applicants: Jill Zachary and Justin Van Mullem

(This is a City Structure of Merit: Cabrillo Pavilion and Stoa. The proposal involves the replacement of existing playground equipment with new playground equipment. The comprehensive project was reviewed at the Historic Landmarks Commission on August 27, 2014 (MST2014-00248). The parcel is located in the Appealable Jurisdiction of the Coastal Zone.)

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

**Project Design and Final Approvals as submitted.**

**NEW ITEM****B. 2300 GARDEN ST E-1 Zone**

Assessor's Parcel Number: 025-140-024  
Application Number: MST2014-00402  
Owner: San Roque School Charitable Trust  
Applicant: Arbor Services

(Proposal to remove one (1) dead Canary Island Date Palm and one (1) declining California Fan Palm for safety purposes. This property is currently developed with the Garden Street Academy and is a Designated City Landmark.)

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

**Project Design and Final Approvals with conditions:**

1. The parking lot Fan Palm trees shall be replaced within 75 feet with similar biomass, 18 foot minimum trunk, allowing up to six months to plant, and return to staff for verification.
2. The Canary Date Palm trees that are diseased shall be replaced within 75 feet with a 12 foot trunk.

**NEW ITEM****C. 333 JUNIPERO PLAZA****E-1 Zone**

Assessor's Parcel Number: 025-261-003  
Application Number: MST2014-00436  
Owner: Barbara Rosenblum Trust  
Landscape Architect: Arcadia Studio

(Proposal for minor site and landscaping alterations to a parcel developed with an existing, single-family residence. The property is a designated City Landmark: Francisca de la Guerra Dibblee Residence. The site alterations include the removal of an existing 18-inch site wall and replacement with a new 6-inch stone curb; add a new 18-inch tall wall to connect portions of two existing walls; add a new pilaster, add stone veneer to two existing walls. Also proposed is to paint the existing garage door to match the color of other existing doors. The landscaping alterations include the removal of a variety of six (6) existing trees, the addition of two (2) new Oak trees, removal of existing Italian Cypress hedges and replacement with a new hedge material (*Laurus nobilis*) species.)

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

**Continued two weeks to provide more information and respond to comments:**

1. Provide height of wall on the plans.
2. Use plaster walls on the property line versus sandstone veneer. Also use sandstone veneer on the lower wall along the driveway.

**NEW ITEM****D. 1400 SANTA BARBARA ST****P-R Zone**

Assessor's Parcel Number: 029-012-001  
Application Number: MST2014-00412  
Owner: City of Santa Barbara  
Landscape Architect: Courtney Miller  
Engineer: Julia Aranda

(Proposal to remove an existing municipal groundwater well and drill a new groundwater well approximately 100 feet way, located with the City Alameda Park property. Drilling activities will impact approximately 10,000 square feet of existing turf and the removal of five existing trees (including: two (2) giant bird of paradise, one (1) canary island palm, one (1) king palm, and one (1) dracaena (*Cordyline australis*). The application includes a revised site landscape plan for within the project area scope of work. The new well will be connected to the existing infrastructure on site. The well head will be the only visible structure relocated.)

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

**Project Design and Final Approvals with the condition that the *Cordyline australis* shall be relocated within the park.**

**\*\* MEETING ADJOURNED AT 5:57 P.M. \*\***