



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, November 30, 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  
PILAR PLUMMER, 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:      Drury, Grumbine (until 4:59 p.m.), La Voie, Mahan, Orías, Suding, and Veyna  
Members absent:      Murray and Shallanberger  
Staff present:      Limón, Hernandez, Plummer, and Sanchez

**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 November 16, 2016, as amended.

Action: Mahan/Drury, 6/0/1. (La Voie abstained from Item 3. Murray and Shallanberger absent.)  
Motion carried.

C. Consent Calendar.

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

Action: La Voie/Orías, 6/0/1. (Suding abstained from Item A. Murray and Shallanberger absent.)  
Motion carried.

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

1. Ms. Plummer announced the following:

- a. Commissioners Murray and Shallanberger will be absent from today's meeting.
- b. The HLC will have an additional meeting on December 7, for both Consent and the Full Commission.
- c. Item 6, 1935 Bath Street, will not be presented as it has been referred to the Architectural Board of Review.

2. Mr. Limón announced the appeal of 129 E. Anapamu Street.

Commissioner Mahan volunteered to attend as a representative of the HLC.

3. Ms. Hernandez announced that the City Landmark designations of Rattlesnake Canyon Bridge, Santa Barbara County National Bank, and the George Edwards House, as recommended by the HLC, will be considered at the December 13 City Council meeting.

4. Commissioner Orías stated that there is a concern in the community that Average Unit-Size Density (AUD) Incentive Program projects may be converted to hotels.

5. Commissioner Grumbine announced that he will leave the meeting early.

E. Subcommittee Reports.

No subcommittee reports.

**DISCUSSION ITEM****1. AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM SUBCOMMITTEE**  
**(1:50)** (Discussion of new proposed review process tools and HLC application submittal requirements.)

Actual time: 1:38 p.m.

Present: Jaime Limón, Senior Planner II & Tony Boughman, Assistant Planner, City of Santa Barbara

Public comment opened at 1:59 p.m.

Kellam de Forest stated that the supplemental visual representation requirements for three- or four-story AUD projects should be required for all projects.

Public comment closed at 2:03 p.m.

**Discussion held.****Commissioner comments:**

1. Commissioner Drury stated that visual presentation requirements should depend on project context, not just on the number of stories.
2. Commissioner Mahan emphasized project compatibility with surrounding properties/sites, stating that large projects on large sites should be compatible with development on adjacent smaller sites.
3. Commissioner La Voie stated that photo montages and 3-D renderings should include an image of a human and/or some sort of scale indicator, as well as a view from the perspective of a pedestrian. He also stated that applicant presentations should include the “Overall Design Concept” as described in today’s staff presentation.
4. Commissioner Orías stated that the guidelines should address mature, significant landscaping, and she emphasized that project plans and staff reports should be provided to the design review board or commission in advance.
5. Commissioner Veyna emphasized the protection of public views and that these should be identified in applicant presentations.
6. Commissioner Grumbine recommended that proposed projects be shown in 3-D maps, and that the maps should also include views from the street.

**ARCHAEOLOGY REPORT****2. 325 W ANAPAMU ST****R-4 Zone****(2:10)**

Assessor's Parcel Number: 039-212-004  
Application Number: MST2016-00101  
Owner: Cynthia Howard  
Owner: Katherine Lee  
Architect: The Cearnal Collective, LLP

(This is a revised project description: This is a proposal under the Average Unit Density Incentive Program (AUD). Proposal to demolish an existing single family dwelling, detached garage, and shed totaling 4,390 square feet and to construct a 5,633 square foot, two-story residential apartment building housing 9 rental units. Also proposed is a 3,464 square foot carport with 10 parking spaces, 10 covered bicycle parking spaces, and a 129 square foot trash enclosure. No grading is proposed. Also proposed is the removal of five trees. Under AUD, the average unit size is 626 square feet, with a maximum allowed of 970 square feet. The proposed residential density is 40.9 dwelling units per acre, with a maximum of 63 dwelling units per acre allowed on this 9,585 square foot parcel with a General Plan Designation of High Density Residential in the Priority Housing Overlay.)

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

Actual time: 2:14 p.m.

Present: David Stone, Dudek

Staff comments: Ms. Plummer stated that Dr. Glassow has reviewed the archaeological report pertaining to the property and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 2:15 p.m., and as no one wished to speak, it was closed.

