



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, January 16, 2013 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:

- PHILIP SUDING, *Chair* – Present
- DONALD SHARPE, *Vice-Chair* – Present
- LOUISE BOUCHER – Absent
- MICHAEL DRURY – Present until 3:30 p.m.
- WILLIAM LA VOIE – Present
- FERMINA MURRAY – Present
- JUDY ORÍAS – Present
- CRAIG SHALLANBERGER – Present at 2:18 p.m.
- BARRY WINICK – Absent

ADVISORY MEMBER: DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: SHEILA LODGE – Present 3:12 p.m. to 3:58 p.m.

STAFF:

- JAIME LIMÓN, Design Review Supervisor – Present until 3:30 p.m. and again at 5:20 p.m.
- NICOLE HERNÁNDEZ, Urban Historian – Present
- SUSAN GANTZ, Planning Technician – Present
- GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Historic Landmarks Commission is viewable on computers with high speed internet access on the City website at www.santabarbaraca.gov/hlc and then clicking on the *Meeting Videos* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 1:32 p.m. by Susan Gantz.

ATTENDANCE:

Members present: Drury, La Voie, Murray, Orías, Shallanberger (at 2:18 p.m.), Sharpe, and Suding.

Members absent: Boucher and Winick.

Staff present: Limón (until 3:30 p.m. and again at 5:20 p.m.), Hernández, Gantz, and Feliciano.

GENERAL BUSINESS:

A. Election of Chair and Vice-Chair for 2013.

Ms. Gantz opened nominations for office of Chair and Vice-Chair.

1. Nomination for Chair: **Suding**.

A vote was taken and Commissioner Suding was elected as Chair. (Boucher/Shallanberger/Winick absent.)

2. Nomination for Vice-Chair: **Sharpe.**

A vote was taken and Commissioner Sharpe was elected as Vice-Chair.
(Boucher/Shallanberger/Winick absent.)

B. Public Comment:

Jill Zachary, Assistant Parks and Recreation Director, announced that the City is sponsoring two community workshops with respect to an Urban Forest Management Plan. They are scheduled for January 24, 2013, 6:00 p.m. to 8:00 p.m. at the *Faulkner Gallery* (Central Library: 40 E. Anapamu Street) and January 26, 2013, 10:00 a.m. to 12:00 p.m. at the *Davis Center* (1232 De La Vina Street).

- C. Approval of the minutes of the Historic Landmarks Commission meetings of December 19, 2012, and January 2, 2013.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of December 19, 2012, as presented.

Action: Orías/Murray, 6/0/0. (Murray abstained from Item 6. Boucher/Shallanberger/Winick absent.) Motion carried.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of January 2, 2013, as presented.

Action: La Voie/Drury, 4/0/1. (Murray abstained. Boucher/Sharpe/Shallanberger/Winick absent.) Motion carried.

D. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe.

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

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

1. Ms. Gantz made the following announcements:

- a) Commissioners Boucher and Winick would be absent.

- b) Commissioner Drury would be leaving the meeting at 3:30 p.m.

- c) Chair Suding would be stepping down on Item 8 at 35 State Street; Commissioner Sharpe would be stepping down from items 7 and 9 at 836 Bath Street and 2121 Garden Street, respectively; and Commissioner Murray would be stepping down from Items 9 and 11 at 2121 Garden Street and 1130 N. Milpas Street, respectively.

- d) Items 8 on the agenda, 35 State Street, would be postponed two weeks at the applicant's request; and Item 9 on the agenda, 2121 Garden Street, was postponed two weeks due to lack of quorum. Therefore, Items 10 through 12 will be heard a half hour before they were originally scheduled on the agenda.

2. Commissioner Orías announced that the Santa Barbara Trust for Historic Preservation is holding an awards ceremony at the Presidio Chapel on January 26, 2013, at 2:00 p.m. regarding the Historic Resources Element.

F. Subcommittee Reports.

No subcommittee reports.

