



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, November 2, 2016**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**

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**COMMISSION MEMBERS:**

PHILIP SUDING, *Chair*  
CRAIG SHALLANBERGER, *Vice-Chair*  
MICHAEL DRURY  
ANTHONY GRUMBINE  
WILLIAM LA VOIE  
BILL MAHAN  
FERMINA MURRAY  
JUDY ORÍAS  
JULIO JUAN VEYNA

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:**

JASON DOMINGUEZ

**PLANNING COMMISSION LIAISON:**

SHEILA LODGE

**STAFF:**

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor  
NICOLE HERNANDEZ, Urban Historian  
DAVID ENG, Planning Technician  
JENNIFER SANCHEZ, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

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An archived video copy of this regular meeting of the Historic Landmarks Commission is available at [www.SantaBarbaraCA.gov/HLC](http://www.SantaBarbaraCA.gov/HLC) by clicking on 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: Grumbine (at 1:39 p.m.), La Voie, Mahan, Murray (absent 4:10-5:02 p.m., left at 5:42 p.m.), Orías, Suding (absent 2:42-2:50 p.m. and 5:02-5:42 p.m.), and Veyna (left at 2:55 p.m.)  
Members absent: Drury and Shallanberger  
Staff present: Limón, Hernandez, Eng, and Sanchez

### **GENERAL BUSINESS:**

A. Public Comment:

Correspondence from Virginia Rehling about a signage application for 202 State Street, which appeared before the HLC Sign Committee, was acknowledged.

## B. Approval of previous meeting minutes.

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of October 19, 2016, as amended.

**Action:** Mahan/La Voie, 5/0/2. (Grumbine abstained; Murray abstained from Items 9-11. Drury and Shallanberger absent.) Motion carried.

## C. Consent Calendar.

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

**Action:** La Voie/Veyna, 6/0/1. (Suding abstained from Item I. Drury and Shallanberger absent.) Motion carried.

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

1. Commissioner Orías stated that HLC meetings are running too long; she proposed three meetings per month if full agendas continue.
2. Mr. Eng announced the following:
  - a. Chair Suding will step down from Items 3, 11, and 12; Commissioner Murray will step down from Items 9-10.
  - b. Commissioners Drury and Shallanberger will be absent.
  - c. Commissioners Murray and Veyna will leave early.
3. Chair Suding announced that the public may apply through the City Clerk's office for two vacancies on the HLC, for an architect and a historian.

## E. Subcommittee Reports.

No subcommittee reports.

**MISCELLANEOUS ACTION ITEM****1. INFILL DESIGN GUIDELINES**

**(1:45)** (The Commission is requested to make a recommendation to the City Council for consideration and adoption of the HLC Infill Design Guidelines.)

Actual time: 1:55 p.m.

Present: Jaime Limón, Senior Planner, and Irma Unzueta, Project Planner, City of Santa Barbara

Public comment opened at 1:57 p.m.

Kellam de Forest asked if the guidelines document is available for viewing and if these are only recommendations.

Staff responded that the guidelines are posted online for public viewing.

Public comment closed at 1:58 p.m.

Commission comments: The Commission requests that the AUD review tools developed by the subcommittee be considered for adoption at the next HLC meeting.

**Motion:** To recommend that staff forward the Historic Landmarks Commission Recommended Infill Design Guidelines to City Council for adoption.

Action: Mahan/Murray, 7/0/0. (Drury and Shallanberger absent.) Motion carried.

## **PROJECT DESIGN REVIEW**

### **2. 651 PASEO NUEVO**

**C-2 Zone**

**(1:55)**

Assessor's Parcel Number: 037-400-002  
 Application Number: MST2016-00464  
 Owner: I & G Direct Real Estate 3, LP  
 Applicant: Michael Holliday

(Proposal for renovation of Paseo Nuevo Shopping Center including the replacement of all existing paving, new hardscape elements, new paint on all existing building elevations, replacement of existing light fixtures and addition of new decorative pendant fixtures, patterned pole lights, and ambient lighting.)

