



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, July 29, 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  
AMBER FLEMMINGS, 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/hlc](http://www.santabarbaraca.gov/hlc) and then clicking on the Videos under Explore.

**CALL TO ORDER.**

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

**ATTENDANCE:**

Members present: Drury, La Voie, Mahan, Orías, Shallanberger, Suding, Veyna, and Winick.

Members absent: Murray.

Staff present: Limón, Hernández, 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 July 15, 2015, with corrections.

Action: Drury/Winick, 5/0/3. (La Voie/Shallenberger/Suding abstained. Murray absent.) Motion carried.

C. Consent Calendar.

**Motion:** Ratify the Consent Calendar as reviewed by Bill Mahan.

Action: Winick/Orías, 7/0/1. (La Voie abstained. 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 will be absent.

b) At the applicant's request, Item #11, Bird Refuge/00 Block of Los Patos Way, will be reviewed at 3:15 p.m., and Item #10, 340 East Los Olivos Street, will be reviewed at 3:45 p.m.

c) The applicant of Item #13, 719 Paseo Nuevo, should read RSI Group instead of Fancher Development.

2. Commissioner Orías reported on the many concerns regarding the large signage in the windows along State and Mission Street. There was also an inquiry regarding the direction in handling future solar proposals.

3. Commissioner Winick announced he will not be in attendance at the meeting on August 12<sup>th</sup>.

E. Subcommittee Reports.

Commissioner Shallenberger reported that the Citywide Wayfinding Signage Ad hoc subcommittee organized another community outreach and stakeholders meeting.

**ARCHAEOLOGY REPORT****1. 215 PESETAS LN****C-2/SD-2 Zone****(1:45)**

Assessor's Parcel Number: 057-203-003  
Application Number: MST2014-00543  
Owner: Sansum Clinic  
Applicant: Sansum Clinic  
Architect: Boulder Associates  
Contractor: Dan and Russ Michealsen

(This is a revised project description: Proposal for a minor ground floor addition of 164 square feet and exterior alterations to an existing 61,445 square foot, 3-story medical clinic. The project includes relocating the main entrance from the south side of the building to the north with a new drop-off configuration, adding a new open canopy, and adding a new entry on the south side of the building for the lab. Also proposed is to relocate an existing MRI trailer to the west side of the property and relocate and reconfigure the ADA parking spaces. A new landscape plan proposes to remove 68 trees and protect 50 in place. There will be 347 square feet of replaced or new impermeable surfaces and no grading. The development is located on APNs 057-203-003 and 057-203-005 totaling 6.52 acres.)

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

**Actual time: 1:40 p.m.**

Present: David Stone, Dudek

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 agreed with the recommendation on p. 19 of the report that a qualified archaeologist monitor ground disturbance at the location to which the MRI trailer will be moved.

Barbara Shelton, Environmental Analyst, has requested the following clarifications be made to the report. She agreed with the requirement for monitoring for MRI trailer work only. The remainder of the mitigation language should be clarified to apply to all ground disturbances on the entire site, as the standard unanticipated discovery provisions.

Public comment opened at 1:42 p.m. and, as no one wished to speak, it was closed.

**Motion: To accept the report with the revisions.**

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

**MISCELLANEOUS ACTION ITEM****2. 2012 ANACAPA ST****(1:50)**

Assessor's Parcel Number: 025-321-012  
Application Number: MST2015-00089  
Owner: Ethan Reece and Hsing-Yi Lin

(Application for Mills Act Contract. The house was designated a City Landmark in August 6, 1991. The house is significant as it was constructed in 1904 in the Craftsman style as the home of the noted Santa Barbara Community Activist, Pearl Chase. The property was purchased in 2013 by Ethan J. Reece and Hsing-Yi Lin who intend to rehabilitate the house so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

**(Review of Proposed Mills Act Program Ten-Year Rehabilitation Plan and make a recommendation to the City Council to grant an exception to the 1.5 million total assessed property valuation for this property to qualify for the Mills Act Program and recommend to the Community Development Director for approval of the proposed Mills Act Contract.)**

**Actual time: 1:43 p.m.**

Present: Ethan Reece, Owner.

Staff comments: Nicole Hernández, Urban Historian, stated the current restoration is of extremely high quality and includes repairing critical deterioration of the wood siding, porch columns and windows. The plan will ensure that the designated City Landmark will continue to have important architectural influence on the heritage of the City.