DISCUSSION ITEM**1. 5-YEAR HISTORIC PRESERVATION WORK PROGRAM**

(1:40) Staff: Jaime Limon, Senior Planner
Heather Widen (Baker), AICP Project Planner
Nicole Hernández, Urban Historian

(5-Year Historic Preservation Work Program (5-Year HWP). On October 2, 2012, the Council adopted a Historic Resources Element (HRE). The HRE includes 47 “possible implementation items to be considered” organized under ten policies. The General Plan’s implementation time-frame is generally considered to be through 2030. Staff will present an overview of which items are suggested for either on-going implementation, the proposed 5-Year HWP, and list other items for possible later implementation. Staff plans to present the 5-Yr HWP to the Mayor and Council in early 2013 for feedback and direction.)

Actual time: 1:44 p.m.

Present: Heather Widen, Project Planner
Jaime Limón, Design Review Supervisor

Public comment opened at 1:53 p.m.

Mary Louise Days, local historian/HRE Task Force, commented on historic districts implementation survey area completion and the use of existing findings and documentation for such purpose; update of the MEA and the Potentials List; use of most recent survey data in the proposed online database using DPR information; Ordinance amendments; and priority of items on the *2012-2030 Historic Resources Element Implementation* chart.

Kellam de Forest, local resident/HRE Task Force, commented on the urgency of proposing historic and special design district ordinances; demolition-by-neglect should be covered under an amended ordinance; and an ordinance should tie in with the urban forest and cultural landscape elements, especially matured trees around historic resources.

Public comment closed at 1:59 p.m.

Discussion held. (Boucher/Shallanberger/Winick absent.)

The Commission’s discussion included the *2012-2030 Historic Resources Element Implementation* chart presented in a Staff Memo dated January 2, 2013, and their comments addressed these areas:

- Great appreciation for staff’s focus on important historic resource preservation work through this program.
- Elevate all implementation items under Policy 5 entitled “Neighborhood” to be accomplished in the 5-Year HRWP by using community volunteer help.
- Incorporate HLC commissioner and volunteer help for: 1. On-time implementation of items listed for the 5-Year HRWP. 2. Accomplish additional items listed for later implementation sooner. For example, completing a city-wide survey of cultural landscapes is listed for later implementation, but could be accomplished in the next five years with volunteer help.

COURTESY REVIEW**2. 2201 LAGUNA ST**

(1:50) Presenters: Kathryn McGee, Senior Associate, Chattel Architecture
Kristina Foss, Curator/Cultural Resources Manager, Mission Santa Barbara
(Courtesy review of crypt repair at Old Mission Santa Barbara.)

Actual time: 2:15

Present: Kathryn McGee, Chattel, Inc.
Kristina Foss, Mission Santa Barbara

Public comment opened at 2:24 p.m. and, as no one wished to speak, it was closed.

Courtesy review held. Positive comments made. (Boucher/Sharpe absent.)

PUBLIC HEARING**3. 1709 OVERLOOK LANE**

(2:00) Assessor's Parcel Number: 015-192-016
Staff Member: Nicole Hernández, Urban Historian
(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council that the residence at 1709 Overlook Lane be designated a City Landmark.)

Time: 2:31 p.m.

Present: Nicole Hernández, Urban Historian

Public comment opened at 2:37 p.m.

Kellam de Forest, local resident, commented on the terrace feature and requested inclusion of the entire parcel, including the landscape garden, in the designation – not just the structure.

Public comment closed at 2:38 p.m.

Motion: To adopt Resolution 2013-01 and forward the Landmark designation request of the residence located at 1709 Overlook Lane to City Council for consideration.

Action: La Voie/Sharpe, 7/0/0. (Boucher/Winick absent.)

PUBLIC HEARING**4. 112 W CABRILLO BLVD**

(2:20) Assessor's Parcel Number: 033-101-013

Staff Member: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council that the Veteran's Memorial Building located at 112 W. Cabrillo Blvd. be designated a City Landmark.)

Actual time: 2:49 p.m.

Present: Nicole Hernández, Urban Historian
Robert Ooley, County Architect

Public comment opened at 2:55 p.m.

John Ramieri, Veteran/Commander of the Chapter 235 Korean War Veterans Association, spoke in favor of the designation.

Ellery Price, Veteran/Commander of the Chapter 37 Disabled American Veterans, spoke in favor of the designation.

Bob Handy, Chairman of the County Veterans' Services Advisory Committee, spoke in favor of the designation.

Kellam de Forest, local resident, commented on inclusion of the entire parcel in the designation.

