



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, November 5, 2014 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.**

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

**ADVISORY MEMBER:** DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor  
NICOLE HERNÁNDEZ, Urban Historian  
JOANNA KAUFMAN, 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) then clicking on the Videos under Explore.

#### **CALL TO ORDER.**

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

#### **ATTENDANCE:**

Members present: La Voie, Mahan, Murray, Orías, Shallanberger (at 1:34 p.m.), Sharpe, and Winick.

Members absent: Drury and Suding.

Staff present: Limón (until 3:10 p.m. and again at 4:20 p.m.), Hernández (until 4:00 p.m.), Kaufman, and Feliciano.

#### **GENERAL BUSINESS:**

A. Public Comment:

No public comment.

B. Approval of previous meeting minutes.

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of October 22, 2014, as presented.

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

## C. Consent Calendar.

**Motion:** Ratify the Consent Agenda as reviewed by Donald Sharpe.

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

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

## 1. Ms. Kaufman made the following announcements:

- a) Chair Suding and Commissioner Drury would be absent, and Commissioner Shallanberger would be late.
  - b) The first two items on the agenda will be postponed to the meeting of November 19, 2014.
2. Commissioner Orías requested an update on the historic plaque located on the building at 15 W. Mason Street that is scheduled to be demolished. (She had previously asked that an attempt be made to save the plaque and relocate it on the proposed new building.)
  3. Commissioner Orías requested that the Parks and Recreation Department monthly report to the City Council on the status of the landmarked Italian Stone Pines, and any other landmarked trees, be given to the HLC as well.
  4. Ms. Hernández announced that the proposed Mills Act (Historic Property Tax Incentive Program) Contract for the property located at 612 E. Valerio Street will be reviewed by the City Council on November 11, 2014, as a consent item. (This property initially did not qualify for a Mills Act contract due to the cap limits on the total assessed property valuation, currently set at \$1.5 million. A contract that exceeds these limits can be granted if an exception is approved by City Council.)

## E. Subcommittee Reports.

No subcommittee reports.

**PUBLIC HEARING / RECOMMENDATION**1. **116 E VALERIO ST**

R-3 Zone

(1:45) Assessor's Parcel Number: 027-191-012

Application Number: MST2014-00477

Owner: First Church of Christ, Scientist

Staff Member: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the building known as the "First Church of Christ, Scientist.")

**(This item has been continued to November 19, 2014.)**

**This item was postponed two weeks at Staff's request.**

**PUBLIC HEARING / RECOMMENDATION****2. 931 LAS ALTURAS RD** A-1 Zone

(1:50) Assessor's Parcel Number: 019-141-002  
 Application Number: MST2014-00478  
 Owner: Lynn Lincoln and Laurie Ashton  
 Staff Member: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the building known as the "Mont Joie.")

**(This item has been continued to November 19, 2014.)**

**This item was postponed two weeks at Staff's request.**

**\*\* COMMISSION RECESSED FROM 1:36 PM TO 1:50 PM \*\***

**ARCHAEOLOGY REPORT****3. 604 E COTA ST** C-M Zone

(2:00) Assessor's Parcel Number: 031-222-001  
 Application Number: MST2014-00220  
 Owner: Hammer Properties, LLC  
 Applicant: Peter Lewis  
 Architect: Cearnal Andrulaitis

(This is a revised project description: Proposal to demolish all existing buildings on the lot and construct a new, 20,221 square foot (net), 3-story mixed-use project. Buildings to be demolished include 1,682 square feet of commercial space and 6,189 square feet of residential space. New commercial floor area on the first floor will total 1,996 square feet, with a net gain of 314 square feet in the Minor Addition category. There will be 29 residential units on all three floors, with 2,130 square feet on the first floor, 9,045 square feet on the second floor, and 7,050 square feet on the third floor, for a total of 18,225 square feet of new residential floor area. A total of 37 parking spaces and 32 bike parking spaces will be provided on the ground floor. The maximum height of the building is 41 feet. Grading excavation of 20 cubic yards is also proposed. Under the Average Unit-Size Density Incentive Program (AUD), the proposed residential density is 61 dwelling units per acre, with a maximum of 63 units allowed on this 20,670 square foot parcel within the Priority Housing Overlay. The average unit size of the apartments is 605 square feet.)

**(Review of Archeological Report prepared by David Stone, Dudek.)**

Actual Time: 1:50 p.m.