**(Project Design Approval is requested. Project was last reviewed on October 19, 2016.)**

Actual time: 2:05 p.m.

Present: Michelle Swanitz, DMHA Architecture; Annmarie Brintnall, Gensler; and Ann Kale, Lighting Designer

Straw vote: Are the proposed tiles acceptable? 7/0 Passed

Public comment opened at 2:25 p.m.

Kellam de Forest expressed support for the proposed tile.

Public comment closed at 2:26 p.m.

**Motion:** Project Design Approval and continued to the Full Commission with comments:

1. The tiles are very nice and will be a good addition to the paseo.
2. The floodlights need to be concealed entirely.
3. The array of sconce fixtures on Paseo 2A should not look like a light display; add a regular pattern, study using 1-3 fixtures, and lower their height.
4. The chains on Paseo 3A shall be hung with a catenary curve.

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

**ARCHAEOLOGY REPORT****3. 1200 BLK LAS POSITAS RD 2943 SEG ID****(2:15)**

Assessor's Parcel Number: ROW-002-943  
Application Number: MST2014-00055  
Owner: City of Santa Barbara  
Applicant: Derrick Bailey, Supervising Traffic Engineer  
Applicant: Jessica Grant, Project Planner

(Proposal for the Las Positas Road Multi-use Path Project. The proposal involves the design of a 2.6 mile-long separated multiuse pathway for bicyclists and pedestrians in City right-of-way along Modoc Road from Calle de Los Amigos to Las Positas Road and along Las Positas Road from Modoc Road to Cliff Drive. The project will provide key connections among Santa Barbara's regional Cross-town and Coastal Bike Routes, the neighborhoods adjacent to the path, Elings Park, Arroyo Burro Beach County Park, and the Douglas Family Preserve. A portion of the project is located within the Coastal Zone and will require Planning Commission review of a Coastal Development Permit.)

**(Second review of Memorandum and Historic Survey Report/Archaeology Report, which together constitute a Phase I Archaeological Resources Report prepared by Eric Nocerino, Applied Earthworks, Inc. The report was last reviewed on October 19, 2016.)**

Actual time: 2:42 p.m.

Present: Jessica Grant, Project Planner, and Ashleigh Shue, Supervising Engineer, City of Santa Barbara; Brian Hannegan, RRM Design Group; and Eric Nocerino, Applied Earthworks, Inc.

Public comment opened at 2:46 p.m., and as no one wished to speak, it was closed.

Staff comments: Mr. Eng stated that Dr. Glassow has reviewed the archaeological report pertaining to the above-mentioned property and concludes that the archaeological investigation supports the report's conclusions and recommendations.

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

Action: Murray/La Voie, 6/0/0. (Suding stepped down. Drury and Shallenberger absent.) Motion carried.

**ARCHAEOLOGY REPORT****4. 321 E MICHELTORENA ST****R-3 Zone****(2:20)**

Assessor's Parcel Number: 027-251-014  
 Application Number: MST2016-00383  
 Owner: Hathaway Family Trust  
 Architect: Acme Architecture

(Proposal for a new multi-family development using the Average Unit Density Incentive Program (AUD). The proposal will include the demolition of 1,408 square feet of impermeable paving and 158 lineal feet of fencing and the construction of a three-story duplex with an attached, 743 square foot, three-car garage at the rear of the site. An existing 1,428 square foot, one-story, three bedroom dwelling unit at the front of the site will remain unaltered. The unit mix will include three, 3-bedroom units (2-bedrooms plus lofts) totaling 3,269 square feet with an average unit size of 1,089 square feet. The proposed density on this 6,664 square foot parcel will be 20 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density Residential, 15-27 dwelling units per acre. The proposal also includes removal of one 47' tall palm tree, one 12' tall Pittosporum tree, and a 64 foot long hedge encroaching onto the public alley. Grading will be balanced on site. This parcel is located within the Lower Riviera Special Design District.)

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

Actual time: 2:50 p.m.