Chair Suding acknowledged receipt of letters in support of the designation from Bob Cunningham, Chairman of the Santa Barbara County Historic Landmarks Advisory Commission; and Robert Ooley, County Architect, of the Office of the County Architect Historic County Courthouse.

Public comment closed at 3:02 p.m.

Motion: To adopt Resolution 2013-02 and forward the Landmark designation request of the Veteran's Memorial Building located at 112 W. Cabrillo Blvd. to City Council for consideration, including mention of the valuable historic elements in the interior of the building that contribute to the historic resource.

Action: La Voie/Drury, 6/0/1. (Shallanberger abstained. Boucher/Winick absent.)

PUBLIC HEARING**5. 1129 STATE ST**

(2:30) Assessor's Parcel Number: 039-231-037

Staff Member: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council that the San Marcos Building located at 1129 State Street be designated a City Landmark.)

Actual time: 3:10

Present: Nicole Hernández, Urban Historian
John H. Parke, Attorney At Law, Allen & Kimbell

John Parke, representing ownership, commented on the possible alternative to grant a preservation easement and the property owner's opposition to the designation of the building as currently presented to the HLC. He provided written comments on the issues being raised by the property owner.

Public comment opened at 3:24 p.m.

Kellam de Forest, local resident, commented on the desire for a complete restoration to the courtyard's original dimensions and historic decorations.

Public comment closed at 3:25 p.m.

The proposed designation would include: 1119 - 1137 State Street and 9 - 15 West Anapamu Street.

Motion: Continue the public hearing indefinitely and refer to the HLC Designations Subcommittee for review of the issues raised during the public hearing with a request that a thorough history of the building be provided.

Action: Orías/Shallanberger, 6/1/0. (La Voie opposed due to undue delay. Boucher/Winick absent.)

ARCHAEOLOGY REPORT

6. 2082 LAS CANOAS RD

A-1 Zone

(3:00) Assessor's Parcel Number: 021-030-037
Application Number: MST2012-00262
Owner: Ron Petelski
Architect: James McClintock
Engineer: Victor Beck

(Proposal for site grading; construction of multiple retaining walls; to level, extend, and pave the driveway; and create a building pad for a future residence located on a 3-acre parcel in the Hillside Design District. The proposal involves 1,250 cubic yards of cut, 1,250 cubic yards of fill, and 1,000 cubic yards of re-compaction to be balanced on site. Retaining walls include a new 120 linear foot retaining wall ranging in height from 6-inches to 12 feet, a new 200 linear foot retaining wall ranging in height from 4- to 5-feet, and a new 145 linear foot 6-foot tall site wall. The proposal will address violations identified in enforcement case ENF2012-00172.)

(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

Actual time: 3:30 p.m.

Present: David Stone, Archaeology Consultant
Jim McClintock, Architect

Staff comment: Susan Gantz, Planning Technician II, stated that Dr. Glassow reviewed the original Phase I report and agreed with the report's conclusions that the proximity of the remains of CA-SBA-1573H Segment 7, a Mission aqueduct segment, to proposed ground disturbance, would result in potential indirect impacts during construction. But he felt the measures called out on page 13 of the report would reduce this potential to less than significant. On Monday, David Stone provided an addendum letter, which was emailed to the Commissioners, responding to Dr. Glassow's comments regarding this potential slope wash erosion. He excavated a number of shovel trenches perpendicular to the anticipated aqueduct elevation contour to determine if soils had, indeed, covered up additional cultural materials, and identified sandstone cobbles that appeared to represent an extension of the aqueduct another 35 feet westward from what was identified in the Phase 1 Report. But this area is 40 feet east of the proposed grading plan area. He has revised the mitigation measure slightly to ensure that grading plan excavations remain contained and avoid the historic resource. Dr. Glassow reviewed Mr. Stone's addendum letter and believes that the proposed measures will be sufficient.

Public comment opened at 3:32 p.m.

Mary Louise Days, local historian/resident, commented on neighbor concerns in the 1980s with respect to aqueduct remains when a neighbor was doing some construction; and expressed concern that the report is not complete in order to continue the attempt to preserve this important archaeological site.

Public comment closed at 3:34 p.m.

