



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, November 19, 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
JOANNA KAUFMAN, Planning Technician
GABRIELA FELICIANO, Commission Secretary

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Historic Landmarks Commission is viewable on computers with high speed internet access on the City website at www.SantaBarbaraCA.gov/HLCVideos 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 (present at 2:00), Mahan, Orías, Shallenberger (until 1:52 p.m. and again at 1:56 p.m. until 4:05 p.m.), Sharpe, Suding, and Winick.

Members absent: Murray.

Staff present: Limón (until 2:58 p.m. and again at 5:07 p.m.), Hernández (until 4:55 p.m.), Kaufman, and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the previous meeting minutes.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of November 5, 2014, as presented.

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

C. Consent Calendar.

Motion: Ratify the Consent Agenda as reviewed by Commissioners Sharpe; with the exception of Item B which was reviewed by Commissioner Mahan.

Action: Winick/Orías, 7/0/0. (La Voie/Murray 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.) Commissioner Murray would be absent from the meeting.

b.) The applicant has requested that Item 10, the signs proposal for the Ensemble Theatre Company, be postponed until the December 17th hearing.

Motion: To postpone the review of the sign proposal for the project located at 33 W. Victoria Street.

Action: Winick/Orías, 7/0/0. (La Voie/Murray absent.) Motion carried.

c.) **NZO Update:** The consultant team for the New Zoning Ordinance (NZO) has been hired. Staff encourages the public to stay informed. To receive updates of future meetings regarding the New Zoning Ordinance effort, please subscribe for Notifications of the New Zoning Ordinance at the website dedicated to this effort www.SantaBarbaraCa.gov/NZO under the “Get Involved” tab. The website now includes the Scope of Work, Schedule and Public Outreach Program under “Reference Documents.” The staff contact is Beatriz Gularte that can be contacted at (805) 564-5470, extension 4556, or via email at BGularte@SantaBarbaraCA.gov.

2. Mr. Limón announced the following:

a.) Gave an update on the wireless monopole facility being constructed at 900 Channel Drive.

b.) Informed the Commission regarding a recent San Diego court ruling with respect to a local jurisdiction’s right to deny cell tower proposals for aesthetic reasons. The basis for denial was the substantial evidence that the applicant in that case had made no effort to disguise the towers.

c.) New Federal Communications Commission (FCC) rules have been adopted that will restrict cities from denying certain requests to modify existing wireless towers as long as the physical dimensions are not substantially altered. Substantial alterations are defined as increases to the width and height of the facility of a certain percentage. The City’s Ordinances will be updated in the near future to comply with these new laws.

The Commission requested a future general discussion on cell towers.

E. Subcommittee Reports.

No subcommittee reports.

MISCELLANEOUS ACTION ITEM / PUBLIC HEARING

1. **116-120 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

(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.")

Actual Time: 1:46 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that the building was designed with a unique Byzantine style dome with Romanesque style arches and windows by the noted architect Henry Gutterson in 1931. The Church is significant for its historical and architectural influence on the heritage of the City. It is the opinion of the HLC Designations Subcommittee that the structure is an ideal candidate for landmark designation.

The proposed boundary of the City Landmark designation is the footprint of the Henry Gutterson original designed church and six feet around the garden side of the church building; and included within this boundary is the decorative cement sidewalk on the garden side of the church building, with no specific flora included in this six foot area. The designation also includes a) the courtyard fountain in its current location, b) the stepped concrete garden wall along Valerio and Santa Barbara Streets and c) the significant mature trees along the garden wall, as being character defining elements of the Lockwood de Forest landscape.

Public comment opened at 1:52 p.m.

Kellam de Forest, local resident, commented that the landscape retains the original design intent although the plant material is not the same as suggested in 1931 by Lockwood de Forest. He suggested the entire courtyard be included in the designation.

Public comment closed at 1:54 p.m.

Motion: To adopt Resolution No. 2014-09, as recommended by Staff and the Designations Subcommittee, to recommend to City Council that the building and its proposed boundary, located at 116-120 E. Valerio Street, be designated a City Landmark.

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

MISCELLANEOUS ACTION ITEM / PUBLIC HEARING

2. **931 LAS ALTURAS RD** A-1 Zone

(1:55) Assessor's Parcel Number: 019-141-002
 Application Number: MST2014-00478
 Owner: Lynn Lincoln and Laurie Ashton 2014

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

Actual Time: 1:55 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that the private residence estate designed in 1928 is significant for its architectural influence on the heritage of the City. Mont Joie is the French term for “mount joy” and was designed using elements of the Italian Renaissance, Beaux Arts, and French Eclectic styles. It is the opinion of the HLC Designations Subcommittee that the structure is an excellent candidate for landmark designation.

