



City of Santa Barbara Planning Division

Revised: Item C on the Consent
Agenda was corrected.

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 25, 2015

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
JULIO JUAN VEYNA

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/hlc and then clicking on the Videos under Explore.

CALL TO ORDER.

The Full Board meeting was called to order at 1:31 p.m. by Chair Suding.

ATTENDANCE:

Members present: La Voie (at 2:06 p.m.), Mahan, Murray, Orías, Shallanberger, Suding, Veyna, and Winick.

Members absent: Drury.

Staff present: Limón (until 2:55 p.m.), Hernández, Kaufman, and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the minutes of the previous Historic Landmarks Commission meeting.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of February 25, 2015, with corrections.

Action: Orías/Mahan, 6/0/1. (Shallanberger abstained. Drury/La Voie absent.) Motion carried.

C. Consent Calendar.

Motion: Ratify the review of the Consent Agenda as reviewed by Bill Mahan.

Action: Winick/Shallanberger, 7/0/0. (Drury/La Voie 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. The meeting would need to end at 5:30 p.m. at the latest to allow staff to set up for a district elections workshop at 6:00 p.m.
- b. Commissioner Drury would be absent.
- c. Commissioner Murray would be stepping down from Item 4, 1978 Mission Ridge Rd.

2. Chair Suding announced Commissioner La Voie would arrive late.

3. Commissioner Veyna announced he would be stepping down on Item 2, 1131 N. Nopal Street.

4. Mr. Limón announced that he recently became aware of a proposal to demolish Peabody Stadium at Santa Barbara High School as it is structurally unstable. The plan is to reconstruct it and the football field will be replaced with artificial turf. Staff has requested that a Historic Structures/Sites Report be prepared for courtesy review by the Historic Landmarks Commission because of the stadium's historical significance as it was donated by Frederick Forrest Peabody. Staff has also informed the Santa Barbara High School District that the City would like to review the environmental determination since a categorical exemption is being requested by the applicant.

5. Commission Mahan announced that the State of California is planning to construct a new Criminal Courthouse at the corner of Santa Barbara and Figueroa Streets. Planning Commission member Sheila Lodge and Commissioner Mahan were selected to be on an advisory committee. An architect from UC Santa Barbara is on the advisory team as well as Steve Amerikaner that is representing the business community. A meeting was recently held with the out-of-area architects (Moore Ruble Yudell Architects and Planners) and the local architectural firm (Cearnal Andrulaitis, LLP) representing the applicant. The building will be three stories, setback both from Santa Barbara and Figueroa Streets by 25 feet, with a parking structure below grade, and expected to exceed 60 feet in height. The current Municipal Courthouse is to become a large plaza. Commissioner Orías expressed concern with the height exceeding 60 feet and was reassured that Commissioner Mahan is well versed in height limits within the City. Although not required, Commissioner Mahan will relate the desire for a courtesy review by the Full Commission.

Kellam de Forest, local resident, stressed the importance of letting the public know of this proposal as soon as possible. He questioned the impacts to the historic resource that is registered as a National Historic Landmark.

6. The Commission requested a discussion item on unauthorized removal of benches on State Street Plaza.

E. Subcommittee Reports.

No subcommittee reports.

FINAL REVIEW1. **CITYWIDE CROSSWALKS**

P-R Zone

(1:45) Assessor's Parcel Number: 015-060-017
 Application Number: MST2014-00485
 Owner: City of Santa Barbara
 Engineer: Ashleigh Shue, Project Engineer II

(Proposal to modify five existing pedestrian crosswalk locations with new enhanced pedestrian crossing safety features as part of the Highway Safety Improvement Program Crosswalk Enhancements Project. Enhancements vary by site but include curb extensions, new and replaced sidewalk and paving, median refuge islands, new and replaced street lighting poles, pedestrian crossing push-buttons, and dual-sided rectangular rapid flashing beacons. The intersection locations include (1) Cabrillo Boulevard at Anacapa Street, (2) Cabrillo Boulevard at Corona Del Mar, (3) State at Islay Streets, (4) State at Pedregosa Streets, and (5) State at Calle Palo Colorado Streets. The first four intersections are within the Historic Landmarks Commission's jurisdiction, with the fifth location within the Architectural Board of Review's jurisdiction.)