Present: David Stone, Dudek

Staff comments: Mr. Eng stated that Dr. Glassow has reviewed the archaeological report pertaining to the above-mentioned property and concludes that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 2:51 p.m., and as no one wished to speak, it was closed.

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

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

**ARCHAEOLOGY REPORT****5. 414 CHAPALA ST****C-M Zone****(2:25)**

Assessor's Parcel Number: 037-211-027  
 Application Number: MST2016-00190  
 Owner: John & Martha Peterson  
 Architect: The Cernal Collective, LLP

(Proposal to demolish an existing one-story, 3,200 square foot commercial building and construct a new four-story, mixed-use development with 1,354 square feet of commercial area, and 21 rental units on a 14,919 square foot parcel. The residential component is being developed under the Average Unit Density (AUD) program and proposes a unit mix comprising one studio unit, 17 1-bedroom units, and four 2-bedroom units, with an average unit size of 808 square feet. There will be a total of 25 parking spaces located within a ground-floor garage.)

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

Actual time: 2:52 p.m.

Present: David Stone, Dudek

Staff comments: Mr. Eng stated that Dr. Glassow has reviewed the archaeological report pertaining to the above-mentioned property and concludes that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 2:52 p.m., and as no one wished to speak, it was closed.

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

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

## **PROJECT DESIGN REVIEW**

### **6. 414 CHAPALA ST**

**C-M Zone**

**(2:30)**

Assessor's Parcel Number: 037-211-027

Application Number: MST2016-00190

Owner: John & Martha Peterson

Architect: The Cearnal Collective, LLP

(Proposal to demolish an existing one-story, 3,200 square foot commercial building and construct a new four-story, mixed-use development with 1,354 square feet of commercial area, and 21 rental units on a 14,919 square foot parcel. The residential component is being developed under the Average Unit Density (AUD) program and proposes a unit mix comprising one studio unit, 17 1-bedroom units, and four 2-bedroom units, with an average unit size of 808 square feet. There will be a total of 25 parking spaces located within a ground-floor garage.)

**(Project Design Approval is requested. Project requires an environmental finding for a CEQA Guidelines §15183 Exemption [Projects Consistent with the General Plan]. Project was last reviewed on October 19, 2016.)**

Actual time: 2:53 p.m.

Present: Brian Cearnal and Christine Pierron, The Cearnal Collective, LLP; and Brad Vernon, Applicant

Public comment opened at 2:57 p.m., and as no one wished to speak, it was closed.

**Motion: Project Design Approval with comments:**

1. The Commission finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.
2. Use (the faux) chimneys as part of the architecture, particularly breaking the roofline on the elevations, and locate flush with the exterior walls.

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

The ten-day appeal period was announced.

**IN-PROGRESS REVIEW****7. 634 ANACAPA ST****C-M Zone****(2:50)**

Assessor's Parcel Number: 031-151-001  
 Application Number: MST2015-00300  
 Owner: Georgetta Craviotto, Trustee  
 Owner: Craviotto Primo Investments, LLC  
 Applicant: Anatega Partners, LLC  
 Architect: The Cearnal Collective, LLP

(Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa St.) totaling 28,145 square feet. The new project consists of 4,955 square feet (net) of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 733 square feet. The project includes Staff Hearing Officer review for a zoning modification to allow the project to exceed the allowed density.)

**(Comments only. In-progress review of project that received Project Design Approval when it was last reviewed on August 10, 2016. Project must comply with Staff Hearing Officer Resolution No. 046-16.)**

Actual time: 3:04 p.m.

Present: Brian Cearnal and Jeff Hornbuckle, The Cearnal Collective, LLP

Public comment opened at 3:16 p.m.

Kellam de Forest stated that he understands the desire to preserve the metalwork but does not think it is acceptable in El Pueblo Viejo.

Public comment closed at 3:17 p.m.