Motion: Continued indefinitely to allow the report preparer to make the following amendments to the report with comment directed to the applicant:

1. Identify the aqueduct location with more investigation on the property line, locating it to the extent possible across the site, and any other remains that may be on the property.
2. Consider studying the retention and design to further protect potential archaeological sites.

Action: La Voie/Sharpe, 6/0/0. (Boucher/Drury/Winick absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:58 P.M. TO 4:04 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 836 BATH ST**

R-4 Zone

(3:05) Assessor's Parcel Number: 037-041-001
Application Number: MST2012-00385
Owner: Arthur Louie
Agent: Post/Hazeltine Associates
Architect: Acme Architecture

(Proposal for a two-unit subdivision to include the following: demolish two detached single-car garages, a 383 square foot, one-bedroom cottage, an attached 102 square foot service porch, and two detached storage sheds. Structurally upgrade an existing three-bedroom, one-story house and foundation and replace windows and roof. Construct a new attached two-story, three-bedroom dwelling unit and two attached two-car garages to create a two-unit condominium. Also proposed is associated new landscaping and paving. Staff Hearing Officer review is required. This is on the **City's List of Potential Historic Resources: "Residence: Constructed in 1912."**)

(Comments only: Project requires Environmental Assessment and Staff Hearing Officer Review.)

Actual time: 4:04 p.m.

Present: Keith Rivera, Architect

Public comment opened at 4:15 p.m.

Bruce Venturelli, adjacent property owner, expressed concern with the street parking and potential automobile accidents due to ingress and egress as proposed.

Wanda Venturelli, adjacent property owner, commented on the quality of the materials for the project.

Public comment closed at 4:20 p.m.

Motion: Continued to the Staff Hearing Officer with positive comments in support of the modification and design:

1. The project is headed in the right direction.
2. The Commission appreciates the restoration of the existing structure.
3. Study a more complete trellis over the garage door.
4. Study adding divided lights to the two side windows above the garage on the north elevation.
5. Restudy the roof form on the north-east elevation so that it is better integrated with the floor above.
6. Provide more detail of the east elevation.
7. Reduce the floor-to-floor on the north elevation above the garage.

Action: La Voie/Orías, 5/0/0. (Sharpe stepped down. Boucher/Drury/Sharpe/Winick absent.)
Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 35 STATE ST**

HRC-2/SD-3 Zone

(3:25) Assessor's Parcel Number: 033-102-004
Application Number: MST97-00357
Applicant: Michael Rosenfeld
Agent: Ken Marshall
Architect: DesignARC, Inc.
Landscape Architect: Suding Design
Engineer: Penfield & Smith Engineers, Inc.

(Proposal for a mixed-use development, Entrada de Santa Bárbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes the option to develop either (i) 123 hotel keys, comprised of all hotel rooms, 19,893 square feet of commercial floor area and 246 parking spaces or, (ii) 116 hotel keys, comprised of 107 hotel rooms with 9 timeshare units, 20,443 square feet of commercial floor area and 246 parking spaces.)

(Comments only; this is a single concept review of a revised project as part of a Substantial Conformance Determination request. Project requires compliance with City Council Resolution No. 01-103. Project was last reviewed on September 1, 2010.)

This item was continued two weeks at the applicant's request.

**** THE COMMISSION RECESSED FROM 4:32 P.M. TO 4:34 P.M. ****

CONCEPT REVIEW - CONTINUED**9. 2121 GARDEN ST**

E-1 Zone

(4:25) Assessor's Parcel Number: 025-252-003
Application Number: MST2012-00470
Applicant: Thomas Ochsner Architect
Owner: Steve Handleman
Landscape Architect: Arcadia Studio

(Proposal for a minor addition and alterations to an existing, 6,752 square foot, three-story, single-family residence, detached garage, and detached accessory building. The proposal includes a 128 square foot addition to an existing 500 square foot storage structure to be converted to a one-story, three-car detached garage. Also proposed is the conversion of an existing 749 square foot garage to a 276 square foot covered patio, a 473 square foot swimming pool pavilion and a 27 square foot equipment enclosure. Additional improvements on this 25,500 square foot parcel will be a new swimming pool, relocated driveway with new vehicular entry gate, new pedestrian gate, new site walls, and landscape plan. The proposed floor-to-lot area ratio (FAR) will be .27, or 146% of the guideline maximum FAR. Total square footage on site will be 6,907 square feet. Staff Hearing Officer approval is requested for zoning modifications. This proposal will address violations outlined in enforcement case ENF2012-00425 including conversion of a storage building to habitable space and removal of illegal structures. This is on the **City's List of Potential Historic Resources: "the Olives Brinkerhoff-Fenzi House."**)

