



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, May 22, 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 – Absent  
WILLIAM LA VOIE – Present  
FERMINA MURRAY – Present  
JUDY ORÍAS – Present  
CRAIG SHALLANBERGER – Present at 1:32 p.m.  
BARRY WINICK – Present

#### ADVISORY MEMBER:

DR. MICHAEL GLASSOW

#### CITY COUNCIL LIAISON:

DALE FRANCISCO

#### PLANNING COMMISSION LIAISON:

STELLA LARSON

#### STAFF:

BETTIE WEISS, City Planner – Present until 4:30 p.m.  
JAIME LIMÓN, Design Review/Historic Preservation Supervisor – Present until 2:34 p.m.  
NICOLE HERNÁNDEZ, Urban Historian – Present until 4:30 p.m.  
SUSAN GANTZ, Planning Technician – Present  
GABRIELA FELICIANO, Commission Secretary – Present

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 *Meeting Videos* tab.

#### CALL TO ORDER.

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

#### ATTENDANCE:

Members present: La Voie, Murray, Orías, Shallanberger, Sharpe, Suding, and Winick.

Members absent: Boucher and Drury.

Staff present: Weiss (until 4:30 p.m.), Limón (until 2:34 p.m.), Hernández (until 4:30 p.m.), Gantz, and Feliciano.

#### GENERAL BUSINESS:

##### A. Public Comment:

Kellam de Forest, local resident, commented on the Lobero Theatre Foundation's plans for a walled level terrace (esplanade) and changes to the landscaping designed by Lockwood de Forest that would result in the destruction of the Olive Trees. He provided a copy of a letter addressing these concerns.

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

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of May 8, 2013, as presented.

Action: Sharpe/Orías, 6/0/0. (Suding abstained from Item 5. Boucher/Drury/Winick absent.) Motion carried.

C. Consent Calendar.

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

Action: La Voie/Murray, 7/0/0. (Suding abstained from Item C. Boucher/Drury absent.) Motion carried.

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

1. Ms. Gantz made the following announcements:

- a) Commissioners Boucher and Drury would be absent from the meeting and Chair Suding would be stepping down from Item 7 at 1000 State Street.
- b) Interviews of applicants for various positions on City Advisory Groups will be held on June 4, 2013, at approximately 4:00 p.m. and June at 6:00 p.m.
- c) Commissioner Suding reviewed an Arborist Report for proposed pruning of six mature coral trees in the courtyard area of the building at the corner of State and E. Micheltorena Streets (the old Home Savings and Loan building) and determined that 33% of the tree canopies may be pruned.

2. Commissioner Orías announced she reviewed the draft Safety Element. A concern with respect to unreinforced masonry buildings has been addressed by staff so as to protect historic buildings from being destroyed.

3. Ms. Hernández made the following announcements:

- a) Public workshop meetings were held regarding Potential Historic Districts. A *Frequently Asked Questions* handout was provided as well as information on the Mills Act and other benefits available to property owners. Commissioners Drury and Murray attended the Thursday, May 9 meeting and Commissioners Murray and Winick attended the Saturday, May 11. They were thanked for their attendance and responding to the public's inquiries.
- b) Abraham Shepard, Cal Poly intern, was acknowledged for his work on the graphics design for the new Historic Resource Guidelines.

E. Subcommittee Reports.

No subcommittee reports.

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****1. WEST DOWNTOWN**

(1:45) Assessor's Parcel Number: 099-ORD-0ZO  
Application Number: MST2013-00175  
Staff: Nicole Hernández, City Urban Historian  
(Proposal to update Potential List of Historic Resources and identify various Historic Districts.)

**(Presentation and acceptance of survey results for the West Downtown Survey.)**

Actual time: 1:42 p.m.

Present: Nicole Hernández, City Urban Historian  
Jaime Limón, Design Review Supervisor  
Aubrie Morlet, Architectural Historian, Applied EarthWorks, Inc.

Public comment opened at 1:55 p.m. and, as no one wished to speak, it was closed.

**Motion: To accept the West Downtown survey results by EarthWorks, Inc. with revised potential district boundaries as recommended by the HLC Historic Surveys Subcommittee.**

Action: La Voie/Winick, 7/0/0. (Boucher/Drury absent.) Motion carried.