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

1. The project is progressing nicely.
2. The pattern work on the horizontal awnings needs to be more organized, regular, and traditional.
3. The horizontal awnings need to be more traditionally detailed.
4. The corrugated awnings are not traditional and therefore are unacceptable.
5. The shape of the raised planters on the second floor are too contemporary and should be more natural or geometric in shape.
6. The cantilever on the north elevation, northeast corner needs to be bracketed.
7. The ironwork needs to be more traditional and could be more respectful of the historical ironsmith use of the property.
8. The railings are not acceptable as presented.
9. The applicant should coordinate with Southern California Edison on the electrical infrastructure.

Action: Mahan/Orías, 6/0/0. (Drury, Shallanberger, and Veyna absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 3:42 P.M. TO 3:49 P.M. \*\***

**CONCEPT REVIEW - CONTINUED**

**8. 225 CALLE MANZANITA**

**E-3/SD-2 Zone**

**(3:15)**

Assessor's Parcel Number: 053-272-004  
 Application Number: MST2016-00321  
 Owner: Mark & Maren Johnston  
 Applicant: Dale Pekarek

(Proposal for 60 square feet of additions to an existing 1,218 square foot, one-story, single-family residence with a 324 square foot detached two-car garage. Proposed alterations include the relocation of an existing fireplace and chimney from the east elevation to the south elevation, a new oriel bay window and roof form at the east elevation, enclosure of a covered side porch off of the dining room, a new roof over a raised entry porch, and replacement of existing windows. The project includes a remodel and reconfiguration of interior spaces. The proposed total of 1,602 square feet on a 6,920 square foot lot is 53% of the maximum allowed floor-to-lot area ratio (FAR). This project will address a violation identified in Zoning Information Report #18732. The structure is listed on the City's Potential Historic Resources List.)

**(Fourth Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 5, 2016.)**

Actual time: 3:49 p.m.

Present: Dale Pekarek, Architect; and Mark & Maren Johnston, Owners

Public comment opened at 3:54 p.m., and as no one wished to speak, it was closed.

**Motion: Continued indefinitely with comments:**

1. The east elevation as presented is mundane and not as charming as the original; study adding back the charm, perhaps with a gable over the large front window as shown in scheme 6. The window should be large, tall, and rectangular.
2. The Commission supports the relocation of the chimney to the south elevation if the east elevation retains some of its original charm and poetry.

Action: La Voie/Orías, 6/0/0. (Drury, Shallenberger, and Veyna absent.) Motion carried.



**HISTORIC STRUCTURES REPORT****9. 15 CHAPALA ST****R-4/SD-3 Zone**

**(3:40)** Assessor's Parcel Number: 033-101-006  
 Application Number: MST2016-00488  
 Owner: Dario L. Pini  
 Applicant: Gil Barry, Architect

(One-time concept review of a proposal to abate violations in enforcement case ENF2015-00425. The proposal includes permitting "as-built" work consisting of patios added to the lower floor, with windows changed to doors, and approximately 80 square feet of iron balconies added to the second floor, also with windows changed to doors to access them. The existing accessory building has been added on under existing carport structure to create a laundry room with as-built laundry hookups. Also proposed is the repair of damaged carport roof beams. The project will require several Zoning Modifications, to be determined upon a formal application submittal of a finalized scope of work. The property is listed on the Potential Historic Resources List as contributing historic resource to the proposed West Beach Historic District as a Spanish Colonial Revival Style apartment building constructed in 1930.)

**(Review of Historic Structure and Sites Report prepared by Fermina Murray. The report concluded that the building is eligible for Structure of Merit designation. The report outlined the following mitigation measures to reduce the impact of the project from potentially significant (Class II) to a less than significant (Class III): remove the two wrought iron arbors and the second-story wrought iron balconies on the Chapala Street elevation; modify two second-floor wrought iron balconies on Chapala Street and one on Mason Street elevations.)**

Actual time: 4:10 p.m.

Present: Gil Barry, Architect; Dario Pini, Owner; and Fermina Murray, Historian

Chair Suding read the following State Political Reform Act Sole Proprietor Advisory regarding Commissioner Murray: The City Attorney's office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they serve on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow board members on a decision by advocating for their clients. The exception allows board members to continue practicing their profession in the City while volunteering on a board.