(Final Approval of details is requested. Project was last reviewed on December 17, 2014.)

Actual time: 1:48 p.m.

Present: Ashleigh Shue and Andrew Grubb, Project Engineers
 Derrick Bailey, Supervising Transportation Engineer

Public comment opened at 1:57 p.m.

Kellam de Forest, local resident, commented that the HLC's aim is to make equipment aesthetically and historically pleasing, not to make maintenance easier. He requested that equipment be placed underground to the extent possible. He agreed with Commission Orías that the lights should be shielded.

Public comment closed at 1:57 p.m.

Motion: Final Approval of details with comments and conditions:

1. The changes made in response to previous hearing comments are appreciated.
2. The equipment set back from Cabrillo Blvd. is appreciated and supportable.
3. The concrete base shall be colored a sandstone color.
4. Shield the flashing lights to minimize light trespass, especially near residential neighborhoods.
5. Reduce the height of the pedestal resulting in a maximum six inch height.

Action: Mahan/Winick, 5/1/2. (Suding opposed because the curb extensions impinge upon the historic resource. La Voie/Veyna abstained. Drury absent.) Motion carried.

CONCEPT REVIEW - NEW**2. 1131 N NOPAL ST**

R-3 Zone

(2:05) Assessor's Parcel Number: 029-191-002
 Application Number: MST2013-00211
 Owner: Mark D. Meinzer
 Architect: Lori Kari

(Proposal for a new driveway and two new uncovered parking spaces at an existing single-family residence. The existing one car attached garage will remain. The project includes removal of a portion of an existing front masonry wall and magnolia tree, and the installation of a new driveway gate. This is a City Landmark: Little Granada Residence.)

a) (Review of Historic Structures/Sites Letter Report prepared by Alex Cole. Report has concluded that the project will have no impacts to the historic resource.)

Time: 2:13 p.m.

Present: Lori Kari, Architect
 Alex Cole, Historical Consultant

Staff comments: Nicole Hernández, Urban Historian, stated that Staff agrees with the conclusion of the report in that it meets the CEQA Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties, and that the implementation of the proposed project would have a less than significant impact on significant historic resources (Class III). The historical consultant included more information of the Magnolia tree proposed to be removed and its impacts to its setting at Staff's request.

Motion: To deny the report as disagreeing with the analysis.
 Action: La Voie/Orías. No vote taken.

Additional individual comments:

- Commissioner La Voie was not in support of acceptance of the report because he found that the proposed changes would have a negative impact on the resource. The proposed gate is wider than any other gates on the street, and it is immediately adjacent to another passenger gate. Most gates on the street are separated by huge expanses of plaster walls as a character defining feature. The tree has become a character defining feature of the site and modifying it would radically change the appearance of the house. Solid paving where there was some landscaping and all other additional paving is an unacceptable change to a site's character.
- Chair Suding stated that the Magnolia tree contributes to the streetscape and the character of the house, although not historically significant. Regardless of the outcome of this proposal, the removal of any tree customarily requires a replacement.
- Commissioner Mahan stated that the north elevation is visible from the public right-of-way, disagreeing with the report that says it is not visible by the public.

Substitute

Motion: Continued indefinitely to allow time for the historical consultant to amend the report based on Commission comments made during the design review of the proposed project.

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

b) (Concept review; comments only. Environmental assessment required.)**Actual time: 2:07 p.m. and again at 2:28 p.m.**

Present: Lori Kari, Architect
 Alex Cole, Historical Consultant

Public comment opened at 2:14 p.m. and again at 2:34 p.m.

Kellam de Forest, local resident, commented that this is a classic example of a City Landmark, it has much public exposure from the street, and it is nice to see it being taken care of. He believes taking out a portion of the wall as proposed would have a negative impact and suggested coming up with a better solution. He mentioned the Magnolia tree proposed to be removed was surely not there in the 1920s.

Tim Steele, local architect/representing immediate neighbor to the north, commented on the proposal's negative impacts to the neighborhood. The proposal is contrary to the intent of the design with its continuity, including the magnolia trees, and how each space relates to the streetscape.

Chair Suding acknowledged receipt of Mr. Steele's written comments that will be made part of the design review file records.