Staff comments: Joanna Kaufman, Planning Technician, stated that Dr. Glassow reviewed the archaeological report pertaining to the above-mentioned property. Dr. Glassow concluded that the archaeological investigation supports the report's conclusions and recommendations.

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

Action: Shallanberger/Sharpe, 7/0/0. (Drury/Suding absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 1:53 TO 1:55 PM \*\***

**ARCHAEOLOGY REPORT****4. 340 E LOS OLIVOS ST**

E-1 Zone

(2:05) Assessor's Parcel Number: 025-261-004  
 Application Number: MST2013-00340  
 Owner: Winn Family Trust  
 Architect: Mark Shellnut Architects, Inc.  
 Applicant: Suzanne Elledge Planning & Permitting Services

(This property is on the City's List of Potential Historic Resources: "Edwards/Dole House." Proposal for alterations and additions to an existing, three-story, 5,203 square foot, single-family residence, located on a 13,510 square foot parcel. The project includes a request to permit the 139 square foot "as-built" dormer addition, a 142 square foot "as-built" deck constructed on the third floor, and the 362 square foot "as-built" second-story sunroom addition, the replacement of aluminum windows on the "as-built" second-story sunroom with (period-correct) wood windows, and the replacement and installation of new skylights. The proposal also includes additions and alterations to the existing garage including relocating the existing 408 square foot, two-car garage (and 244 square foot loft above the garage) to comply with required front setback, adding 60 square feet to meet the minimum interior dimensions, and window and door changes. The existing driveway material is to be removed and replaced with a 540 square foot brick driveway including an integrated brick inlaid vehicular turntable. This project will address violations identified within enforcement case ENF2013-00546 including "as-built" window and skylight changes to the existing 267 square foot detached accessory building and the demolition of other unpermitted structures. The proposed site development totals 6,683 square feet. The project is 149% of the required floor-to-lot area ratio (FAR). The application requires Planning Commission review for a requested floor area and setback modifications.)

**(Review of Archeological Report prepared by David Stone, Dudek)**

Actual Time: 1:55 p.m.

Present: Trish Allen, Applicant, SEPPS  
 David Stone, Archaeological Consultant

Staff comments: Joanna Kaufman, Planning Technician, stated that Dr. Glassow reviewed the archaeological report pertaining to the above-mentioned property. He concluded that the archaeological investigation supports the report's conclusions and recommendations. Specifically, he agreed that measures should be taken to protect the aqueduct segment during construction and that a qualified historical archaeologist should monitor the excavation associated with the construction.

Public comment opened at 1:57 p.m.

Kellam de Forest, local resident, asked what the layout was of the Mission Garden that was on the site during the Mexican Colonial period.

Public comment closed at 1:59 p.m.

**Motion:** To accept the report as presented, expressing appreciation for the owner's diligence in respecting the archaeologically sensitive areas of the site.

Action: Orías/Mahan, 7/0/0. (Drury/Suding absent.) Motion carried.

**Motion:** To direct Staff to begin the process of designating the aqueduct as a City Landmark.  
**Action:** Orías/Mahan, 7/0/0. (Drury/Suding absent.) Motion carried.

Additional individual comment:

- The owner is encouraged to apply for listing the aqueduct segment south of the mission on the California Register of Historical Resources.

**ARCHAEOLOGY REPORT**

**5. 701 CHAPALA ST**

C-2 Zone

(2:10) Assessor's Parcel Number: 037-082-008  
 Application Number: MST2014-00320  
 Owner: Nancy Brock Trust  
 Architect: Wayne Labrie Architect

(A revised project proposal for (Phase 1) to include site alterations and the construction of a new 186 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 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 and replacement of existing asphalt paving, new permeable pavers, 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. A separate (Phase 2) application will include a change of use of tenant Unit E (the 2,094 square foot building) from an existing automotive repair shop to a new commercial retail use and associated tenant improvements including new outdoor dining. Phase 3 of the project will involve tenant improvements for Unit A (929 square foot building) and involve alterations to the existing outdoor dining area, and revisions to parking spaces No 9, 10, and 11.)

**(Review of Archeological Report prepared by David Stone, Dudek.)**

Actual Time: 2:09 p.m.

Present: David Stone, Archaeological Consultant  
 Wayne Labrie, Architect

Staff comments: Joanna Kaufman, Planning Technician, stated that Dr. Glassow reviewed the archaeological report pertaining to the above-mentioned property. He concluded that the archaeological investigation supports the report's conclusions and recommendations, assuming that ground disturbances associated with the proposed construction would not extend below five feet in depth.