(Third Concept Review. Comments only; project requires Staff Hearing Officer review, Environmental Assessment, and Historic Resource Findings. Project was last reviewed January 2, 2013.)

Actual time: 4:34 p.m.

Present: Thomas Ochsner, Architect, Tom Ochsner, Jr. AIA
Derrick Eichelberger, Landscape Architect, Arcadia Studio

Public comment opened at 4:38 p.m. and, as no one wished to speak, it was closed.

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

1. The Commission is in support of the modification for the pergola structure in that it is both temporary and sufficiently transparent to be an appropriate encroachment into the side yard setback.
2. Based on the location of the adjacent structures, the Commission is in support of the modification for the existing garage, its conversion, and minor addition into the back yard and side yard setbacks.
3. The applicant's effort to graph from the existing Olive tree is supportable.
4. The applicant is encouraged to pursue designation of the house as a historic resource.

Action: La Voie/Orías, 4/0/1. (Sharpe abstained. Murray stepped down. Boucher/Drury/Winick absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

10. **301 E YANONALI ST**

M-1/SP-2/SD-3 Zone

(4:40) Assessor's Parcel Number: 017-630-005
Application Number: MST2012-00494
Owner: The Wright Partners
Agent: Suzanne Elledge Planning & Permitting Services, Inc.
Architect: Cearnal Andrulaitis, LLP

(Concept review only. Proposal to construct a new 43,937 square foot two-story commercial building to include a market, offices, and retail spaces with 150 parking spaces on the 3.16 acre lot located in El Pueblo Viejo and the SP-2 Cabrillo Plaza Specific Plan area. Planning Commission review of a Coastal Development Permit and Development Plan square footage is requested.)

(Initial Concept Review only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit and Development Plan.)

Actual time: 4:43 p.m.

Present: Bill Wright, Owner
Brian Cearnal, Architect, Cearnal Andrulaitis
Trish Allen, Agent, SEPPS

Public comment opened at 4:54 p.m.

Susan Van Atta, business neighbor, commented on the Monterey Revival architectural style.

Public comment closed at 4:54 p.m.

Motion: Continued indefinitely with comments:

1. There is general support for the conceptual design.
2. Appreciation was expressed for the proposed enhanced Monterey Revival architectural style.
3. There is some support for the idea of and location of the water tower.
4. The scale of the proposed building appears appropriate.
5. Restudy the storefront articulation as it needs more work.
6. Suggested a large tree at the corner, such as a Moreton Bay Fig, Star Pine or Cedar.
7. Restudy design of balconies.

Action: Orías/Sharpe, 5/0/0. (Shallanberger stepped down. Boucher/Drury/Winick absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 5:06 P.M. TO 5:12 P.M. ****

IN-PROGRESS REVIEW**11. 1130 N MILPAS ST**

E-1/R-3 Zone

(5:00)

Assessor's Parcel Number: 029-201-004
 Application Number: MST2009-00551
 Owner: Santa Barbara Bowl Foundation
 Agent: Trish Allen, SEPPS, Inc.
 Architect: DesignARC

(Proposal to construct a new 2,210 net square foot one-story administration building, pedestrian plaza, and walkway for the Santa Barbara Bowl with approximately 2,700 cubic yards of excavation and 1,200 cubic yards of fill grading. Planning Commission review of a Conditional Use Permit and Modifications to allow encroachments into the required setbacks is requested. The project requires City Council approval for abandonment of a portion of Lowena Drive. Courtesy review by the Architectural Board of Review and the Planning Commission of associated improvements on the County-owned parcels is also requested.)

(Second In-Progress Review of Rudolf C. Zieshenne Memorial Begonia Garden commemorative plaque to comply with Planning Commission Resolution No. 015-12 condition of approval. The Historic Resources Report was accepted August 29, 2012. Project was last reviewed on January 2, 2013.)