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****2. WEST DOWNTOWN**

(2:00) Assessor's Parcel Number: 099-ORD-0ZO  
Application Number: MST2013-00175  
Staff: Nicole Hernández, City Urban Historian  
(Proposal to update Potential List of Historic Resources and identify various Historic Districts.)

**(Consider properties identified as contributing structures to proposed historic districts of lower De La Vina and Castillo Streets and structures found to be individually significant to the City's List of Potential Historic Resources.)**

Actual time: 2:11

Present: Nicole Hernández, City Urban Historian  
Jaime Limón, Design Review Supervisor  
Aubrie Morlet, Architectural Historian, Applied EarthWorks, Inc.

Public comment opened at 2:11 p.m.

Kellam de Forest, local resident, commented on the non-contributing structures.

Diane Baskin, property owner within a proposed historic district, commented on an exemption from historic designation for future multi-unit development use. (She also provided written comments.)

John Whitehurst, property owner within a proposed historic district, commented on the livability of the structures and redesign accordingly.

Public comment closed at 2:22 p.m.

Commission comment: Commissioner La Voie pointed out that the use of the wording “potentially contributing” may communicate the wrong intent for the properties listed as such. It was suggested that “potentially contributing” be changed to “possibly contributing”, “marginally contributing,” or “conditionally contributing.” Mr. Limón explained that the status of some of the properties identified in the West Downtown Survey as *non-contributing* could potentially change to *contributing* if significant alterations take place because they are original buildings that have had inappropriate alterations. Therefore, the intent of identifying some of those properties as “potentially contributing” is to protect properties that add to the historic context and character of a historic district in spite of being identified as *non-contributing* in the survey.

**Motion:** To accept Staff’s recommendation of placing the following structures on the City’s List of Potential Historic Resources for the potential creation of new West Downtown Historic Districts:

1. Contributing and potentially contributing properties to the potential Lower De La Vina Street Historic District;
2. Contributing and potentially contributing properties to the potential Castillo Street Historic District;
3. Individually significant properties found to meet the criteria as a Structure of Merit \*\*.

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

\*\*The following (13) properties, as recommended by the HLC Historic Surveys Subcommittee, **shall be included** on the Potential Historic Structures/Sites List:

	<u>Site Address</u>	<u>Parcel Number</u>	<u>Eligibility</u>
1	622 Bath St	037-121-009	Individually Eligible
2	222 W. Haley St.	037-161-017	Individually Eligible
3	405 W. De La Guerra St.	037-071-006	Individually Eligible
4	411 W. De La Guerra St.	037-071-005	Individually Eligible
5	417 W. De La Guerra St.	037-071-003	Individually Eligible
6	421 W. De La Guerra St.	037-021-002	Individually Eligible
7	427 W. De La Guerra St.	037-071-016	Individually Eligible
8	422- 424 W. Cota St.	037-112-013	Individually Eligible
9	418 W. Cota St.	037-112-012	Individually Eligible
10	414 W. Cota St.	037-112-011	Individually Eligible
11	332 W. Cota St.	037-113-025	Individually Eligible
12	320- 322 W. Cota St.	037-113-023	Individually Eligible
13	318 W. Cota St.	037-113-022	Individually Eligible

**ARCHAEOLOGY REPORT****3. 448 ALAN RD**

E-3/SD-3 Zone

(2:30) Assessor's Parcel Number: 047-072-007  
Application Number: MST2013-00062  
Owner: Merrill Family Living Trust  
Applicant: Michael Merrill  
Architect: Kurt Magness  
Engineer: Dale Weber

(Proposal to demolish an existing one-story 1,529 square foot single-family residence and 329 square foot detached carport and construct a new one-story 1,645 square foot single-family residence and an attached 434 square foot two-car garage. The proposal involves 830 cubic yards of grading. The proposed total of 2,079 square feet, located on a 10,018 square foot lot, is 56% of the maximum floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. This is a revised application to replace the prior two-story proposal (MST2010-00366).)

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

Actual time: 2:33 p.m.

Staff comments: Susan Gantz, Planning Technician, state that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no additional archaeological investigations are required at this time. However, the standard condition regarding the discovery of unanticipated archaeological resources applies to the project and shall be reproduced on the plans prior to final design review approval.