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

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

**ARCHAEOLOGY REPORT****3. 1703 CHAPALA ST****R-4 Zone**

**(2:15)** Assessor's Parcel Number: 027-092-014  
Application Number: MST2016-00274  
Owner: Well Being and Capital Funds Trust  
Applicant: Justin Hendrix  
Architect: Bryan Murphy

(Proposal for a new multi-family residential project using the Average Unit-Size Density (AUD) program. The proposal includes three new dwelling units to be constructed partially below grade in the basement of an existing three story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit. The residential unit mix will include three new 1-bedroom units at the basement level totaling 1,374 square feet and one 2,760 square foot five-bedroom unit on the existing ground and second floor levels. Also proposed is a 60 square foot one story addition to the existing 328 square foot detached garage, and a 72 square foot laundry room attached to the garage. The average unit size will be 1,034 square feet. The proposed density on the 9,750 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. There will be two covered and three uncovered parking spaces, and bicycle parking. Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches. Staff Hearing Officer review is required for a zoning modification to allow the garage addition to encroach into the required interior setback.)

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

Actual time: 2:16 p.m.

Present: David Stone, Dudek

Staff comments: Ms. Plummer stated that Dr. Glassow has reviewed the archaeological report pertaining to the property and concluded that the archaeological investigation supports the report's conclusions and recommendations.

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

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

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

**CONCEPT REVIEW - NEW****4. 1703 CHAPALA ST****R-4 Zone****(2:25)**

Assessor's Parcel Number: 027-092-014  
 Application Number: MST2016-00274  
 Owner: Well Being and Capital Funds Trust  
 Applicant: Justin Hendrix  
 Architect: Bryan Murphy

(Proposal for a new multi-family residential project using the Average Unit-Size Density (AUD) program. The proposal includes three new dwelling units to be constructed partially below grade in the basement of an existing three story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit. The residential unit mix will include three new 1-bedroom units at the basement level totaling 1,374 square feet and one 2,760 square foot five-bedroom unit on the existing ground and second floor levels. Also proposed is a 60 square foot one story addition to the existing 328 square foot detached garage, and a 72 square foot laundry room attached to the garage. The average unit size will be 1,034 square feet. The proposed density on the 9,750 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. There will be two covered and three uncovered parking spaces, and bicycle parking. Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches. Staff Hearing Officer review is required for a zoning modification to allow the garage addition to encroach into the required interior setback.)

**(A. Review of Phase I Historic Structures/Sites Report only. The report found the building eligible as a City Landmark because of its historical associations and architectural significance as a Queen Anne Free Classic residence constructed in 1903.)**

**(B. Miscellaneous Action Item. Add the Queen Anne Free Classic residence constructed in 1903 to the City's Potential Historic Resources List as it was found to be eligible as a City Landmark in the Historic Structures/Sites Report that was accepted by the Historic Landmarks Commission, with comments, on November 30, 2016.)**

Actual time: 2:17 p.m.

Present: Pamela Post, Post/Hazeltine Associates

Staff comments: Ms. Hernandez stated that she agrees with the conclusions of the report that the building is eligible as a City Landmark and should be added to the Potential Historic Resources List.

Public comment opened at 2:23 p.m.

Kellam de Forest commented on the significance of the Hunt family, stating that the home and setting should be preserved as much as possible.

Public comment closed at 2:24 p.m.

**Motion: To accept the report with comments:**

1. On page 31, in application of the integrity criteria, include that the original wood roof shingles changed to composition shingles.
2. On page 28, include that Walter LeRoy Hunt was a prominent part of the Downtown Organization, specifically in the development of the downtown parking district and State Street plaza.

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

**Motion: To add the structure located at 1703 Chapala Street to the City's Potential Historic Resources List as it is eligible for City Landmark designation.**

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

**(C. Concept Review. Comments only; project requires Staff Hearing Officer review for a requested Zoning Modification. This project was last reviewed by the Architectural Board of Review on August 29, 2016. It has been referred to the Historic Landmarks Commission due to the property's inclusion on the City's Potential Historic Resources List.)**

Actual time: 2:29 p.m.

Present: Brian Murphy, Architect; Rob Fowler, Landscape Architect; Justin Hendrix, Applicant; and Pamela Post, Post/Hazeltine Associates

Public comment opened at 2:38 p.m.

Kellam de Forest asked how the raising of the house will compromise its historical integrity.