Staff comments: Ms. Hernandez stated that she has reviewed the report and agrees with its conclusions that the project meets CEQA Guidelines and the Secretary of the Interior's Standards for Rehabilitation.

Public comment opened at 4:13 p.m., and as no one wished to speak, it was closed.

**\*\* The item was tabled until after Item 10, the concept review. \*\***

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

Action: La Voie/Orías, 5/0/0. (Murray stepped down. Drury, Shallanberger, and Veyna absent.)  
 Motion carried.

**PRE-APPLICATION CONSULTATION REVIEW****10. 15 CHAPALA ST****R-4/SD-3 Zone**

**(3:45)** Assessor's Parcel Number: 033-101-006  
 Application Number: MST2016-00488  
 Owner: Dario L. Pini  
 Applicant: Gil Barry, Architect

(One-time concept review of a proposal to abate violations in enforcement case ENF2015-00425. The proposal includes permitting "as-built" work consisting of patios added to the lower floor, with windows changed to doors, and approximately 80 square feet of iron balconies added to the second floor, also with windows changed to doors to access them. The existing accessory building has been added on under existing carport structure to create a laundry room with as-built laundry hookups. Also proposed is the repair of damaged carport roof beams. The project will require several Zoning Modifications, to be determined upon a formal application submittal of a finalized scope of work. The property is listed on the Potential Historic Resources List as contributing historic resource to the proposed West Beach Historic District as a Spanish Colonial Revival Style apartment building constructed in 1930.)

**(Comments only; one-time concept review.)**

Actual time: 4:20 p.m.

Present: Gil Barry, Architect; Dario Pini, Owner; and Fermina Murray, Historian

**\*\* THE COMMISSION RECESSED FROM 4:29 P.M. TO 4:30 P.M. \*\***

Public comment opened at 4:31 p.m., and as no one wished to speak, it was closed.

**Motion: Continued indefinitely with comments:**

1. The applicant should adhere to the recommendations of the Historic Structures/Sites Report.
2. Resolve the balcony over the stairs as shown in plate 21, page 56 of the report.
3. All the iron proposed is to be consistent in style and design with the iron added in the 1980s and according to HLC guidelines and current code requirements.
4. Only balconies extending to a depth of 36 inches are acceptable; any balconies beyond that should be removed from the building.
5. Restudy the wrought ironwork at the ground floor level of the Chapala Street elevation to be more compatible with the building and the wood railing above.
6. When balconies have vertical elements attached to the wall, the design should be integrated to any awning above.

Action: La Voie/Mahan, 5/0/0. (Murray stepped down. Drury, Shallenberger, and Veyna absent.)  
 Motion carried.

**\*\* THE COMMISSION RECESSED FROM 4:47 P.M. TO 5:02 P.M. \*\***

**CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING****11. 618 CASTILLO ST****R-4 Zone****(4:15)**

Assessor's Parcel Number: 037-113-028  
 Application Number: MST2016-00424  
 Owner: Edward St. George Revocable Trust  
 Agent: Shelby Messner  
 Architect: Keith Nolan

(Proposal for a four-unit project developed under the Average Unit-Size Density (AUD) Program. The proposal includes demolishing an existing garage, converting an existing single-family residence into a duplex, and construction of two units in a new two-story building at the rear of the parcel. The four residential units comprise three 2-bedroom units and one 1-bedroom unit, with an average unit size of 1,091 square feet. A total of four parking spaces are provided by three garages in the new building and one uncovered space. The proposed four residential units and garages on a 7,500 square foot parcel with a land use designation of High Density (28-36 du/ac) will result in a total of 5,078 square feet of development. The existing house and sandstone wall in front of the house are on the City's Potential Historic Resources List and are contributing structures to the proposed Castillo Street Historic District. This project is proposed in conjunction with a separate development application at 610 Castillo Street (MST2016-00423).)

**(Comments only; project requires Environmental Assessment.)**

**\* Chair Mahan announced that Items 11 and 12 will be heard concurrently. \***

Actual time: 5:02 p.m.