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

**Motion: To accept the report with the condition that the report preparer make the following amendments:**

1. Provide a legible site map in color.
2. Provide photographs of the elevations.

Action: La Voie/Orías, 7/0/0. (Boucher/Drury absent.) Motion carried.

**ARCHAEOLOGY REPORT****4. 1330 CHAPALA ST**

C-2 Zone

(2:35) Assessor's Parcel Number: 039-131-001  
Application Number: MST2013-00169  
Owner: Metropolitan Theatres Corporation  
Architect: Peikert Group Architects

(This is a revised project. Proposal for a new, three-story, 38'-6" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 32 residential apartments and four flexible-space units (1,708 net square feet) allowing either residential or commercial use. The 36 units will total 31,140 square feet, and a 550 square foot exercise room is also proposed. The partially below-grade 13,800 square foot parking garage will contain 40 spaces, and a surface lot will contain 50 spaces, with 36 spaces allocated to the units and 54 spaces allocated to the Arlington Theatre. Also proposed is the removal of seven mature trees including four grevillea, two pittosporum and one ficus, with 15 mature palm trees to be preserved and re-planted. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. This parcel is within the 10% Parking Zone of Benefit and *contains a designated Structure of Merit: "Arlington Hotel Garden Arch."*)

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

Actual time: 2:36 p.m.

Staff comment: Susan Gantz, Planning Technician, state that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations in section 10.0 on page 18 of the report, specifically, that a City-qualified archaeologist shall be retained to monitor ground disturbances during the first four feet of grading and/or construction given the prospect of encountering trash pits that have significance for understanding an important aspect of Santa Barbara history.

Public comment opened at 2:36 p.m. and, as no one wished to speak, it was closed.

**Motion: To accept the report as presented with monitoring requirements.**

Action: La Voie/Sharpe, 7/0/0. (Boucher/Drury absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 2:37 P.M. TO 2:44 P.M. \*\***

**HISTORIC STRUCTURES REPORT****5. 1330 CHAPALA ST**

C-2 Zone

(2:40) Assessor's Parcel Number: 039-131-001  
Application Number: MST2013-00169  
Owner: Metropolitan Theatres Corporation  
Architect: Peikert Group Architects, LLP

(This is a revised project. Proposal for a new, three-story, 38'-6" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 32 residential apartments and four flexible-space units (1,708 net square feet) allowing either residential or commercial use. The 36 units will total 31,140 square feet, and a 550 square foot exercise room is also proposed. The partially below-grade 13,800 square foot parking garage will contain 40 spaces, and a surface lot will contain 50 spaces, with 36 spaces allocated to the units and 54 spaces allocated to the Arlington Theatre. Also proposed is the removal of seven mature trees including four grevillea, two pittosporum and one ficus, with 15 mature palm trees to be preserved and re-planted. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. This parcel is within the 10% Parking Zone of Benefit and *contains a designated Structure of Merit: "Arlington Hotel Garden Arch."*)

**(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report found that, provided the Implementation Measures outlined in Section 10.1, impacts to significant historic resources located on or adjacent to the project parcel resulting from the proposed project would be less than significant.)**

Actual time: 2:44 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants  
Detlev Peikert, Architect, Peikert Group Architects

Staff comment: Nicole Hernández, Urban Historian, state that staff reviewed the report and supports the report's conclusions that the project meets the State CEQA Guidelines of the MEA. Bettie Weiss, City Planner, explained that staff will take Commissioner Orías' concerns with respect to providing sufficient time to review reports under advisement.

Public comment opened at 2:57 p.m.

Kellam de Forest, local resident, commented on the renderings by Edwards and Plunkett of the vision for shops that were to surround the property, and the Commission's advantage in reviewing them.

Public comment closed at 2:58 p.m.

**Motion:** To accept the report with the condition that the following amendments be made by the report preparers:

1. Include a copy of the Edwards and Plunkett architectural firm's plans and renderings.
2. On page 48, change the number of trees from "nine of the twelve trees" to "the applicant's project would retain eight of the twelve trees."
3. On page 49, clarify that, in the design of the building, the view from the parking lot of the north elevation of the Arlington Theatre was not intended to be part of the public view.
4. On page 50, add a summary statement indicating that all the measures to be incorporated into the project description as shown in bullet points should be reviewed by the Historic Landmarks Commission.