The proposed boundary of the City Landmark designation is limited to the 1928 ‘L’ shaped house and motor court. The designation boundary does not include any landscaping features or gardens as they no longer represent the original design intent as noted in the 1928 drawings.

Public comment opened at 1:58 p.m. and, as no one wished to speak, it was closed.

Motion: To adopt Resolution No. 2014-10, as recommended by Staff and the Designations Subcommittee, to recommend to City Council that the house and motor court, located at 931 Las Alturas Road, be designated a City Landmark.

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

ARCHAEOLOGY REPORT

3. **1120 & 1122 INDIO MUERTO ST**

R-3 Zone

(2:05) Assessor’s Parcel Number: 017-291-027
 Application Number: MST2014-00283
 Owner: Edward St. George Revocable Trust
 Architect: On Design Architects

(Proposal to demolish an existing 889 square foot single-family residence and construct a new two-story 1,539 square foot dwelling with a 413 square foot detached two-car garage on a 3,960 square foot lot. The proposal will result in an 89% guideline maximum floor-to-lot area ratio (FAR). This project addresses violations identified in enforcement case ENF2014-00343. This project is proposed in conjunction with projects at 1120 and 1122 Indio Muerto Street, to be reviewed concurrently by the Architectural Board of Review.)

(Review of Phase I Archeological Resources Report prepared by Dudek/David Stone. This report encompasses analysis of this parcel as well as the parcels for 1120 & 1122 Indio Muerto Street.)

Actual Time: 2:00 p.m.

Present: David Stone, Archaeological Consultant

Staff comments: Joanna Kaufman, Planning Technician, stated that Dr. Glassow has reviewed the archaeological report pertaining to the above-mentioned property. He concluded that the archaeological investigation supports the report's conclusions and recommendations. Barbara Shelton, Environmental Analyst, noted that there is a typo in the last paragraph on page 9 that should read “Parcel 3”, instead of Parcel 1.

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 with staff's correction, and the recommendation to the Architectural Board of Review that there be an adequate setback from the creek and that the amount of vegetation removal be adequately mitigated.
- Action:** Sharpe/Mahan, 7/0/1. (La Voie abstained. Murray absent.) Motion carried.

ARCHAEOLOGY REPORT

4. **1120 & 1122 INDIO MUERTO ST** R-3 Zone
 (2:05) Assessor's Parcel Number: 017-291-004 & 017-291-027
 Application Number: MST2014-00051
 Owner: Edward St. George Revocable Trust
 Architect: On Design Architects

(This is a revised project description. Proposal to construct five new 2-story and 3-story buildings for a total of 11 new residential units on two separate parcels: Lot 2: This 7,290 square foot parcel at 1120 Indio Muerto (017-291-004) will be developed with two, 2-story buildings: Building B, a duplex with attached 1-car garage, and Building C, a 3-car garage with a second-story dwelling unit. Four covered and two uncovered parking spaces are proposed. Lot 3: This 34,189 square foot parcel at 1122 Indio Muerto (017-291-027) will be developed with three, 3-story duplexes and one 2nd-story duplex above an existing 12-car garage. These buildings D, E, F, and G, will range in size from 2,500 - 3,000 square feet. An existing duplex, concrete driveway, and storage shed will be demolished. Over both parcels, 46 trees are proposed to be removed, with 23 of them being non-native and located within the creek setback. Trees to be removed include five Mexican fan palms ranging from 24" to 36" in diameter, one Brazilian pepper at 6" diameter, five Avocados from 8" to 24" diameter, 13 *Tipuana* ranging from 8" to 18" diameter, three Redwoods from 8" to 14" diameter, three Queen palms at 14" diameter, one Fruit at 6" diameter, two *Myoporum* at 8" & 10" diameter, three Eugenia ranging from 8" to 10" diameter, one Olive at 30" diameter, six *Pittosporum* ranging from 10" to 14" diameter, and three *Grevillea robusta* at 24" diameter. Grading will be balanced on site with 2,210 cubic yards of excavation and 2,210 cubic yards of fill. This project will address violations identified in enforcement case ENF2014-00343. This project is proposed in conjunction with the project at 1118 Indio Muerto Street, to be reviewed concurrently by the Single Family Design Board.)

(Review of Phase I Archeological Resources Report prepared by Dudek/David Stone. This report encompasses analysis of these parcels as well as the parcel for 1118 Indio Muerto Street.)

Actual Time: 2:05 p.m.