Ms. Hernandez responded that the raising of the house 2½ feet will have a minimal impact on the significance of the historic resource, as its character-defining original elements will remain intact. The new material on the bottom portion was chosen carefully for minimal visual impact as seen from the streetscape.

Public comment closed at 2:39 p.m.

Commissioner comments:

1. The Commission supports the modification.
2. Commissioner Grumbine stated that the relationship of the skirt, which becomes a full-height story of vertical siding, and the house is not resolved. He also requested that the drawings of the existing condition be as detailed as the proposed design for easier comparison.
3. Commissioner Veyna commented that the grounds are filled and that there is not much space that is not being used.
4. Commissioner Orías expressed appreciation for the effort to preserve the house and ensure harmony between it and the addition.
5. Commissioner La Voie stated that if the goal is to create the illusion that the house has not been lifted, the retaining wall should be carried across the entire two street frontages. He also recommended more traditional and simple landscaping. He preferred hedging or landscape on the wall instead of fencing, and no fireplace on the exterior.
6. Chair Suding stated that raising the house on the plinth as proposed does not suit the site or complement the architecture of the building, and he does not support the project as proposed.
7. Commissioner Mahan stated that locating the stone wall on the outside of the site would be more historically appropriate. He expressed concern about neighborhood compatibility, stating that the exterior is overdeveloped and needs to be more traditional and restrained.

8. Commissioner Drury agreed that the landscape is too complex and curvilinear.

### **CONCEPT REVIEW - CONTINUED**

#### **5. 32 W CARRILLO ST**

**C-2 Zone**

**(3:00)** Assessor's Parcel Number: 039-281-028  
 Application Number: MST2016-00076  
 Owner: Carrillo Pacific, LLC  
 Applicant: Laura Benard  
 Architect: The Cearnal Collective, LLP

(Proposal to demolish an existing 5,917 square foot one-story building (former Greyhound Station) and all associated site development and construct a total of 11,277 square feet of new non-residential buildings, including a two-story 10,268 square foot retail/office building, and a one-story, 991 square foot retail building. The application requires a lot merger and Planning Commission review of a Development Plan. A total of four covered and 7 uncovered onsite parking spaces are provided for the proposed 19,468 net square foot parcel located in the 100% Parking Zone of Benefit. The proposal also includes outdoor patios and revised site landscaping, including the removal of two existing trees.)

**(Second Concept Review. Project requires Planning Commission review of a Development Plan. Project was last reviewed on March 23, 2016.)**

Actual time: 3:02 p.m.

Present: Brian Cearnal, Architect, The Cearnal Collective, LLP; and Courtney Jane Miller & Nicole Horn, Landscape Architects, CJMLA

Public comment opened at 3:12 p.m., and as no one wished to speak, it was closed.

**Motion: Continued indefinitely to the Planning Commission with comments:**

1. The Commission had positive comments about the architecture and landscape design, with minor refinements.
2. Interrupt the tile cap to make less minimalist.
3. Expand the existing planters on Chapala Street, perhaps making rectangular.
4. Use less paving types and materials.
5. Do not use a steel awning.
6. Include a plaque or photograph memorializing the former Greyhound Station.
7. Simplify the Monterey balcony, perhaps by removing the middle bracket.
8. The square tower element as well as the large wall on the north elevation are blank; add some articulation.
9. The Commission found that that the Compatibility Analysis Criteria have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:
  - a. The project complies with the City Charter and applicable Municipal Code requirements. The design is consistent with the El Pueblo Viejo Guidelines.
  - b. The proposed design is compatible with the architectural character of the City and the neighborhood.
  - c. The proposed design is appropriate in size, mass, bulk, height, and scale.
  - d. The proposed design is sensitive to adjacent City Landmarks and historic structures and districts.
  - e. The proposed design preserves public views of the ocean and mountains.



f. The proposed design includes an appropriate amount of open space and landscaping for the location.