Action: Winick/La Voie, 4/3/0. (La Voie/Murray/Sharpe opposed. Boucher/Drury absent.)  
Motion carried.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### 6. 1330 CHAPALA ST

C-2 Zone

(3:00) Assessor's Parcel Number: 039-131-001  
Application Number: MST2013-00169  
Owner: Metropolitan Theatres Corporation  
Architect: Peikert Group Architects  
Landscape Architect: Courtney Jane Miller Landscape Architect

(This is a revised project. Proposal for a new, three-story, 38'-6" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 32 residential apartments and four flexible-space units (1,708 net square feet) allowing either residential or commercial use. The 36 units will total 31,140 square feet, and a 550 square foot exercise room is also proposed. The partially below-grade 13,800 square foot parking garage will contain 40 spaces, and a surface lot will contain 50 spaces, with 36 spaces allocated to the units and 54 spaces allocated to the Arlington Theatre. Also proposed is the removal of seven mature trees including four grevillea, two pittosporum and one ficus, with 15 mature palm trees to be preserved and re-planted. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. This parcel is within the 10% Parking Zone of Benefit and *contains a designated Structure of Merit: "Arlington Hotel Garden Arch."*)

**(Comments only; project requires Environmental Assessment, Development Plan Approval, and Historic Resource Findings. Project was last reviewed on August 29, 2012, under MST2007-00371.)**

Actual time: 3:19 p.m.

Present: Detlev Peikert and Gordon Brewer, Peikert Group Architects  
Courtney Jane Miller, Landscape Architect, CJMLA  
David Corwin, Property Owner, Metropolitan Theatres

Staff comments: Susan Gantz, Planning Technician, clarified that the loading/unloading and parking circulation design continues to be under the Transportation Division's review. The tree protection measures shown on the plans are slightly different from the City's guidelines and City-required measures have been provided to the applicant. The four flexible-space units shown in the project description are actually commercial units (and are identified as "studio" on the ground floor plan).

Public comment opened at 3:47 p.m.

Margaret Cafarelli, adjacent property "Alma del Pueblo" owner, spoke in support of the project with the provision that the ingress/egress of large service trucks be addressed as there are potentially 12 to 15 Arlington Theatre events per year that would cause impacts to the shared common driveway.

Kellam de Forest, local resident, commented that the buildings are not articulated enough, they do not have a varied frontage, and to consider the historic gate in the design. He questioned the need for a tree at the corner of Chapala and Sola Streets that would obstruct the view through the historic arch to the Arlington Theatre.

Chair Suding acknowledged receipt of public correspondence:

1. Paula Westbury, local resident, expressing opposition.
2. Randall Fox, attorney, questioning the number of parking spaces allocated for the project and the Arlington Theatre.

Public comment closed at 3:54 p.m.

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

1. Although the size, bulk and scale may be supportable, the architecture needs refining. Elaborate on the articulation of the architecture, but simplify the decoration. Emulate the Edwards and Plunkett intent in the project's style.
2. Vary the units and ridge heights.
3. Although there is some support for a variance from the Urban Design Guidelines, the project's compliance with those guidelines with regard to the parking lot and screening of cars is of concern.
4. Show the outline of the parking structure below on the plans.
5. Continue to study lowering the garage parking lot to reduce the overall height.
6. The minimum setback provided is problematic.
7. Study providing larger private outdoor space for individual units.
8. Address the City's Storm Water Management Program.
9. Study parking lot planters and address the City's standards for parking lot planters.
10. Ensure raised planters are deep enough.
11. Study using porous pavers.
12. The landscape should be sensitive to view sheds.
13. Pay attention to the paseo design.
14. The paseo off of Sola Street should provide a view to the important architectural element of the Arlington Theatre's north elevation tripartite windows.
15. Study the building's relationship to the north/south paseo. Better integrate the intersection of the two paseos.
16. Study the relationship of the building to the east/west paseo.
17. Provide a sense of place at the garden gate and a connection to the building.
18. Show a separate children's play area if proposed.

Action: Sharpe/Orias, 7/0/0. (Boucher/Drury absent.) Motion carried.