**Motion:** To accept the report as presented with Dr. Glassow's recommendation.  
**Action:** Murray/Sharpe, 7/0/0. (Drury/Suding absent.) Motion carried.

**CONCEPT REVIEW – NEW / HISTORIC STRUCTURES REPORT / MISCELLANEOUS ACTION****6. 1626 SANTA BARBARA ST** R-3 Zone

(2:15) Assessor's Parcel Number: 027-192-024  
 Application Number: MST2014-00469  
 Owner: Fulmer Family Trust

(Proposal to construct a new two-story attached 658 square foot, three-car garage with a 658 square foot residential unit above. The proposal includes the addition of a new one-story, 452 square foot master bedroom and an 88 square foot dining room to an existing single-family residence. The site is already developed with an existing, 2,156 square foot, two-story residence. The proposal will include a total of three-covered parking spaces and one-uncovered space. The proposed site development is 4,012 square feet, located on a 20,900 square foot lot. The proposal includes the relocation of the driveway and a new curb cut. The structure is eligible to be designated a Structure of Merit.)

Actual Time: 2:12 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants  
 Amy Von Protz, Architect

Commissioner Sharpe disclosed that he met/consulted with the new property owner and discussed design ideas, but there is no actual or perceived conflict of interest because he will not benefit financially.

**a) HSSR (Review of Historic Site/Structures Report Phase I prepared by Post/Hazeltine Associates. The report concluded the residence is eligible to be designated a Structure of Merit.)**

Public comment opened at 2:24 p.m.

Kellam de Forest, local resident, commented that the corner of Valerio Street there was a fenced clay tennis court, and commented that the property's façade is a significant part of the streetscape.

Public comment closed at 2:26 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that this Phase 1 report evaluates the significance of the site/structure, but does not evaluate the project itself. (The previous owner requested that this report be prepared before selling the property.) The Phase 1 HSSR found that the Eclectic Style house, with combinations of American Colonial Revival Style and Shingle Style, qualifies to be designated a City Structure of Merit.

Staff originally reviewed a small one story addition set back slightly from the original structure to the side with a detached garage. Through the plan check process, it was found that the detached garage had some issues with zoning requirements, so the applicant returned with the solution of connecting the garage to the addition which, being a large visible addition, would require a Phase 2 HSSR. However, Staff thought the best approach would be to have HLC review for concept design as it is suspected there may be some changes on the design based on Commission concerns. Once the applicant has some direction from the Commission on design, it can be determined if a Phase 2 HSSR is necessary.

**Motion: To accept the report as presented, complementing the preparers of the report for its thoroughness.**

Action: La Voie/Shallanberger, 7/0/0. (Drury/Suding absent.) Motion carried.

**b) Miscellaneous Action (Staff recommendation to consider adding the Eclectic style structure, constructed in 1904, to the City's List of Potential Historic Resources.)**

Public comment opened at 2:28 p.m. and, as no one wished to speak, it was closed.

**Motion:** To add the structure located at 1626 Santa Barbara on the City's List of Potential Historic Resources as it was found to be eligible for Structure of Merit designation, including the sandstone walls, ficus tree, and canary date palm tree on the site.

**Action:** Murray/Mahan, 7/0/0. (Drury/Suding absent.) Motion carried.

**c) Conceptual Review (Comments only; environmental assessment required.)**

Public comment opened at 2:38 p.m.

Kellam de Forest, local resident, questioned how the garage second story will be differentiated from the house in accordance with the Secretary of the Interior's Standards. He requested a mock-up of what it would look like from Santa Barbara and Valerio Streets, and expressed appreciation for the preservation of the ficus tree.

Vice-Chair Winick acknowledged receipt of letters from Unity of Santa Barbara, the Santa Barbara Museum of Art, owners of 205 E. Valerio Street, and the First Church of Christ, Scientist.

Public comment closed at 2:40 p.m.