Present: Trish Allen, SEPPS; Keith Nolan, Architect; and Philip Suding, Landscape Architect

Chair Mahan read the following State Political Reform Act Sole Proprietor Advisory regarding Commissioner Suding: The City Attorney's office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they serve on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow board members on a decision by advocating for their clients. The exception allows board members to continue practicing their profession in the City while volunteering on a board.

Public comment opened at 5:25 p.m.

Kellam de Forest inquired how the construction would affect a Castillo Street Historic District.

Public comment closed at 5:26 p.m.

**Motion: Continued indefinitely with positive comments:**

1. The majority of the Commission found the size, bulk, and scale appropriate to the neighborhood, and had positive comments about the preliminary architectural drawings.

Action: La Voie/Grumbine, 5/0/0. (Suding stepped down. Drury, Shallenberger, and Veyna absent.) Motion carried.

**CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING****12. 610-612 CASTILLO ST**

R-4 Zone

**(4:40)**

Assessor's Parcel Number: 037-113-032  
 Application Number: MST2016-00423  
 Owner: Edward St. George Revocable Trust  
 Applicant: Shelby Messner  
 Architect: Keith Nolan

(Proposal for a five-unit multi-family residential project developed under the Average Unit-Size Density (AUD) Program. The proposal will demolish an existing single-family residence at 610 Castillo Street, a five-car garage and accessory building, and partially demolish an existing single-family residence at 612 Castillo Street. The project proposes four new residential units to be located in two new two-story buildings. The five residential units comprise three 3-bedroom units, one 2-bedroom unit, and one 1-bedroom unit, with an average unit size of 1,003 square feet. A total of six parking spaces are provided by four garages in the new buildings and two uncovered spaces. Five bicycle parking spaces are also provided. The proposed five residential units and new garages on an 11,250 square foot parcel with a land use designation of High Density (28-36 du/ac) will result in 5,974 square feet of development. The existing house at 612 Castillo Street is a contributing structure to the proposed Castillo Street Historic District. This project is proposed in conjunction with a separate development application at 618 Castillo Street (MST2016-00424).)

**(Comments only; project requires Environmental Assessment.)**

**\* This item was heard concurrently with Item 11. \***

Actual time: 5:02 p.m.

Present: Trish Allen, SEPPS; Keith Nolan, Architect; and Philip Suding, Landscape Architect

Chair Mahan read the following State Political Reform Act Sole Proprietor Advisory regarding Commissioner Suding: The City Attorney's office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they serve on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow board members on a decision by advocating for their clients. The exception allows board members to continue practicing their profession in the City while volunteering on a board.

Public comment opened at 5:25 p.m.

Kellam de Forest inquired how the construction will affect a Castillo Street Historic District.

Public comment closed at 5:26 p.m.

**Motion: Continued indefinitely with positive comments:**

1. The majority of the Commission found the size, bulk, and scale appropriate to the neighborhood, and had positive comments about the preliminary architectural drawings.

Action: La Voie/Grumbine, 5/0/0. (Suding stepped down. Drury, Shallenberger, and Veyna absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED****13. 821 CORONEL ST****E-1 Zone**

**(5:05)** Assessor's Parcel Number: 035-243-013  
 Application Number: MST2016-00292  
 Owner: Adam Ross  
 Architect: Steve Harrel

(Proposal to construct a 589 square foot first-story addition, a 527 square foot second-story addition, and a new 500 square foot two-car garage at an existing 2,450 square foot single-family residence. The project includes 108 square feet of covered porches and 27 square feet of storage. The proposed total of 4,093 square feet of development on a 16,970 square foot lot in the Hillside Design District is 93% of the guideline maximum allowed floor-to-lot area ratio (FAR). This structure is a designated City Landmark: "Hunt-Stambach House.")

**(Third Concept Review. Comments only; Project requires an Environmental Assessment. Project was last reviewed on October 5, 2016.)**

Actual time: 5:42 p.m.

Present: Steve Harrel, Architect; and Julia & Adam Ross, Owners

Public comment opened at 5:53 p.m.