Public comment opened at 1:46 p.m.

- 1) Kellam de Forest sought clarification garage addition approved north of house part of restoration. Nicole Hernández stated that the garage is excluded and the contract focuses on the rehabilitation of the house and landscape.

Public comment closed at 1:47 p.m.

**Motion:** To make a recommendation for the structure located at 2012 Anacapa Street to the City Council to grant an exception to the 1.5 million total assessed property valuation for this property to qualify for the Mills Act Program and recommend to the Community Development Director for approval of the proposed Mills Act Contract with appreciation to the owners.

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

### MISCELLANEOUS ACTION ITEM

#### **3. 212 W VALERIO ST**

**(1:55)** Assessor's Parcel Number: 027-091-012  
Application Number: MST2015-00292  
Owner: Adam Sharkey

(Designation as a Structure of Merit. Constructed c. 1905, the house located at 212 West Valerio Street is an intact and exceptional example of a two-story Craftsman style house.)

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

**(Request by Staff to designate the structure at 212 West Valerio Street as a Structure of Merit.)**

**Actual time: 1:48 p.m.**

**Present:** Adam Sharkey, Owner

Public comment opened at 1:51 p.m. and, as no one wished to speak, it was closed.

**Motion:** To designate the structure at 212 West Valerio Street as a Structure of Merit with appreciation to the owner.

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

### MISCELLANEOUS ACTION ITEM

#### **4. 212 W VALERIO ST**

**(2:00)** Assessor's Parcel Number: 027-091-012  
Application Number: MST2015-00292  
Owner: Adam Sharkey

(Application for Mills Act Contract. The new property owner bought the house in 2015 and is planning a thorough rehabilitation of the house.)

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

**Actual time: 1:56 p.m.**

**Present:** Adam Sharkey, Owner.

Staff comments: Nicole Hernández, Urban Historian, stated that the property owner has applied for the Mills Act Historic Property Tax Incentive Program with a restoration plan including repairing the brick chimney, exterior front elevation and side porch framing. The plan will ensure that the historic resource will continue to have important architectural influence on the heritage of the City. Staff reviewed the ten year restoration plan carefully and found it meets the Secretary of the Interior's Standards and will restore the house to extend its life for many years.

Public comment opened at 1:57 p.m. and, as no one wished to speak, it was closed.

**Motion: To make a recommendation for the structure located at 212 West Valerio Street to the City Community Development Director for approval of the proposed Mills Act Contract.**

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

### **MISCELLANEOUS ACTION ITEM**

#### **5. 809 W PEDREGOSA ST**

**(2:05)** Assessor's Parcel Number: 043-151-007  
Application Number: MST2015-00266  
Owner: Jonathan Mark Hartell

(Designation as a Structure of Merit. Constructed c. 1926, the house located at 809 West Pedregosa Street is an intact and exceptional example of a Craftsman bungalow style house.)

**(Request by Staff to designate the structure at 809 West Pedregosa Street as a Structure of Merit.)**

**Actual time: 1:58 p.m.**

Present: Jonathan Mark Hartell, Owner.

Staff comments: Kaitlin Mamulski, design review intern, gave a presentation that the house is in good condition, with almost all of the original materials still present. In addition, the surrounding area has also maintained much of its historic integrity. The house retains its integrity of location, design, setting, materials, workmanship, feeling and association that allow it to convey its original appearance.

Public comment opened at 2:01 p.m.

- 1) Kellam de Forest questioned if the structure had ever been documented as being a "out of the box" bungalow-style home.

Public comment closed at 2:02 p.m.

**Motion:** To designate the structure at 809 West Pedregosa Street as a Structure of Merit.  
**Action:** La Voie/Drury, 8/0/0. (Murray absent.) Motion carried.

### MISCELLANEOUS ACTION ITEM

#### **6. 809 W PEDREGOSA ST**

**(2:10)** Assessor's Parcel Number: 043-151-007  
 Application Number: MST2015-00266  
 Owner: Jonathan Mark Hartell

(Application for Mills Act Contract. The property owner is planning a necessary rehabilitation of the house.)