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

**\*\* THE COMMISSION RECESSED FROM 3:30 P.M. TO 3:46 P.M. \*\***

**CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING**

**6. 1935 BATH ST**

**R-4 Zone**

**(3:00)**

Assessor's Parcel Number: 025-352-006  
Application Number: MST2016-00336  
Owner: James & Elizabeth Bastian  
Applicant: Gregory Jenkins

(Proposal to permit the as-built conversion of an existing 655 square foot detached garage to an additional dwelling unit on an 8,400 square foot parcel. Current development on site is a 1,228 square foot single-family dwelling and the detached garage. The project will result in a total of two dwelling units and will include the construction of a new 415 square foot two-car carport and a 262 square foot one-car carport, for a total of three covered parking spaces. Also proposed is to permit an as-built arbor at the front lot line. A total of 2,560 square feet of development is proposed. This project will address violations identified in Enforcement case ENF2016-00156 and Zoning Information Report 2016-00040. This project requires Staff Hearing Officer approval for a Zoning Modification to encroach into two required interior setbacks, and to allow three parking spaces instead of the required four.)

**Item referred to the Architectural Board of Review.**

**Motion: To remove the item from the agenda.**

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

**FINAL REVIEW****7. 634 ANACAPA ST****C-M Zone**

**(3:30)** 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.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 046-16. Project was last reviewed on November 2, 2016.)**

Actual time: 3:46 p.m.

Present: Brian Cearnal & Jeff Hornbuckle, The Cearnal Collective, LLP; and Martha Degasis, Landscape Architect

**\* The Commission recessed from 3:52 p.m. to 3:53 p.m. to check colors in the sunlight. \***

Public comment opened at 4:01 p.m., and as no one wished to speak, it was closed.

**Motion: Continued one week to Consent with comments:**

1. The project is recommended for Final Approval, contingent upon Storm Water Management Program approval, after final review of the awning detail and tile selections.
2. A standing seam metal awning is not appropriate for El Pueblo Viejo; a flat seam awning with a catenary curve and valance is preferred.

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

**HLC-PRE-APPLICATION REVIEW****8. 214 E DE LA GUERRA ST****C-2 Zone**

**(3:55)** Assessor's Parcel Number: 031-082-002  
 Application Number: MST2016-00447  
 Owner: Betty Jo Lauritson Trust  
 Applicant: The Cearnal Collective, LLP

(Pre-Application Consultation Review of a proposal for a 26-unit mixed-use project to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot residence (226 E. De La Guerra St.), three sheds, and a surface parking lot. The project proposes to construct a four-story (subterranean parking plus three stories fully above grade), 30,835 square foot mixed-use building that includes 14,405 square feet of residential area and 4,819 square feet of commercial floor area. Thirty-six parking spaces will be provided by an 11,612 square foot partially subterranean parking garage. The residential component comprises 26 AUD rental apartments with an average unit size of 554 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 dwelling units per acre). The proposed density on the total of .44 acres will be will be 60 units per acre, as allowed by the AUD Priority Housing Overlay. The project includes Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet. The two existing dwellings at 214 E. De La Guerra St. will be preserved and renovated. The Italianate house, "Louisa Ygnacio Residence," at the front of 214 E. De La Guerra St. is expected to be designated as a City Landmark in Spring 2017.)

**(Comments only; one-time Pre-Application Consultation Review. Project has been revised and was last reviewed on October 19, 2016.)**

Actual time: 4:15 p.m.

Present: Brian Cearnal, The Cearnal Collective, LLP; and Alberto Valner, Kibo Group

Public comment opened at 4:21 p.m.

1. Ernestine Ygnacio-De Soto, descendant of Louisa Ygnacio, stated that she has been working with the applicants and hopes they have grasped the importance of the historic Ygnacio home. She emphasized the preservation of the house during construction.
2. Alyssa Kichula read a letter with concerns from Anne Petersen of the Santa Barbara Trust for Historic Preservation.
3. Kellam de Forest expressed appreciation for the preservation of the Ygnacio house and questioned the appropriateness of a third story.
4. Correspondence expressing support from John Johnson of the Santa Barbara Museum of Natural History was read into the record.

Public comment closed at 4:29 p.m.

**Commissioner comments:**

1. Commissioner Drury stated that this is a supportable project, and he is encouraged by the respect shown to the historic resource.
2. Commissioner Mahan stated that the proposal has improved and is much more compatible. He suggested that sloping the floor somewhat in the parking structure will help bring down the size, bulk, and scale.

3. Chair Suding expressed support for the architecture and commended the applicants for working with interested parties.
4. Commissioner Orías stated that her support for this project rests on the elimination of the property lines, in order to protect the historic resource. She expressed appreciation for the set-back third story and the open space.
5. Commissioner Grumbine stated that the two buildings still appear as one large mass and suggested providing more relief for light and space.