Kellam de Forest, local resident, suggested that the proposal be rejected although Nopal Street is not a well-travelled street. He suggested making the high school access available.

Public comment closed at 2:19 p.m. and again at 2:36 p.m.

Motion: To deny the application.
 Action: La Voie/Mahan. No vote taken.

Substitute**Motion: Continued indefinitely with comments:**

1. Restudy the rhythm of the openings/gates along the frontage and the interplay between how the wood and plaster occurs.
2. Restudy the burial of the corner at the north elevation.
3. Restudy the width of paving from property line to building on the north elevation.
4. The loss of the patio on the north side is of grave concern as this is the only series of units with a side yard patio.
5. Although the parking in the rear yard is not traditional, it was not of grave concern.

Action: Shalanberger/La Voie, 6/1/0. (Murray opposed because she does not think any proposed changes would be workable on the site. Veyna stepped down. Drury absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 2:51 P.M. TO 2:57 P.M. ****

CONCEPT REVIEW - NEW**3. 2225 MODOC RD**

E-1 Zone

(2:35) Assessor's Parcel Number: 043-021-002
Application Number: MST2015-00106
Owner: Santa Barbara High School District
Architect: Andrew Roteman

(Courtesy review of the "Gateway project" at La Cumbre Junior High School, which is a Designated City Landmark. Alterations include replacement and expansion of existing hardscape, revised site landscaping including replacing grass with drought tolerant landscaping, replacing site fencing along Modoc Road, and replacing and adding new exterior lighting fixtures.)

(Courtesy review; comments only.)

Actual time: 2:57 p.m.

Present: David Hetyonk, Director of Facilities and Operations, SBUSD
Andrew Roteman, Architect, Roteman, Eberhard & Associates
Sam Maphis, Landscape Architect, Earthform Design

Public comment opened at 3:04 p.m. and, as no one wished to speak, it was closed.

The Commission made the following comments:

1. The composition of the plans is supportable.
2. The entrance sequence is a nice solution to the intended function.
3. The use of the same parking lot fixtures for the entrance of the building may be supportable by the majority of the Commission. Even so, restudy the light fixtures on and near the building to be more traditional and appropriate to the architecture. Look to El Pueblo Viejo Landmark District for inspiration for light fixtures sensitively installed on buildings with a Spanish style of architecture.
4. The use of drought tolerant material, in particular succulence, lends itself to a more natural landscape environment.
5. Restudy the linear configuration of the planter to interface better with the plaza by creating more of a curve or enhancing it in some way.
6. Provide additional bougainvilleas for more masses of color and better integration.
7. Study clumping the agaves together and possibly the inclusion of other types of agaves.

PROJECT DESIGN REVIEW**4. 1978 MISSION RIDGE RD**

A-1 Zone

(2:55) Assessor's Parcel Number: 019-083-001
 Application Number: MST2014-00184
 Owner: Nazerian Family Trust 6/13/00
 Architect: Thea Van Loggerenberg

(This is a revised project description. Proposal to demolish an existing 165 square foot, detached, one-story, accessory building, and construct first and second story floor additions totaling approximately 1,500 square feet to an existing two-story, single-family residence. The proposed additions will connect the existing residence to the existing, detached accessory buildings. The proposal includes remodeling the existing, detached accessory buildings, to result in two-covered parking spaces in a carport, to remodel existing habitable floor area on the first-story and for new habitable area above the carport, and a 125 square foot balcony. An existing pool equipment shed is proposed to be demolished and replaced with pool equipment screened by a wall and an existing pergola on the north side of the garage will be removed and a new portico, fireplace, and balcony above will be constructed. The proposal includes 33 cubic yards of grading excavation and 29 cubic yards of fill. This project will result in a total development of 7,139 square feet and is 125% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications. This structure is on the City's List of Potential Historic Resources.)

(Project Design Approval is requested. Project requires Hillside Design District and Sloped Lot findings, and Neighborhood Preservation Ordinance findings. Project must comply with Staff Hearing Officer Resolution No. 070-14. Project last reviewed February 25, 2015.)

Actual time: 3:16 p.m.