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

**Actual time: 2:04 p.m.**

**Present:** Jonathan Mark Hartell, Owner.

**Staff comments:** Kaitlin Mamulski, design review intern, stated that the property owner has applied for the Mills Act Historic Property Tax Incentive Program. Staff reviewed the ten year restoration plan, including repairing the termite damaged wood siding and windows and found it meets the Secretary of the Interior's Standards and will restore the house to extend its life for many years.

Public comment opened at 2:05 p.m. and, as no one wished to speak, it was closed.

**Motion:** To make a recommendation for the structure located at 809 West Pedregosa Street to the City Community Development Director for approval of the proposed Mills Act Contract with appreciation to the owner.

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

**\*\* THE COMMISSION RECESSED FROM 2:07 P.M. TO 2:15 P.M. \*\***

### CONCEPT REVIEW - CONTINUED

#### **7. 1221 STATE ST**

**C-2 Zone**

**(2:15)** Assessor's Parcel Number: 039-182-005  
 Application Number: MST2015-00086  
 Owner: 1221 Victoria Court, LP  
 Architect: LMA Architects

(Proposal for alterations and a reduction in non-residential square footage as follows: Proposal to recess an existing commercial storefront resulting in a 346 square foot outdoor dining patio on the State Street elevation. Also proposed is to raise 250 square feet of existing basement area to the ground level and to reduce 250 square feet of the existing mezzanine level in order to extend the trash room. There will be a credit of 596 square feet of Growth Management Plan floor area. Proposed railing in the public right-of-way to be approved under a separate permit. This structure is on the list of Potential Historic Resources and is connected to a designated Structure of Merit: "Upper Hawley block.")

**a) (Review of a Phase 2 Historic Structure/Sites Report prepared by Post/Hazeltine Associates. Report concludes that the project's impact to the historic resource is less than significant.)**

Ms. Hernández stated that staff agrees with the conclusions of the report that the project meets the Secretary of Interior Standards and CEQA guidelines.

**Actual time: 2:15 p.m.**

Present: Pamela Post, Ph.D. and Timothy Hazeltine, Post/Hazeltine Associates.

Public comment opened at 2:16 p.m. and, as no one wished to speak, it was closed.

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

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

**b) (Concept review; action can taken if sufficient information is provided. Project last reviewed on March 11, 2015.)**

**Actual time: 2:18 p.m.**

Present: Richard Six, LMA Architects.

Public comment opened at 2:22 p.m. and, as no one wished to speak, it was closed.

**Motion: Project Design Approval and Final Approval with conditions:**

1. Study further details on the railings.

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

The ten-day appeal period was announced.

### **CONCEPT REVIEW - NEW**

#### **8. 1317 STATE ST**

**C-2 Zone**

**(2:30)**

Assessor's Parcel Number: 039-131-007

Application Number: MST2015-00364

Owner: Arlington Theatre Property, LLC

Architect: Richard Redmond

(Proposal to apply a waterproof coating over the existing stucco of the tower on the Arlington Theatre. Existing cracks will be cleaned and repaired. No other exterior alterations are proposed. This structure is a designated City Landmark: Arlington theatre.)

**(Concept review; action can be taken if sufficient information is provided.)**

**Actual time: 2:30 p.m.**

Present: Richard Redmond, Edwards-Pitman Architects.

Ms. Hernández made a statement that she had requested the applicant provide more information if the product had been used on a historic stucco building and how it would react with the existing stucco. Further study would include a building conservator testing the existing stucco to see how the material would react. Ms. Hernández did climb into the tower with the architect, a mason and contractor to look at the condition. Since the stucco was over a metal lath, it was generally concluded that the material required more information. The architect had not provided adequate information to staff, but wanted to present to the HLC.



Public comment opened at 2:34 p.m.

- 1) Kellam de Forest questioned if the proposed treatment to the structure had been a method used on other historic structures and would the color match the existing.

Public comment closed at 2:36 p.m.

**\*\* The Commission recessed from 2:38 p.m. to 2:39 p.m. so that the material sample could be viewed in the sunlight for reflectivity. \*\***

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

1. Provide additional information on examples of other historic stucco, vertical buildings the product has been used to demonstrate its is compatible with the original material, the material color, gloss, sheen and texture must match the original, if not known, perhaps paint and materials analysis is necessary. Due to the urgency of the cracking, a timeline on the project should be provided. The HLC gave the project a two week continuance due to the urgency of the project to be completed prior to the rainy season.