**Motion:** Continued indefinitely with comments:

1. Provide an arborist report addressing the tree roots and the driveway.
2. Study a detached garage as it would fit in better to what was designed during the historical period of the existing structure. Look to the Tinker House at the corner of Modoc Road and Mission Street as an example of a detached garage that works in harmony with the main house.
3. The concept of an attached garage would be supportable if it is designed and made to look proportionally appropriate to the existing house.
4. Bring the exterior staircase on the garage inside.
5. The proposed addition should be subordinate to and smaller than the existing building.
6. A parking modification request would be supportable with a two-car garage (instead of three) and two uncovered parking spaces (instead of one).
7. There should be a pedestrian door from the proposed attached garage to connect it to the existing house.
8. What is being proposed is reading too symmetrical. Restudy the north elevation horizontal windows so that they are more appropriate to the style of the architecture.
9. The two columns on either side of the proposed master bedroom are uncharacteristic for this style of architecture. The French doors with lights on either side do not read as an appropriate fenestration for a master bedroom; rather, they look like two front doors.
10. Details of the existing building should be replicated on the new structure, such as the rafter tails and belly bands.
11. It was found that a Phase 2 Historic Structure/Site Report is not yet necessary.

**Action:** Mahan/La Voie, 7/0/0. (Drury/Suding absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED****7. 11 GARDEN ST**

HRC-2/SD-3 Zone

(2:55) Assessor's Parcel Number: 033-113-017  
Application Number: MST2014-00281  
Owner: City of Santa Barbara  
Applicant: Joe Stennett  
Agent: Trish Allen, SEPPS, Inc.

(Proposal for a new trellis/kiosk display structure located at the Santa Barbara Visitor Center. The trellis/kiosk dimensions are 8-feet tall by 16-feet 6 inches in length. The proposal includes relocation of bicycle parking and review by the Staff Hearing Officer for requested zoning modifications. The Visitor Center is a designated Structure of Merit: Larco Building.)

**(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. This project was last reviewed on July 2, 2014.)**

Actual Time: 3:10 p.m.

Present: Ken Oplinger, President/CEO, Chamber of Commerce Santa Barbara Region  
Paul Rupp, Principal Architect, Kupiec Architects PC  
Joe Stennett, Director of Marketing Partnerships, InfoBoard  
Trish Allen, AICP Senior Planner, SEPPS  
Suzanne Riegle, Associate Planner

Staff comments: Nicole Hernández, Urban Historian, stated that the Commission in a previous review was concerned on the impact to the historic resource. The revisions to the design of the proposed kiosk soften the impact to the historic structure to less than significant. Therefore, Staff found that the preparation of a historic structure/site report is not necessary.

Public comment opened at 3:19 p.m.

Kellam de Forest, local resident, asked what happened to the idea of a free-standing octagonal kiosk. The new proposed design looks flat. [The applicant responded that the new design would serve more people quickly.]

Public comment closed at 3:20 p.m.



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

1. The front yard setback modification is supportable in that it is aesthetically appropriate and its proposed location would not negatively impact the adjacent historic resource.
2. The new design that provides more room for better circulation, located at an appropriate distance from the historic resource, is supportable and ready for project design approval.
3. Study the addition of two finials.
4. The contemporary vertical and horizontal members supporting the screens need softening with more "Hispanic" style detailing.
5. The site plan should be changed to enlarge access from the east side by decreasing the landscape area.

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

### FINAL REVIEW / MISCELLANEOUS ACTION

8. **304 JUNÍPERO PLAZA** E-1 Zone

(3:15) Assessor's Parcel Number: 025-262-001  
 Application Number: MST2014-00363  
 Owner: Benjamin Goetter  
 Architect: Harrison Design Associates

(Proposal for site and exterior alterations to an existing two-story single-family residence. The following exterior changes include the removal of a wrap-around porch at the rear and restore the original covered porch, removal of an accessory structure from the interior setback, relocate a potting shed outside of the interior setback, permit an "as-built" metal arbor at the rear, and "as-built" utilities for a fountain. This proposal addresses violations identified in a Zoning Information Report (ZIR2012-00510). The project includes Staff Hearing Officer review for a requested zoning modification. The house is eligible to be designated a City Landmark and for listing on the California Register of Historic Places and National Register of Historic Places.)

Actual Time: 3:35 p.m.

Present: Barbara Lowenthal, Agent, Harrison Design Associates

Public comment opened at 3:38 p.m. and, as no one wished to speak, it was closed.

a) **Miscellaneous Action (Staff recommendation to consider adding the Eclectic style house structure, constructed in 1908, to the City's List of Potential Historic Resources.)**

**Motion:** To add the structure located at 304 Junípero Plaza on the City's List of Potential Historic Resources as it was found to be eligible for Landmark designation.