Present: Farrokh Nazerian, Owner
 Thea Van Loggerenberg, Architect

Motion: Project Design Approval and continued indefinitely to Consent with comments and findings made:

1. The corner wood post shall be expressed in a simple plaster surface.
2. The plaster wall shall extend up on the sides on the west and east side elevations.
3. *Hillside Design District and Sloped Lot findings:*
 - a. The development, including the proposed structure and grading, is appropriate to the site, and it is designed to avoid visible scarring.
 - b. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance.
 - c. The overall height of the structure is acceptable.
 - d. There is no grading being proposed.
 - e. There is no major vegetation proposed to be removed.
4. *Neighborhood Preservation Ordinance findings:*
 - a. The proposed development is consistent with the scenic character of the City and enhances the appearance of the neighborhood.
 - b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
 - c. The architectural materials are appropriate to the historic resource and neighborhood.
 - d. The project does not require removal of trees.

- e. The public health, safety and welfare are appropriately protected, taking note of the requirement for swimming pool safety.
- f. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise, and lighting.
- g. No public views are affected.

Action: La Voie/Mahan, 6/0/1. (Veyna abstained. Murray stepped down. Drury absent.)
Motion carried.

The ten-day appeal period was announced.

**** THE COMMISSION RECESSED FROM 3:42 P.M. TO 3:46 P.M. ****

CONCEPT REVIEW - CONTINUED

5. 203 CHAPALA ST

R-4/SD-3 Zone

(3:30) Assessor's Parcel Number: 033-041-001
Application Number: MST2007-00634
Owner: Sanders Family 2006 Revocable Trust
Owner: Richard Sanders
Architect: Cearnal Andrulaitis, LLP

(Proposal to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a 12,166 square foot addition, resulting in 13,468 square feet of residential floor area. The building would change use from commercial to residential, resulting in seven new residential condominiums (four 3-bedrooms and three 2-bedrooms) and 16 parking spaces. Modifications are required for the encroachment of the existing structure into the front setback on Yanonali Street upon the change of use, and the encroachment of the van-accessible parking access aisle into the front yard setback on Los Aguajes. The maximum building height would be 33'-0". Parking on this 20,553 square foot parcel would be provided in seven private garages, two carports, and two uncovered guest parking spaces. This structure is on the City's List of Potential Historic Resources.)

(Fourth Concept Review; comments only. Project requires a Substantial Conformance Determination and environmental assessment and must comply with Planning Commission Resolution No. 026-09. Project last reviewed March 5, 2008.)

Actual time: 3:46 p.m.

Present: Brian Cearnal, Cearnal Andrulaitis Architects
Alberto Valner, Owner
Alex Cole, Historical Consultant
Dan Gullett, Project Planner

Public comment opened at 3:59 p.m.

Kellam de Forest, local resident, expressed appreciation for the restoration of the classic 7-Up tower. He thought the addition of the roof decks and elevation tower raise the building's height from what was previously proposed. He questioned whether the proposed elevator tower would visually conflict with the 7-Up tower. [Chair Suding responded that the proposed towers are lower than the historic tower.]

Public comment closed at 4:00 p.m.

The Commission made the following comments:

1. The roof decks, chimneys, and tower elements are supportable.
2. The roof decks will add to the livability of the units.
3. The preservation of the mature trees is appreciated as they are fine specimens for the area. They will give the project a sense of scale and increase the aesthetic value.
4. The proposal is very much in scale with the neighborhood and the interplay will be a complement to the neighborhood.
5. Study simplifying the third story roof forms to create less repetition on the Yanonali Street Elevation.
6. Consider requesting that the remaining portion of building be listed as a historic resource.

CONCEPT REVIEW – CONTINUED**6. 29 E VICTORIA ST**

C-2 Zone

(4:05) Assessor's Parcel Number: 039-133-009
 Application Number: MST2015-00087
 Owner: Tioga Holdings LP
 Contractor: Total Heating & Air
 Business Name: Ca' Dario

(Proposal to address violations of enforcement case (ENF2014-01029) and permit five (5) "as-built" heating, ventilation, and air conditioning (HVAC) rooftop units with new equipment screening.)

(Action can be taken if sufficient information is provided. Project last reviewed at Consent on March 11, 2015.)

Actual time: 4:07 p.m.