Present: David Stone, Archaeological Consultant

Staff comments: Joanna Kaufman, Planning Technician, stated that Dr. Glassow has 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 agrees that an archaeologist should monitor ground-disturbing activities during construction proposed for Parcel 3 (1122 Indio Muerto Street). Barbara Shelton, Environmental Analyst, noted that there is a typo in the last paragraph on page 9 that should read "Parcel 3", instead of Parcel 1.

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

Motion: To accept the report as presented with staff's correction, and the recommendation to the Single Family Design Board that there be an adequate setback from the creek and that the amount of vegetation removal be adequately mitigated.

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

ARCHAEOLOGY REPORT

5. 2720 DE LA VINA ST

C-2/SD-2 Zone

(2:10) Assessor's Parcel Number: 051-220-021
 Application Number: MST2014-00079
 Owner: William Meller Family LLC
 Applicant: DesignARC, Inc.

(Proposal to demolish the existing 4,167 square foot commercial building and surface parking lot, and construct a new 20,746 square foot mixed-use building on the 11,674 net square foot parcel. The building consists of three stories above an underground parking garage. Twelve commercial parking spaces are proposed in the parking garage below-grade. The first floor at grade consists of 3,112 square feet of commercial space and eight residential parking spaces in the attached parking garage. The second and third floors above consist of seven residential units. The project is proposed under the Average Unit-Size Density Incentive Program (AUD). There will be 168 cubic yards of fill grading, and 1,562 cubic yards of excavation, mainly for the lower level of parking below grade. The project includes new landscaping and street trees.)

(Review of Phase I Archeological Resources Report prepared by Dudek/David Stone.)

Actual Time: 2:07 p.m.

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

Motion: To accept the report as presented.

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

Additional individual comment:

- Appreciation was expressed for Dr. Glassow's volunteer work in reviewing archaeological reports that have been prepared by consultants hired by applicants.

CONCEPT REVIEW - NEW**6. CITYWIDE**

(2:15) Assessor's Parcel Number: 099-MSC-OPD
 Application Number: MST2014-00568
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara Environmental Services

(Proposal for a Public Container Master Plan. The plan will, over the next 31 years, standardize public trash and recycling containers throughout the city by transitioning from 26 style types to four within Landmark Districts, and six within the remaining city areas.)

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

Actual Time: 2:09 p.m.

Present: Matthew Fore, Environmental Services Manager
 Lorraine Cruz-Carpenter, Environmental Services Specialist

Public comment opened at 2:20 p.m.

Sharon Bryne, Milpas Community Association, expressed support for the proposal to standardize waste receptacles.

Kellam de Forest, local resident, questioned whether Marborg Industries currently services the containers throughout the City and how the terracotta containers are collected. He also asked if the proposed designs are the best ways to prevent recyclables from going into trash cans and graffiti.

Public comment closed at 2:24 p.m.

Motion: Project Design and Final Approvals with conditions:

1. The concept of unification for historic districts throughout the City is supportable.
2. The Wassau Split Unit design is preferred throughout, including where non-conforming containers are currently located, as replacement needs arise.
3. The Chase Palm design where proposed, as well as in El Pueblo Viejo Landmark District, is acceptable.
4. The Wassau containers shall be a Malaga Green color (with blue lid for recycling). The Chase Palm containers shall be true terracotta color.

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

Additional individual comments:

- The current receptacles located within the downtown area were specifically designed for El Pueblo Viejo Landmark District.
- The new proposed pebble design is not supportable.
- The Urban Renaissance design is too tall and the amount proposed is not supportable. Tubular steel is not acceptable in El Pueblo Viejo Landmark District.

FINAL REVIEW / HISTORIC STRUCTURES REPORT**7. 1330 CHAPALA ST**

C-2 Zone

(2:45) Assessor's Parcel Number: 039-131-001
 Application Number: MST2013-00169
 Owner: Metropolitan 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.")

a. HSSR Addendum (Review of Addendum to Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)

Actual Time: 2:56 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

Staff comments: Nicole Hernández, Urban Historian, stated that staff is recommending changes to the report as outlined in a memo distributed to the Commission. Staff agrees with the report that the project would not have a negative impact on the resource, and meets the Secretary of the Interior's Standards and the City's CEQA Guidelines.

Public comment opened at 3:00 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report with changes as requested by staff and the following changes by the Commission:

1. Page 9, last paragraph, should state that the architectural scheme of the project draws its inspiration from the Edwards and Plunkett architects style of architecture, not from the adjacent Arlington Theatre.
2. Page 17, last paragraph, should state that the design of the archway mimics a *campanario*, not a belfry.

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

b. Final Review (Final Approval requested. 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 September 10, 2014.)