Action: La Voie/Oriás, 7/0/0. (Drury/Suding absent.) Motion carried.

b) **Final Review (Project Design and Final Approval requested. Project must comply with Staff Hearing Officer Resolution No. 061-14. This project was last reviewed on August 27, 2014.)**

Public comment opened at 3:40 p.m. and, as no one wished to speak, it was closed.

**Motion: Project Design and Final Approvals with comments:**

1. The project complies with Staff Hearing Officer Resolution No. 061-14.
2. **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 project's design complies with the City Charter and applicable Municipal Code requirements.
  - b. **Compatibility:** The proposal is consistent and appropriate for an historic resource of this caliber. The project's design is compatible with the architectural character of the City and neighborhood.
  - c. **Appropriateness:** The project's size, bulk, height and scale are appropriate for the historic resource, neighborhood, and its adjacency to the Santa Barbara Mission.
  - d. **Sensitivity:** The project's design is sensitive to the historic resource on site and to the Santa Barbara Mission.
  - e. **Public views:** The proposed design does not impact established public views of the mountains or ocean.
  - f. **Open Space/Landscaping:** The proposed design provides an appropriate amount of landscaping and open space.

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - CONTINUED****9. 701 CHAPALA ST**

C-2 Zone

(3:35) Assessor's Parcel Number: 037-082-008  
 Application Number: MST2014-00320  
 Owner: Nancy Brock Trust  
 Architect: Wayne Labrie Architect

(A revised project proposal for (Phase 1) to include site alterations and the construction of a new 186 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 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 and replacement of existing asphalt paving, new permeable pavers, 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. Separate applications will include a change of use of tenant Unit E (the 2,094 square foot building) from an existing automotive repair shop to a new commercial retail use and associated tenant improvements including new outdoor dining, and involve tenant improvements for Unit A (929 square foot building) and involve alterations to the existing outdoor dining area, and revisions to parking spaces No 9, 10, and 11.)

**(Fourth concept review. Comments only; project requires environmental assessment and compliance with Tier 3 Storm Water Management Program (SWMP). The project was last reviewed on October 8, 2014.)**

Actual Time: 3:50 p.m.

Present: Wayne Labrie, Architect

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

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

1. The proposed colors and landscape design are acceptable.
2. The roof in its current configuration is not acceptable. Potential options are to:
  - a) either have a parapeted, rectangular building matching; or b) a hybrid combination, which mimics the adjacent building with partial parapet and partial square roof.
3. Consider adding another handicap parking space.

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

**CONCEPT REVIEW - CONTINUED**

10. **340 W CARRILLO ST**

C-2 Zone

(4:05) Assessor's Parcel Number: 039-262-036  
 Application Number: MST2012-00295  
 Owner: George Dumas, Trustee  
 Applicant: Tesoro Refining  
 Architect: LMA Architects  
 Engineer: A & S Engineering, Inc.  
 Business Name: USA Gas

(Proposal to permit the as-built conversion of an existing automobile service station to a mini-mart. The proposal includes minor exterior alterations, removal of the auto service bays, and increasing landscaping planter areas. Nine parking spaces will be provided and no new floor area is proposed on the 15,600 square foot parcel. Planning Commission review of a Conditional Use Permit is requested.)

**(Third Concept Review. Comments only; project requires environmental assessment and Planning Commission review for a requested Conditional Use Permit (CUP). This project was last reviewed on July 2, 2014.)**

Actual Time: 4:06 p.m.

Present: Jeff Gorrell, Architect  
 Tony Boughman, Assistant Planner

**Motion: Continued indefinitely with comments:**

1. Provide a site plan and a proposed landscape plan.
2. The lack of conformance to El Pueblo Viejo Guidelines for the architecture of the building is supportable given that the proposed changes to the building are not substantial. The existing building design may remain as it is.
3. Fixed windows that look like garage doors are acceptable.
4. Study adding landscaping in front of the building where the garage doors are eliminated.
5. Study a lighter color for the blanked out windows as the proposed black color would not be appropriate within El Pueblo Viejo Landmark District. A white or translucent window treatment is suggested.
6. Any future approval would include a condition that there will be no exterior vending machines.

Action: Mahan/Oriás, 6/0/0. (Sharpe stepped down. Drury/Suding absent.) Motion carried.