Present: Mike Chenowith, Owner
 Richard Doolittle, Contractor

Public comment opened at 4:13 p.m. and again at 4:21 p.m.

Allen and Virginia Rehling ceded their time to Jesse Swanhuysen.

Jesse Swanhuysen, representative for the Rehling family, commented on appropriate screening of new equipment and provided photographs of other violations on the building. [It was clarified that any violations not yet reported to the City were not being discussed at this time.]

Chair Suding acknowledged receipt of letters from Rolf Kowal and Virginia Rehling that will be made part of the design review file record.

Public comment closed at 4:17 p.m. and again at 4:21 p.m.

Motion: Project Design Approval with condition and request:

1. Construction shall be completed within 30 days of the building permit issuance.
2. Staff shall return within 45 days to report on the abatement of violations observed by the Commission, such as the unpermitted lighting.

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

Other individual comments:

Commissioner La Voie requested that the photographs presented during public comment be included when Staff reports apparent violations on behalf of the Commission.

The ten-day appeal period was announced.

CONSENT CALENDAR (11:00 A.M.)

Consent Agenda was reviewed by Bill Mahan and adjourned at 12:10 p.m.

CONTINUED ITEM**A. 6 W DE LA GUERRA ST****C-2 Zone**

Assessor's Parcel Number: 037-400-013
Application Number: MST2015-00068
Owner: Hughes Land Holding Trust 5/9/84
Applicant: Carolyn Doyle
Architect: William Lushbough

(Proposal to replace an existing ATM with a new ATM with a revised design for Wells Fargo in the approximate location. This is a designated Structure of Merit: Las Tienditas Building.)

(Action can be taken if sufficient information is presented. This project was last reviewed on February 25, 2015.)

Project Design and Final Approvals with the condition that the upper portion of the ATM shall match the existing white color of the adjacent building and the bottom portion of the ATM shall match the existing terracotta of the adjacent building.

REVIEW AFTER FINAL**B. 3626 SAN REMO DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-231-011
Application Number: MST2013-00440
Owner: Nancy and Robert Madsen
Designer: Kate Svensson
Applicant: Capital Pacific Development Group

(Lot 3: Proposal to demolish an existing two-story, 2,907 square foot single-family dwelling and construct a new two-story, 2,767 square foot single-family dwelling and an attached 443 square foot garage. (The original four-lot subdivision project proposed a restoration of the dwelling at 3626 San Remo Drive. The proposal has been revised to demolish and reconstruct the dwelling because the existing building was structurally unstable, as per the engineering report.) The proposed development total of 3,210 square feet, located on a 14,810 square foot lot, is 74% of the required floor-to-lot area ratio (FAR). The front facade, which was found to be eligible as a Structure of Merit, would be reconstructed in accordance with the Secretary of the Interior's Standards for Reconstruction, as per the Historic Structures/Sites Report Addendum prepared by Alexandra C. Cole of Preservation Planning Associates that was accepted by the Historic Landmarks Commission on February 12, 2014. A Historic Structures/Sites Report prepared by Alexandra C. Cole of Preservation Planning Associates was accepted by the Historic Landmarks Commission in March of 2010 for the subdivision of the property. This property is on the City's List of Potential Historic Resources.)

(Review After Final for revised exterior lighting details. Project requires compliance with Planning Commission Resolution No. 022-14. The project was last reviewed by the Full Commission on October 22, 2014.)

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

FINAL REVIEW**C. 1130 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-232-020
 Application Number: MST2013-00237
 Owner: County of Santa Barbara
 Applicant: Suzanne Elledge Planning & Permit
 Architect: Kupiec Architects
 Landscape Architect: Arcadia Studio
 Business Name: Santa Barbara Museum of Art

(Proposed addition and alterations to the Santa Barbara Museum of Art consisting of a 7,944 net new square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing four-story 64,511 net square foot building. Also proposed is a new approximately 1,420 unenclosed square feet public rooftop pavilion, garden and terrace area with associated access elevator and stairway, new rooftop mechanical equipment and skylights. A new art receiving facility will add 402 square feet to the building footprint and a 5-foot long low curb wall at the northerly corner of the building will encroach onto City Central Library grounds. Miscellaneous site structure demolition will occur to support implementation of the proposed design. Two oak trees are proposed for removal with replacement of one oak tree on site and two others off site. A new electrical power transformer would be located on City property at Public Parking Lot No. 7. The net new square feet of new floor area will result in 72,455 net square feet of development. Construction staging would occur on the adjacent City library property. This building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art.")