Actual Time: 3:01 p.m.

Present: Carrie Bingham, Architect, Peikert + RRM Design Group
Courtney Jane Miller and Katie Klein, Landscape Architects, CJMLA

Public comment opened at 3:27 p.m.

Kellam de Forest, local resident, commented that the original plan did not have the proposed elevator tower. He thought the design is not yet satisfactory and that it should be a tower that fits with the Plunkett-Edwards vision of towers surrounding the landmark, less dramatic than the Arlington Theatre. Although it cannot be seen from Sola Street, he questioned where it can be seen from. He commented that the historic arch should be better tied-into the overall Arlington Village project.

Public comment closed at 3:30 p.m.

Motion: Final Approval and continued two weeks for details with conditions:

1. Following are not part of the final approval:
 - a. Bus stop should be as unobtrusive as possible.
 - b. Tile on the roof.
 - c. Awning color.
 - d. Blue tile proposed for the fountain.
 - e. Drive over lumières.
 - f. SLIM 37Y.
 - g. Bollards.
 - h. The finials need to emulate the finials on the Arlington Theatre to make them of a more traditional style.
 - i. The ironwork color should be flat grey black.
2. Provide additional landscaping.
3. Screen backflow preventers.
4. Provide detail of wrought iron window covers; and provide details for gate guard at any gate.
5. Provide window mudden lay out and possibly providing manufacturer detail, looking for true muntin bars.
6. The area above the arched windows shall be glazed with muddens similar to that below.
7. Solid color shall be used for the roof tile. The color will have variation from building to building.
8. Window sash color shall have variation from building to building to create a village effect.
9. Awning color shall have variation from building to building. What is being proposed is too contemporary.
10. The pavers shall not be chamfered.
11. Hanging landscaping light fixtures should be of a simpler design and not so obvious.
12. Provide a cut sheet showing the selected parking light fixture on top of the selected post.
13. Vary the leader heads design from building to building.

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

**** THE COMMISSION RECESSED FROM 4:05 PM TO 4:15 PM ****

CONCEPT REVIEW – NEW / HISTORIC STRUCTURES REPORT**8. 1721 SANTA BARBARA ST**

E-1 Zone

(3:15) Assessor's Parcel Number: 027-111-005
 Application Number: MST2014-00456
 Owner: WGH Ventures, Inc.
 Architect: Jose Luis Esparza, AIA

(Proposal to reconstruct a total of 1,075 square feet of one- and two-story additions (including 528 square feet on the ground floor, and 547 square feet on the second floor) at the rear of the an existing 2,119 square foot two-story, single-family residence. The proposed addition restores original square footage that was demolished without a permit, and will result in the originally approved 3,194 square foot residence. Also proposed is to relocate two garage doors from the north to the east on the existing 543 square foot, detached two-car garage. This application addresses violations identified in enforcement case ENF2014-00237. The proposed total of 3,737 square feet, located on a 12,792 square foot lot, is 92% of the required floor-to-lot area ratio (FAR). This structure is on the City's List of Potential Historic Resources: Edwards-Abraham House designed by architect Thomas Nixon c. 1875.)

Present: Ronald Nye, Historical Consultant
 Jose Luis Esparza, Architect
 Karen Phillips, Owner

a. HSSR (Review of Phase II Historic Structures/Sites Report prepared by Ronald Nye.)

Actual Time: 4:15 p.m. and again at 4:46 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that Staff asked the applicant to simplify the proposed rear addition to distinguish it from the original house. Staff found that the report meets the CEQA Guidelines as per the Secretary of the Interior's Standards.

Public comment opened at 4:46 p.m. and, with no one wishing to speak, it was closed.

Motion: To accept the report with requested amendments.

Action: La Voie/Winick, 7/0/0. (Murray/Shallanberger absent.) Motion carried.

b. Conceptual Review (Comments only; project requires environmental assessment.)

Actual Time: 4:20 p.m.

Public comment opened at 4:57 p.m.

Chair Suding acknowledged receipt of written comments from Jason Hamen, adjacent property owner, expressing privacy concerns and support for the relocation of the garage doors.

Kellam de Forest, local resident, expressed appreciation for the proposed project and the applicant's consideration of the impacts to neighborly buildings. He questioned whether the additions constitute new construction.

Public comment closed at 4:30 p.m.

Motion: Continued indefinitely with comments:

1. Appreciation was expressed for the owner's stewardship of the home.
2. The project's mass, bulk and scale are appropriate.
3. Solve the architecture to be more in keeping with the existing building's Eastlake Style and simplifying it in the process.
4. Provide an earth tone color palette reflecting what would have been used prior to the 1920s for this building style.
5. Extend walls on the addition to maintain a square, steep pitched roof cantilevering out over bay windows typical of the Eastlake Style.