Actual time: 5:12 p.m.

Present: Susan Van Atta, Landscape Architect, Van Atta Associates
 Trish Allen, Agent, SEPPS
 Fermina Murray, Historical Consultant

Public comment opened at 5:17 p.m. and, as no one wished to speak, it was closed.

Motion: Final Approval of the commemorative plaque as presented.

Action: Orías/Sharpe, 5/0/0. (Murray stepped down. Boucher/Drury/Winick absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**12. 2786 PUESTA DEL SOL** **E-3 Zone**

(5:15) Assessor's Parcel Number: 023-223-038
 Application Number: MST2012-00473
 Owner: Mike & Elizabeth Challen
 Designer: Chris Belanger

(Proposal to remove an existing rear porch, construct a new 107 square foot first story addition, construct a new rear deck, and make window alterations to an existing 3,454 square foot, two-story, single-family residence with a detached 819 square foot three-car garage. This structure is on the City's List of Potential Historic Resources.)

(Second Concept Review. Project was last reviewed on January 2, 2013.)

Actual time: 5:19 p.m.

Present: Chris Belanger, Designer

Public comment opened at 5:24 p.m. and, as no one wished to speak, it was closed.

Motion: Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

Action: La Voie/Sharpe, 4/0/2. (Murray/Shallanberger abstained. Boucher/Drury/Winick absent.) Motion carried.

CONSENT CALENDAR (11:00)**NEW ITEM****A. 209 PASEO NUEVO** **C-2 Zone**

Assessor's Parcel Number: 037-400-002
 Application Number: MST2012-00496
 Owner: I & G Direct Real Estate 3, LP
 Architect: Edward DeVicente
 Business Name: Paseo Nuevo Retail Center

(Proposal to renovate an existing storage space to create a new recycling room. Improvements to the existing façade along Chapala Street will include new doors and door upgrades to match existing. A new curb cut is requested for vehicular access to the recycling room. No new floor area is proposed.)

Project Design and Final Approvals as submitted.

NEW ITEM**B. 2020 ALAMEDA PADRE SERRA STE 101****SP-7 Zone**

Assessor's Parcel Number: 019-163-004
Application Number: MST2013-00009
Owner: Michael Towbes LLC
Architect: Edwards Pitman Architects
Business Name: Riviera Business Park

(Proposal for work at Ebbets Hall to extend a ground floor mechanical equipment enclosure to accommodate an additional HVAC unit and to add three roof-mounted HVAC units. This is a designated **City Landmark: "Furse Hall, Quadrangle Buildings, Ebbets Hall, and Grand Stair."**)

(Requires Historic Resource Findings and Findings for Alterations to a City Landmark.)

Project Design and Final Approvals with the following findings made:

1. **Historic Resource Findings:** The project will not cause a substantial adverse change in the significance of an historical resource.
2. **Findings for Alterations to a City Landmark:** The exterior alterations are being made primarily for the purposes of restoring the landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.

NEW ITEM**C. 901 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 029-313-015
Application Number: MST2013-00013
Owner: Philinda Properties/Sierra Management
Applicant: Brent Thompson
Architect: Amy Taylor
Business Name: Sublime

(Proposal for the following exterior changes: rebuild an existing 370 square foot deck and replace an entry door to comply with ADA accessibility standards, construct a level landing at the entry, restripe an existing parking space for ADA accessibility, construct a water heater enclosure, and provide a new bicycle parking space. A Public Works variance is requested to encroach into the street setbacks. This structure is on the City's List of Potential Historic Resources.)

(Comments only; a Public Works Variance is requested.)

Continued indefinitely to the Consent Calendar.

NEW ITEM**D. 905 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-321-028

Application Number: MST2013-00017

Owner: Eleanore Alexander

Engineer: Ken Dickson

Business Name: Persona Neapolitan Pizzeria

(Proposal to remove the existing bulkhead tile and repaint the front facade of an existing commercial building. This building is on the **City's List of Potential Historic Resources: "Bothin Building."**)

Continued two weeks to the Consent Calendar.**** THE FULL BOARD MEETING ADJOURNED AT 5:28 P.M. ****