(Final Approval for door surround details is requested. Project must comply to Planning Commission Resolution No. 029-14. Project was last reviewed by the Full Commission on February 25, 2015.)

Final Approval of revised drawings as submitted.

FINAL REVIEW**D. 224 LOS AGUAJES AVE****R-4/SD-3 Zone**

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 an "as-built" shed, and portions of a concrete patio and porch canopy at the rear of the house. Staff Hearing Officer review is requested for interior setback modifications. This residence is on the City's List of Potential Historic Resources and is eligible as a Structure of Merit for its exemplification of the Spanish Colonial Revival style.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 012-15. Project was last reviewed by the Full Commission on November 19, 2014.)

Final Approval as noted on drawings with conditions:

1. Detail 7, terracota paver, shall be 3/4" thick.
2. The new ridge tile shall match existing.

FINAL REVIEW**E. 1721 SANTA BARBARA ST****E-1 Zone**

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 1,072 square feet of one- and two-story additions (including 523 square feet on the ground floor, and 549 square feet on the second floor) at the rear of the an existing 2,119 square foot two-story, single-family 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 3,734 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.)

(Final Approval is requested. Project last reviewed by the Full Commission on March 11, 2015.)

Final Approval of working drawings as noted with conditions:

1. Gutters and downspouts to be made of copper.
2. The vertical corner trim on garage shall be 1" by 6".
3. Change the location of the garage door so that the walls on either side of the entry will be 2' wide.
4. The flat roof color shall be the approximate shade of the existing shingles, which are a dark gray.

FINAL REVIEW**F. 101 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-075-006
 Application Number: MST2011-00171
 Owner: Romasanta Family Living Trust
 Architect: Cearnal Andrulaitis, LLP

(This is a revised project description. Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 22,133 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage totaling 9,943 square feet.)

(Final Approval of architectural details is requested. Requires compliance with Planning Commission Resolution No. 002-13. Project was last reviewed by the Full Commission on November 20, 2013.)

Final Approval with conditions:

1. The finial on the dome shall be shown on the shop drawing and return with details.
2. The fountain shall be replaced by inlaid sundial and return with details.
3. The iron grill shall be a dark gray color, not black.

NEW ITEM**G. 931 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-141-002
Application Number: MST2015-00103
Owner: Laurie Ashton & Lynn Sarko
Applicant: Jarrett Gorin
Architect: Eric Swenumsen Residential Design

(Proposal to permit five (5) "as-built," ground-mounted heating, ventilation, and air conditioning (HVAC) units with 37 inch tall screening fences and an "as-built" six foot high chain link fence surrounded by a hedge for a 240 square foot dog run area to an existing 7,930 square foot, two-story, single family residence with an 726 square foot garage. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00044). The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the HVAC units to be located in the required front setback. The residence is a designated City Landmark "Mont Joie Residence" constructed in 1928.)

(Comments only; project requires Staff Hearing Officer review for front setback modifications.)

Continued indefinitely with positive comments:

1. The modification for the equipment is supportable.
2. There should be appropriate screening and of an appropriate color similar to the existing screen color.
3. The Compatibility Analysis Criteria has been met for this project.

NEW ITEM**H. 918 GARCÍA RD****E-1 Zone**

Assessor's Parcel Number: 029-252-003
Application Number: MST2015-00129
Owner: Jim D. Machen Trust 10/13/05
Landscape Architect: Chris Gilliland

(Proposal to remove existing site wall and replace the wall not to exceed 42" in height within the public right of way. Permit an "as-built" outdoor shower to address the violation listed in Zoning Information Report (ZIR2014-00067). This home is on the City's List of Potential Historic Resources and is eligible as a Structure of Merit.)

(Action can be taken if sufficient information is presented.)

Project Design and Final Approvals with comment and conditions:

1. The outdoor shower is acceptable.
2. The corner of columns shall be 3/4" bullnosed.
3. Remove the tile under the stone cap.

**** MEETING ADJOURNED AT 4:31 P.M. ****