**CONCEPT REVIEW - NEW****7. 1000 STATE ST**

C-2 Zone

(4:00) Assessor's Parcel Number: 039-282-014  
 Application Number: MST2013-00173  
 Owner: Quincy /1000 Associates, LP  
 Architect: Edwards Pitman Architects  
 Business Name: Bank of Montecito

(Proposal to install a new automated teller machine at the State Street elevation. This building is on the *City's List of Potential Historic Resources: "Bank of Montecito."*)

**(Requires Environmental Assessment.)**

Actual time: 4:38 p.m.

Present: Richard Redmond, Architect, Edwards Pitman Architects

Public comment opened at 4:40 p.m.

Kellam de Forest, local resident, commented on discouraging ATMs facing State Street.

Public comment closed at 4:41 p.m.

**Motion:** **Continued two weeks for applicant to reconsider the design of the proposed ATM:**  
 1. The existing location is adjacent to parking, highly visible and has appropriate coverage.  
 2. The proposed location is not supportable as it is not appropriate to the architecture, reduces landscaping, and reduces the symmetry of the front elevation.

**Action:** La Voie/Winick, 6/0/0. (Suding stepped down. Boucher/Drury absent.) Motion carried.

**MISCELLANEOUS ACTION ITEM****8. 1807 SANTA BARBARA ST**

E-1 Zone

(4:30) Assessor's Parcel Number: 027-041-008  
 Application Number: MST2013-00109  
 Owner: Robert Brace Residence Trust  
 Applicant: DesignARC

(Proposal for some minor window and door alterations and exterior hardscape and landscape improvements including a new swimming pool, 2,000 square feet of stone decks, half-bathroom, spa, trellis, fire pit, barbeque, pizza oven, and landscaping. There will be 120 cubic yards of grading excavation and 230 cubic yards of fill.)

**(Request by Historic Landmarks Commission to add the walls and landscaping at 1807 Santa Barbara Street to the City of Santa Barbara Potential Historic Resources List.)**

Actual time: 4:48 p.m.

Present: Mark Shields, Architect, DesignARC

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

**Motion:** To accept Staff's recommendation of placing the sandstone walls facing the street and the significant landscape materials, as being identified by Commissioner Murray as having historical importance, in the City's List of Potential Historic Resources.

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

### **CONCEPT REVIEW - NEW**

9. **1807 SANTA BARBARA ST**

E-1 Zone

(4:35) Assessor's Parcel Number: 027-041-008  
Application Number: MST2013-00109  
Owner: Robert Brace Residence Trust  
Applicant: DesignARC

(Proposal for some minor window and door alterations and exterior hardscape and landscape improvements including a new swimming pool, 2,000 square feet of stone decks, half-bathroom, spa, trellis, fire pit, barbeque, pizza oven, and landscaping. There will be 120 cubic yards of grading excavation and 230 cubic yards of fill.)

**(Project requires Environmental Assessment.)**

Actual time: 4:50 p.m.

Present: Mark Shields, Architect, DesignARC

**Motion:** Continued indefinitely to the Consent Calendar with comments:

1. The project is supportable.
2. Study mitigation of pool equipment noise.

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

**CONCEPT REVIEW - CONTINUED****10. 34 E MISSION ST**

E-1 Zone

(5:05) Assessor's Parcel Number: 025-372-005  
 Application Number: MST2013-00131  
 Owner: Catherine Compere  
 Applicant: Jarrett Gorin  
 Architect: Jose Luis Esparza  
 Contractor: Robert Taylor

(Proposal to demolish an existing 667 square foot, detached three-car garage and construct a new 643 square foot, detached three-car garage with a 472 square foot second story accessory space. Also proposed is to construct a new 11'-0" x 6'-0" driveway gate. The project will result in 4,776 square feet of development on an 18,750 square foot parcel. The guideline floor-to-lot-area ratio (FAR) will be .25 or 108% of the maximum FAR. Staff Hearing Officer review is requested for zoning modifications. This structure is on the *City's List of Potential Historic Resources: "Kinney House,"* and was found to be *eligible for City Structure of Merit status and listing in the California Register of Historical Resources.*)

**(Third Concept Review. Comments only; project requires Environmental Assessment, Staff Hearing Officer review, and Neighborhood Preservation Ordinance Findings. Project was last reviewed on May 8, 2013.)**

Actual time: 5:06 p.m.