Kellam de Forest asked if the addition could be a separate structure, keeping the entire Landmark property unmarred.

Public comment closed at 5:55 p.m.

**Motion: Continued indefinitely with comments:**

1. The design as proposed is acceptable in plan, size, bulk, and scale.
2. The architectural detailing of the porch needs further refinement.
3. To be more appropriate to the style of the architecture, the new porch needs to be raised to have crawl space underneath and covered with wood skirting.

Action: La Voie/Orías, 5/0/0. (Drury, Murray, Shallenberger, and Veyna absent.) Motion carried.

**REVIEW AFTER FINAL****14. 129 E ANAPAMU ST****C-2 Zone**

**(5:35)** Assessor's Parcel Number: 029-121-013  
 Application Number: MST2015-00233  
 Owner: 129 Anapamu, LLC  
 Business Name: The Little Door

(Proposal for tenant improvements to an existing commercial building including the demolition of an existing 450 square foot deck to be replaced with a new 320 square foot raised deck, new wooden trellis, new windows, a new ADA wheelchair lift, and minor landscaping alterations. A new two foot tall sandstone planter wall will be constructed at street level. The existing tables and chairs will remain.)

**(Review After Final is requested to reinstate an ADA accessible wheelchair lift at the southeastern corner of the raised patio deck on the front elevation.)**

Actual time: 5:59 p.m.

Present: Brian Murphy, Architect

Public comment opened at 6:15 p.m.

The following people spoke in opposition or with concerns:

1. Adelaide Ortega, Heather Campbell, and John Campbell ceded their time to Anna Campbell.
2. Anna Campbell, owner of adjacent property, spoke in opposition to the trash enclosure for noise, odor, and health reasons and emphasized the importance of this location.
3. Aimee Dutch, adjacent neighbor, expressed concern about the proximity of the trash enclosure.
4. Jennifer Frank, adjacent neighbor, expressed concern about the proximity of the trash enclosure.
5. Ernestine Ygnacio-DeSoto spoke about the negative effects of the trash enclosure.
6. Bernard Unterman spoke about the trash enclosure affecting the residents of the adjacent building.
7. Danae Liechti, owner of an adjacent business, expressed concern about the trash enclosure.
8. Barbara Silver, of the Access Advisory Committee, expressed concern about the procedure that allowed the wheelchair lift to be removed.

The following people spoke in support:

1. Jacob Lesner-Buxton, community organizer, spoke in support of reinstatement of the wheelchair lift.
2. Robert Mann ceded his time to Anna Campbell.
3. Anna Campbell spoke in support of the wheelchair lift.
4. Susan Genadry ceded her time to Elie Genadry.
5. Elie Genadry, landlord of the building, spoke about problems with the placement of the wheelchair lift and trash enclosure.

Public comment closed at 6:43 p.m.

Staff comments: Mr. Eng reported on the history of the project and indicated that the trash enclosure had been previously approved by the Commission on Consent.

**Motion: Approval of Review After Final of the wheelchair lift per scheme 8D. Review of the trash enclosure continued four weeks with comments:**

1. The Commission supports the location of the accessible wheelchair lift at the northeast corner of the porch, with relocation of the post and the beam above to align with the front of the lift.
2. Accessible lifts are supposed to be located at the primary entrance of the establishment, providing equal access, and an enhancement of the trash enclosure immediately adjacent to it is required.
3. The Commission suggests additional improvements be considered, such as the entire trash area be lidded with a roof that extends to the property line and soundproofing; that the wall at the property line be a masonry wall; that solid gates on either end providing access to Anapamu Street and the utility area to the west also be soundproofed; that the finish on the structure be stucco to match that of the building; that any ventilation be sound dampened; and that a solid door with sound dampening on either end be used.
4. With the above comment, the rollup door would be redundant and should be removed.

Action: La Voie/Mahan, 5/0/0. (Drury, Murray, Shallenberger, and Veyna absent.) Motion carried.

The ten-day appeal period was announced.

**\*\* MEETING ADJOURNED AT 6:59 P.M. \*\***