**CONCEPT REVIEW - NEW****11. 834 STATE ST**

C-2 Zone

(4:35) Assessor's Parcel Number: 037-052-021  
 Application Number: MST2014-00531  
 Owner: Bank of America  
 Applicant: Kevin Ary

(Proposal for accessibility upgrades consisting of lowering existing wall mounted ATMs at the front and rear of the building, adjusting the slope of the existing brick pavers and installing a railing at the front ATMs, and correcting the dimensions and grade of the existing accessible parking spaces.)

**(Project Design and Final Approval is requested. Action may be taken if sufficient information is provided.)**

Actual Time: 4:26 p.m.

Present: Kevin Ary, L.A. Architects

**Motion: Project Design and Final Approvals with the condition that the raised truncated domes be a warm gray.**

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

The ten-day appeal period was announced.

**CONSENT AGENDA (11:00)****CONTINUED ITEM****A. 34 W VICTORIA ST C-2 Zone**

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

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

**(Action can be taken if sufficient information is provided. This project was last reviewed on October 22, 2014.)**

**This item was postponed at the applicant's request.**

**NEW ITEM****B. 3 ROSEMARY LN E-1 Zone**

Assessor's Parcel Number: 015-093-019  
Application Number: MST2014-00535  
Owner: Kurt G. Harris  
Designer: Jerry Rocci

(Proposal to permit the "as-built" removal of 950 square feet of existing asphalt driveway and a 710 square foot flagstone patio, and install a 2,395 square foot permeable paver driveway. This proposal will address violations identified in Zoning Information Report ZIR2013-00194. The Moody Sisters structure is on the City's List of Potential Historic Resources.)

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

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

**PROJECT DESIGN AND FINAL REVIEW****C. 917 LAGUNA ST****C-2 Zone**

Assessor's Parcel Number: 029-301-009  
Application Number: MST2013-00497  
Owner: Mosel Properties, Rudolf and Rosemarie Mosel, Trustees  
Designer: Gary Mosel

(Proposal for minor residential additions and alterations to an approximately 5,800 square foot parcel containing two one-story single-family dwellings. The proposal includes construction of two new laundry rooms totaling 102 square feet at the rear of the 689 square foot dwelling unit at 917 Laguna Street. Also proposed to the front unit are exterior alterations including new windows to replace the existing windows, new and replaced doors, reroof, new fencing, a new trash area, rebuilding the existing front porch, replacing the existing ribbon driveway with concrete, three new uncovered parking spaces, repaving the parking area with permeable pavers and new landscaping. No exterior changes are proposed to the rear dwelling unit at 917 1/2 Laguna Street. Staff Hearing Officer review is requested for a zoning modification.)

**(Project Design and Final Approval; project must comply with Staff Hearing Officer Resolution No. 043-14.)**

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

**CONTINUED ITEM****D. 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. This project was last reviewed on June 4, 2014.)**

**Project Design Approval with conditions:**

1. The proposed brick, lights, and wrought-iron gate design are acceptable.
2. The location of the wall is acceptable at a maximum eight feet above grade.
3. The project is compatible with the neighborhood.

**CONTINUED ITEM****E. 00 E CABRILLO BLVD****P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-ORW  
Application Number: MST2004-00878  
Owner: City of Santa Barbara/Virginia Castagnola-Hunter Trust  
Agent: Applied Earthworks, Inc.  
Applicant: Adam Hendel  
Architect: Appleton & Associates, Inc.  
Landscape Architect: David Black

(This is a revised project. The original Cabrillo Boulevard Bridge project was approved by the Planning Commission and Historic Landmarks Commission. The revised proposal involves the relocation of the beachway component of the bridge. The proposed bridge is to be a stand-alone bridge approximately 59 feet to the south of the originally-approved location. The beachway bridge width dimension would change from 18.5 feet wide to approximately 14 feet wide. The proposed 148 foot long beachway (pedestrian/bicycle) bridge would replace the approved temporary beachway bridge. The relocated beachway bridge would also provide room for the harbor dredge pipeline underneath.)

**(Review After Final for the following revisions: 1. Remove and replant two (2) Kentia palms within the front setback at the northeasterly corner and creekside landscaping alterations. 2. Installation of temporary siding during construction of the Cabrillo Bridge Project. This project was last reviewed on October 22, 2014, under the incorrect application number MST2010-00033.)**

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

1. Board and bat are acceptable
2. Board and bat fin are not acceptable
3. Cap and plaster the end of existing parapet
4. Referred to staff to verify compliance with conditions.

**\*\* MEETING ADJOURNED AT 4:38 P.M. \*\***