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

### **CONCEPT REVIEW - NEW**

#### **9. 1414 PARK PL**

**P-R/SD-3 Zone**

**(2:45)**

Assessor's Parcel Number: 017-381-001  
 Application Number: MST2015-00349  
 Owner: City of Santa Barbara  
 Applicant: Parks and Recreation Department

(Proposal to install a new playground and walking path at the Municipal Tennis Courts. Work will include the construction of a small patio and repair of existing pathways along the tennis courts. Additional site work includes playground fencing, benches, trash and recycle cans, two drinking fountains, signage, and new landscaping. Safety improvements will include removing existing block wall partitions at both restrooms, installation of lighting, and new gates. Two sections of the existing parking lot will be demolished to accommodate the new playground and the new patio. The existing parking lot will be restriped and will include a new ADA accessible parking space. The project will result in the loss of one parking space for a total of 72 uncovered spaces. A total of 160 cubic yards of cut and fill will be involved with the proposed scope of work. Requires Planning Commission review of a Coastal Development Permit and Parks and Recreation findings for changes to an existing designated Sports Facility. This is on the City's List of Potential Historic Resources.)

**(Concept review; comments only. Project requires environmental assessment and Planning Commission review for changes to an existing designated Sports Facility and Coastal Development Permit.)**

**Actual time: 2:48 p.m.**

Present: Keven Strasburg, Park Project Technician, City of Santa Barbara and Jill Zachary, Assistant Parks and Recreation Director, City of Santa Barbara.

Public comment opened at 2:53 p.m.

- 1) A letter from Tim Steele, neighbor at 1423 Park Place, expressed concerns regarding the elimination of parking spaces and its impact to the neighboring residents, the addition of an entryway gate obstructing emergency services, and the placement of the playground in conjunction with existing structures.
- 2) Kellam de Forest suggested that a Historic Structures Report be conducted.

Public comment closed at 2:55 p.m.

**Motion: Continued indefinitely with comments:**

1. The design should respect the symmetry of the historic resource.
2. The location of playground is acceptable in its general configuration with removal of parking area as proposed.
3. Restudy the parking area to be a more efficient parking layout.
4. Reconsider the rehabilitation and restoration of the tennis arena.
5. The patio area is acceptable with the condition that materials existing on the site are utilized.

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

**PROJECT DESIGN REVIEW**

**10. 340 E LOS OLIVOS ST**

**E-1 Zone**

**(3:15)** 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, Inc.

(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 s.f. 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 received Planning Commission review and approvals for requested floor area and setback modifications.)

**(Project Design and Final Approvals are requested. Project must comply with Planning Commission Resolution No. 012-15 and requires Neighborhood Preservation Ordinance findings.)**

**Actual time: 3:50 p.m.**

Present: Mark Shellnut, Mark Shellnut Architects, Inc.; Alastair Winn, Owner; and Trish Allen, Suzanne Elledge Planning & Permitting Services, Inc. (SEPPS).

Public comment opened at 4:04 p.m.

- 1) Kellam de Forest commended the Winns on the restoration of their home.

Public comment closed at 4:05 p.m.

**Motion: Project Design Approval and Final Approval continued two weeks to Consent with comments:**

1. The Commissioners appreciate the restoration of the structure.
2. Study refining the design of the garage doors and the replacement windows on sheet A.8.
3. Neighborhood Preservation Ordinance Findings: The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood, it is compatible with the neighborhood in its size, bulk, and scale, the restoration is designed with quality architectural details, materials, and colors appropriate to the historic resource, it complies with Good Neighbor Guidelines regarding privacy, landscaping, noise, and lighting, and it does not impact any public views.

Action: La Voie/Winick, 7/0/1. (Veyna abstained. Murray absent.) Motion carried.

The ten-day appeal period was announced.