Present: Jarrett Gorin, Land Use Consultant  
 Robert Taylor, General Contractor  
 Jose Luis Esparza, Architect  
 Suzanne Riegle, City Assistant Planner

Public comment opened at 5:09 p.m. and, as no one wished to speak, it was closed.

**Motion: Continued indefinitely to the Staff Hearing Officer with positive comments and further review under the Consent Calendar:**

1. The modification is aesthetically appropriate. The proposed modifications do not pose consistency issues with El Pueblo Viejo Guidelines and Neighborhood Preservation Ordinance Findings.
2. The proposed scheme presented is preferred.
3. The architectural details need refinement.
4. The brackets should be thicker.
5. The flare at the porch needs to start higher.
6. The dormer should be less wide.
7. Study the relation of the dormer connection at the main ridge.

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

**CONSENT CALENDAR****CONTINUED ITEM****A. 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: Garcia Architects  
Business Name: Sublime

(Proposal for the following exterior changes: remove an existing 370 square foot deck and refurbish an entry door to comply with ADA accessibility standards, 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.*)

**(Third review.)**

**Project Design and Final Approvals as submitted.**

**NEW ITEM****B. 1533 STATE ST****C-2 Zone**

Assessor's Parcel Number: 027-231-022  
Application Number: MST2013-00176  
Owner: Bigglesworth & Company LLC  
Architect: Little  
Applicant: Leslie Robidoux  
Engineer: Wong & Associates  
Business Name: Cantwell's Market

(Proposal to remove an existing raised platform and install a new automated teller machine and ADA accessible ramp on the west elevation of an existing building. Also proposed is to restripe the parking lot to accommodate an accessible parking space and to relocate and replant an existing planter. New signage will be reviewed under a separate application.)

**Continued two weeks with the following comments:**

1. Submit a separate sign application for sign over the ATM.
2. Address the unapproved conditions including trash, Fedex and UPS collection boxes at the rear, unapproved awnings, light, and security box on roof.
3. Check with the Building and Safety Division for required handicapped signage on the building wall.
4. Include a light fixture above the ATM per Federal standards.
5. Revise ATM surround.
6. Include new downspout location on the plan.
7. Bury the existing conduit inside the wall.

**REVIEW AFTER FINAL****C. 35 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-102-004  
 Application Number: MST97-00357  
 Owner: 35 State Street Hotel Partners, LLC  
 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 construction of 123 hotel rooms, 22,326 square feet of commercial floor area and 264 parking spaces.)

**(Review After Final civil plan change to sidewalk edge in the 100 block of State Street and change in location of driveway curb cut in the 00 block of W. Mason Street. Tree counts remain the same with both changes.)**

**Continued two weeks.**

**NEW ITEM****D. 1710 MIRA VISTA AVE****E-1 Zone**

Assessor's Parcel Number: 019-090-015  
 Application Number: MST2013-00190  
 Owner: Christine McLaughlin Living Trust  
 Architect: Vadim Hsu Architect

(Proposal to remove 1,734 square feet of existing concrete driveway paving and install the same amount in new new permeable pavers. This is a designated *City Landmark: "D'Alfonso House,"* constructed in 1931.)

**Project Design and Final Approval as submitted.**

**NEW ITEM****E. 703 PASEO NUEVO (Originally agendized as CITYWIDE)****C-2 Zone**

Assessor's Parcel Number: 037-400-002  
 Application Number: MST2013-00194  
 Owner: I & G Direct Real Estate 3, LP  
 Applicant: T I Builders, Inc.  
 Business Name: Lorna Jane

(Proposal for the replacement of a storefront system.)

**Project Design and Final Approvals as submitted.**

**NEW ITEM**

**F. 416 STATE ST**

**C-M Zone**

Assessor's Parcel Number: 037-212-023  
Application Number: MST2013-00200  
Owner: Hughes Land Holding Trust  
Architect: Sherry & Associates  
Business Name: Killer Shrimp

(Proposal to replace existing doors, windows, and sidelights within the same openings which will not change in size or configuration.)

**Project Design and Final Approvals as submitted.**

**\*\* MEETING ADJOURNED AT 5:18 P.M. \*\***