Action: Winick/La Voie, 7/0/0. (Murray/Shallanberger absent.) Motion carried.

CONCEPT REVIEW – CONTINUED / HISTORIC STRUCTURES REPORT**9. 224 LOS AGUAJES AVE**

R-4/SD-3 Zone

(3:50) 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.)

Present: Alexandra Cole, Historical Consultant
 Michelle Lang and Don Gragg, Santa Barbara Design & Build

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

Actual Time: 4:50 p.m. and again at 5:10 p.m.

Staff comments: Nicole Hernández, Urban Historian, stated that 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 4:50 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report with requested amendments.

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

b. Second Concept Review (Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. This project was last reviewed by HLC on September 10, 2014.)

Actual Time: 4:53 p.m.

Public comment opened at 5:01 p.m. and, as no one wished to speak, it was closed.

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

1. The proposed modifications are aesthetically appropriate. The proposed modifications do not pose consistency issues with El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance.
2. The applicant was commended for undertaking the home's restoration.
3. Return the handrail to a step design.
4. Batter the chimney, replicating the existing batter.
5. Change the west elevation, second floor balcony door to a door and sidelights.

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

CONCEPT REVIEW (CONTINUED)

10. **33 W VICTORIA ST**

C-2 Zone

(4:40)

Assessor's Parcel Number: 039-181-001
 Application Number: SGN2014-00109
 Owner: Vic Luria-New, LLC
 Applicant: Jason Currie
 Business Name: Ensemble Theatre Company

(Concept review for a new sign program for the Ensemble Theatre Company consisting of four (4) new wall mounted flag signs (totaling 60 square feet), two (2) 4.5 square foot poster spaces mounted to walls (totaling 9 square feet), and one large 130 square foot poster case at the rear of the building, all of the above referenced signs are proposed to have inter-changeable text for specific venue events. Two (2) additional 5 square foot pole mounted signs are also proposed (totaling 10 square feet). There is an existing 3 square foot hanging sign to remain. The total proposed new signage proposed is 209 square feet, and a total of 212 square feet of total site signage. Maximum square footage allowed is 90 square feet. Exceptions are requested to allow the application to exceed the maximum site square footage, and to request pole signs. The linear building frontage is 136 feet.)

(Exception findings are required.)

This item was postponed to December 17, 2014, at the applicant's request.

CONCEPT REVIEW - CONTINUED**11. 701 CHAPALA ST**

C-2 Zone

(5:00) 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.)

Fifth concept review. (Comments only; project requires environmental assessment and compliance with Tier 3 Storm Water Management Program (SWMP). The project was last reviewed by HLC on November 5, 2014.)

Actual Time: 5:10 p.m.

Present: Wayne LaBrie, Architect

Public comment opened at 5:13 p.m. and, as no one wished to speak, it was closed.

Motion: Project Design and Final Approvals with the comment that the architecture is appropriate and supportable with the condition that the Tier 3 Storm Water Management Program compliance shall be reviewed by Staff.

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

CONSENT AGENDA (11:00)**CONTINUED ITEM****A. 800 GARDEN ST****C-2 Zone**

Assessor's Parcel Number: 031-021-014
Application Number: MST2014-00451
Owner: Islay Investments
Applicant: Howard Kantor

(Proposal to replace all of the existing aluminum frame windows with bronze trimmed Style Line™ Milgard® vinyl retrofit windows.)

(Action may be taken if sufficient information is provided. This project was last reviewed on October 8, 2014.)

Present: Cecilio Duarte and Howard Kantor, Applicants

Continued for two weeks to review the re-installation of the window with 3/4" overlap on the plaster.

CONTINUED ITEM**B. 9 W VICTORIA ST****C-2 Zone**

Assessor's Parcel Number: 039-182-001
Application Number: MST2014-00359
Owner: 1221 Victoria Court
Architect: Richard Six
Engineer: John Maloney

(Proposal for site alterations to the north courtyard to include revised stairs and landings, new railings to match existing, new potted plants, a new wall fountain, resurfacing of various areas of courtyard, and revised site lighting in various courtyards and paseos.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 13, 2014.)

Present: Richard Six, Architect

Project Design and Final Approvals with the condition that a sample of the tile be submitted and reviewed by Commissioner Mahan.

CONTINUED ITEM

C. 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.)

Present: Jeff Hornbuckle, Cearnal Andrulitis Architects

Continued two weeks to the Full Commission for review.

**** MEETING ADJOURNED AT 5:19 P.M. ****