### **CONCEPT REVIEW - CONTINUED**

#### **9. 225 CALLE MANZANITA**

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

**(4:25)**

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 as it is a good example of Tea English Vernacular style designed in 1928.)

**(Fifth Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 2, 2016.)**

Actual time: 4:46 p.m.

Present: Dale Pekarek, Architect; and Mark Johnston, Owner

Public comment opened at 4:49 p.m., and as no one wished to speak, it was closed.

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

1. The window on the east elevation should match the small window on the south elevation.
2. Restudy the mullions on the east elevation picture window.
3. The Commission expressed appreciation for the applicants' perseverance and attention to comments.

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

The ten-day appeal period was announced.

**\*\* THE COMMISSION RECESSED FROM 4:53 P.M. TO 4:59 P.M. \*\***

**CONCEPT REVIEW - CONTINUED****10. CITYWIDE-VARIOUS CITY LOCATIONS**

**(4:50)** Assessor's Parcel Number: ROW-000-944  
Application Number: MST2016-00475  
Owner: City of Santa Barbara  
Applicant: Southern California Edison

(Proposal to add various new electrical equipment, underground vaults, conduit and cable to be completed in phases for the SCE Downtown Service Reliability Improvement Project. This phase consists of (5) pad mounted above ground SCE electrical transformers at various downtown locations in public right of way and on private property.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 19, 2016.)**

Actual time: 4:59 p.m.

Present: Adam Hendel, Principal Engineer & Michael Cloonan, Project Engineer I, City of Santa Barbara; and Carolina Gonzales, Project Manager, Southern California Edison

Staff comments: Mr. Limón stated that the City Council has accepted the project but wants direction and input from the HLC.

Public comment opened at 5:14 p.m.

Kellam de Forest expressed hope that Southern California Edison explores the possibility of waterproof vaults.

Public comment closed at 5:16 p.m.

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

1. The Commission supported the locations as proposed.
2. Future presentations should have accurate information and pictures.
3. The cabinets should be painted an ambient color, depending on the location.
4. Propose landscaping that is contextual for each location, with proper height.

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

**HLC-PRE-APPLICATION REVIEW****11. 113 W DE LA GUERRA ST****C-2 Zone**

**(5:25)** Assessor's Parcel Number: 037-082-027  
Application Number: MST2015-00626  
Owner: John R. Dewilde  
Architect: DMHA

(Pre-Application Consultation Review of a proposal for a 23 unit mixed-use project to be developed on two parcels under the Average Unit-Size Density (AUD) program. The project proposes the demolition of two existing 1,113 and 923 square foot commercial buildings, two outdoor patios, 15 surface parking spaces, and the near complete demolition of a 4,455 square foot commercial building, of which the historic façade and tile roof will be preserved. The project proposes to construct an 18,298 square foot, two- and three-story mixed-use building that includes 16,669 square feet of residential area and 1,629 square feet of commercial area. Twenty-seven parking spaces will be provided by an at-grade parking garage. The residential component comprises 23 residential units with an average unit size of 724 square feet. The two parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 du/ac). The proposed density on the lots totaling 16,325 square feet will be 61 units per acre, as allowed by the AUD Priority Housing Overlay. The project requires Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and will require a voluntary lot merger. The building at 113 W. De La Guerra St. is on the City's Potential Historic Resources List: "W.D. Smith Building," constructed in 1928.)

**(Comments only; one-time Pre-Application Consultation Review.)**

Actual time: 5:32 p.m.

Present: Ed de Vicente and Ryan Mills, DMHA

Public comment opened at 5:48 p.m., and as no one wished to speak, it was closed.

**Commissioner comments:**

1. Commissioner Orías emphasized livability; she asked for as much light in the units as possible, perhaps by changing unit configuration to get more windows, and expressed concern for the zero lot line and the effect on adjacent units.
2. Commissioner La Voie liked the project to the west and how it is composed, that it meanders and is not so structured, as this is much more appropriate for the El Pueblo Viejo Landmark District.
3. Commissioner Mahan stated that there is opportunity for substantial landscaping in the front patio. He requested adjacent floor plans to see the location of the patios to examine compatibility.
4. Commissioner Drury stated that the project to the west, with its irregularity, has flow and movement that he would like to see in the proposal. The entrance to the parking structure should echo the double curves that the historic building has on the streetscape. He emphasized awareness of what the applicant is building around.

**\* MEETING ADJOURNED AT 5:59 P.M. \***