## **CONCEPT REVIEW - NEW**

### **11. BIRD REFUGE / 00 BLK LOS PATOS WY**

**P-R/SD-3 Zone**

**(3:35)** Assessor's Parcel Number: 017-382-001  
 Application Number: MST2015-00353  
 Owner: City of Santa Barbara  
 Applicant: Justin Van Mullem

(Proposal to install small scale outdoor fitness/stretch equipment adjacent to the multi-modal beach way at the Andree Clark Bird Refuge. Four pieces of equipment will be installed including a stretch bar, hip flex, air walker, and an additional stretch structure with informational/instructional signage. The equipment ranges in height from 3 foot 6 inches (stretch structure) to 4 feet, 1 inch (stretch bar, air walker and hip flex). A decomposed granite surface is proposed around all pieces of equipment. The existing nonconforming accessible parking space would be restriped for a van size space with new signage resulting in the loss of one parking space for a total of 15 parking spaces. The total stretch area would be approximately 500 square feet. Instructional signage on the stretch equipment will be permitted under a separate permit. This project is in the Coastal Commission Permit and non-appealable jurisdiction of the Coastal Zone.)

**(Concept review; Environmental assessment is required.)**

**\*\* THIS ITEM WAS REVIEWED OUT OF ORDER. \*\***

**Actual time: 3:18 p.m.**

Present: Justin Van Mullem, Associate Planner for Parks and Recreation Department, City of Santa Barbara and Jill Zachary, Assistant Parks and Recreation Director, City of Santa Barbara.

Public comment opened at 3:26 p.m.

- 1) Kellam de Forest expressed concerned regarding the busyness of the equipment and its impact to the scenic resources. He also inquired if the Lemonade Berry from Cabrillo Boulevard would be sufficient screening.

Public comment closed at 3:28 p.m.

**Motion: Continued indefinitely with comments:**

1. The composition and layout of the equipment should more reflect a sculptural quality.
2. Remove the landscaping.
3. Study the depth of the concrete to minimize the structure.

Action: Veyna/Mahan, 7/1/0. (Suding opposed. Murray absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 3:37 P.M. TO 3:49 P.M. \*\***

**CONCEPT REVIEW - CONTINUED**

**12. 202 W CABRILLO BLVD**

**HRC-1/SD-3 Zone**

**(4:05)**

Assessor's Parcel Number: 033-092-008  
 Application Number: MST2015-00258  
 Business Name: Hotel Milo  
 Owner: HHLP Santa Barbara I Association, LLC  
 Architect: Cearnal Andrulaitis, LLP  
 Contractor: Allen Construction

(Proposal to add new post-lanterns in the patio of building 5 and decorative outdoor LED string lights above four patio areas at buildings 2, 3, 4, and 6, for the existing Hotel Milo. All lighting will be affixed to existing building elements and connected to existing electrical service for each building. There are contributing resources to the Potential West Beach Historic District onsite.)

**(Third Concept Review; action can be taken if sufficient information is provided. Project last reviewed on June 17, 2015.)**

**Actual time: 4:18 p.m.**

Present: Rogelio Solis, Cearnal Andrulaitis, LLP.

Public comment opened at 4:23 p.m. and, as no one wished to speak, it was closed.

**Motion: Project Design Approval and Final Approval with revisions continued two weeks to Consent:**

1. The proposed string lights are acceptable.
2. The lanterns in locations proposed will match the existing fixtures mounted on a simple steel or wood post.

Action: La Voie/Mahan, 6/1/1. (Orías opposed/Veyna abstained. Murray absent.) Motion carried.

The ten-day appeal period was announced.

**CONCEPT REVIEW - CONTINUED****13. 719 PASEO NUEVO****C-2 Zone****(4:35)**

Assessor's Parcel Number: 037-400-002  
 Application Number: MST2014-00417  
 Owner: I & G Direct Real Estate 3, LP  
 Business Name: California Pizza Kitchen  
 Applicant: RSI Group  
 Architect: Aria Group Architect, Inc.

(This is a revised project description. Proposal for exterior façade alterations to the existing California Pizza Kitchen restaurant located within the Paseo Nuevo Mall. The proposal includes replacement of the existing railing and all awnings with new fabric to match the existing (existing hardware to remain), and new waiting benches. A separate application will be submitted for Sign Committee review to replace existing signage.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project last reviewed on September 24, 2014.)**

**Actual time: 4:34 p.m.**

Present: Nina Raey, CPK Representative, RSI Group

Public comment opened at 4:37 p.m. and, as no one wished to speak, it was closed.

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

1. The proposal to replace the awnings with a refurbished similar color and signage is acceptable.
2. The railing design needs to be traditional to the Hispanic architecture respecting the Historic Landmark Commission Guidelines.
3. The Commissioners can support planters or potted plants in the south flank of the restaurant area.
4. The wood bench is acceptable.
5. The color of all the materials needs to be traditional with black being appropriate as it is consistent with the color scheme of the restaurant.

Action: La Voie/Orías, 7/0/1. (Mahan abstained. Murray absent.) Motion carried.

**\*\* MEETING ADJOURNED AT 4:50 P.M. \*\***

**CONSENT CALENDAR (11:00)****REVIEW AFTER FINAL****A. 2132 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-071-016  
 Application Number: MST2012-00188  
 Owner: Eric Gabrielsen  
 Architect: William R. Lavoie Architect, Inc.  
 Agent: Post/Hazeltine Associates

(Proposal to demolish 2,407square feet of first and second-story floor area and restore the roof terrace with deck, columns, and pergola; restore quatrefoil windows on the main level of the south elevation; and install new windows and doors on roof terrace. Also included is the demolition of a first-floor breakfast room and adjacent exterior stairs, restoration of original windows on the first floor, and embellishment of the existing elevator tower. Required parking will be provided in a new 667 square foot attached 3-bay carport to be constructed on an existing paved auto court.)

**(Review After Final requested for reduction in the area of the roof pergola, two inch increase in pergola height, and the removal of an elevator shaft. Project last reviewed on August 27, 2014.)**

**Approval of Review After Final as submitted.**

**REVIEW AFTER FINAL****B. 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  
 Landscape Architect: David Black  
 Applicant: Adam Hendel  
 Agent: Applied Earthworks, Inc.  
 Architect: Appleton & Associates

(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 proposed expansion of previously approved restoration plan. Project last reviewed on November 5, 2014.)**

**Review After Final withdrawn.**

**FINAL REVIEW****C. 1117 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-231-030  
Application Number: MST2015-00298  
Owner: 1129 State Street  
Applicant: Kyle Ashby  
Architect: Dan Weber

(Proposal for a 172 square foot addition to an existing 10,227 square foot three-story commercial building on State Street. The ground level front façade will be remodeled to remove existing windows and install bifold doors. A new three and a half foot tall wrought iron security gate will be installed at the rear of the parcel. The proposed outdoor dining, improvements in the right-of-way, and signage will be approved under a separate permits.)

**(Final Approvals of details is requested. Project last reviewed on July 15, 2015.)**

**Final Approval of details with the following conditions:**

1. Benjamin Moore paint AF655 shall be used for the doors.
2. Hardware acceptable as submitted.

**CONTINUED ITEM****D. 655 DEL PARQUE DR C****R-3/SD-3 Zone**

Assessor's Parcel Number: 017-410-001  
Application Number: MST2015-00318  
Owner: East Beach Homeowners Association  
Applicant: Arbor Services, Inc.

(Proposal to remove two (2) Monterey Pines and replace with two (2) 24-inch Queen Palms in an existing condominium development in the El Pueblo Viejo.)

**(Action can be taken if sufficient information is provided. Project last reviewed on July 15, 2015.)**

**Review postponed at the applicant's request.**

**CONTINUED ITEM****E. 407 E PADRE ST****E-1 Zone**

Assessor's Parcel Number: 025-263-021  
Application Number: MST2015-00285  
Owner: Christine Garvey  
Applicant: Mark Morando

(Proposal for two single-story additions totaling 55 square feet on the rear of an existing 2,090 square foot single-family residence, the removal of two windows on rear east elevation to be replaced with wood, French doors with side lights. The rear patio will be surfaced with 396 square feet of Saltillo tile. The installation of a Juliette balcony railing over the original double French doors at the Porte cochere, installation of gates at the front elevation at the arch of Porte cochere, and landscaping and hardscape alterations are also proposed. The total of 2,478 square feet of development on a 5,996 square foot lot is 91.8 percent of the required maximum floor-to-lot area ratio (FAR). This residence is on the City's List of Potential Historic Resources and is a contributing structure in the Mission Gardens Potential Historic District.)

**(Action can be taken if sufficient information is provided. Project last reviewed on July 15, 2015.)**

**Project Design Approval and Final Approval with the following details to be continued for staff approval with conditions:**

1. Although incongruous to the architecture, the iron bars over the French doors under the port cochere is minimally visible to the street.
2. Revisions to the gate as noted on sheet A.3.