



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

**Wednesday, February 24, 2016**

**David Gebhard Public Meeting Room: 630 Garden Street**

**11:00 A.M.**

**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  
JOANNA KAUFMAN, Planning Technician  
JENNIFER SANCHEZ, Commission Secretary

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

Representatives present: Bill Mahan (Items A, C-F, I), Julio Veyna (Items A-B, G-H), and William La Voie (Items B, G-H)

Staff present: Joanna Kaufman

**REVIEW AFTER FINAL****A. 901 E CABRILLO BLVD****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-313-018  
Application Number: MST2008-00313  
Owner: Richard Gunner  
Applicant: Michael Gunner  
Architect: William La Voie  
Architect: Marks Bloxom Architects, Inc.  
Architect: John Von Doren  
Architect: Arcanum Architecture  
Landscape Architect: Suding Design  
Business Name: Santa Barbara Inn

(Proposal for a major façade remodel to the existing four-story, 43,354 square foot Santa Barbara Inn. The project will consist of the following: change the exterior facade design; enlarge the main entry; remove and relocate two units; relocate existing bar and restaurant; relocate existing hotel rooms; replace existing swimming pool and spa; remove existing equipment shed and replace it with a new, partial below-ground vault; redesign the landscape and hardscape; remove the entry area drive and two curb cuts and replace with landscaping; install new sidewalk on the Milpas Street side; and repave and landscape the parking area. The proposal will result in 492 square feet of new floor area; however, there is a net decrease of 1,082 square feet of commercial floor area. The project will result in a 43,191 square foot structure. The original project approval was granted under application MST2004-00052. The project is currently under construction under BLD2012-00380.)

**(Review After Final for changes to alter the previously approved pergolas and propose a new 18 to 24 inch tall site wall along the sidewalk facing Milpas Street. Project last reviewed on October 7, 2015.)**

**Approval of Review After Final with condition:**

1. The eastern property line access is to be gravel or another material with perculating abilities.

**NEW ITEM****B. 516 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-173-037  
Application Number: MST2016-00069  
Owner: Judith Johnson Garrett Living Trust  
Applicant: Andrew Morgan  
Business Name: Caffe Primo

(Proposal for outdoor dining furniture including umbrellas, tables, chairs, planters, string lighting, and a hostess stand at Caffe Primo.)

**(Action can be taken if sufficient information is provided.)**

**Continued two weeks with comments:**

1. Provide photos or existing examples being used, cut sheets, material and color samples for the four-square beige color umbrellas. Umbrellas as proposed are acceptable.
2. Design and material of tables and chairs are acceptable.
3. Tables and chairs are to be a brown, dark green (Malaga green), or the charcoal grey color of the hostess stand.
4. String lighting as proposed is not acceptable. Streamline Modern style lighting is acceptable.
5. The planters should be terra-cotta; the shape and size are appropriate.
6. The hostess stand is appropriate as is and does not need to be changed.

**NEW ITEM****C. 00 BLK STATE ST SEG ID 2093**

Assessor's Parcel Number: ROW-002-093  
Application Number: MST2016-00059  
Owner: City of Santa Barbara  
Applicant: Derrick Bailey, Public Works  
Engineer: Adam Hendel, Public Works  
Contractor: Lash Construction

(Proposal to relocate an existing decorative light signal pole at the northeastern corner of State Street and Cabrillo Boulevard for a new decorative light signal with a nine foot mast arm. This new light signal will serve traffic exiting Stearns Wharf. The existing light signal pole will be relocated to the adjacent crossing at the same intersection to serve the Cabrillo Boulevard crossing. This project is in the state permit jurisdiction of the Coastal Zone.)

**(Action can be taken if sufficient information is provided.)**

**Project Design and Final Approval with the condition that the new light poles be Malaga green.**

**NEW ITEM****D. 703 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 037-082-008  
Application Number: MST2016-00049  
Owner: Nancy Brock Trust  
Applicant: Lauren Deason  
Architect: Sherry & Associates

(Proposal for new outdoor dining furniture comprising tables, chairs, and benches for tenant space that contains 703, 709, and 711 Chapala Street.)

**(Action can be taken if sufficient information is provided.)**

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

**NEW ITEM****E. 922 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-322-023  
Application Number: MST2016-00050  
Owner: Ronald & Nancy Hays, Trustees  
Architect: Sherry & Associates

(Proposal for fire repairs with interior and the following minor exterior alterations to the rear of an existing commercial/office building: a new 192 square foot second-story rear deck and new 90 square foot detached storage shed. This building is a Designated City Landmark: Nardo Building.)

**(Action can be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)**

**Continued two weeks with comments:**

1. Study detailing of the proposed deck addition, storage, and larger set of stairs to be consistent with El Pueblo Viejo Design Guidelines.
2. Provide elevation of the new stairs, roof, and parapet.

**PROJECT DESIGN REVIEW****F. 621 E SOLA ST****R-2 Zone**

Assessor's Parcel Number: 029-033-016  
 Application Number: MST2015-00369  
 Owner: John & Karen Abraham Revocable Living Trust  
 Architect: Dennis Thompson

(This is a revised project description. Proposal for a new 667 square foot one-story addition on a 7,500 square foot parcel located in the Hillside Design District and the Lower Riviera Special Design District. One new uncovered parking space is proposed, and seven linear feet of a sandstone wall along the front property line and driveway will be removed. The existing 1,045 square foot single-family residence will be increased by more than 50% in floor area with the addition, triggering the need to update the parking to meet the current requirement of two covered parking spaces. The existing 144 square foot one-car garage will be enlarged by 43 square feet to meet current parking design standards. A new six foot tall fence around the interior property lines is also proposed. The total of 1,902 square feet of development on a 7,500 square foot lot is 62% of the guideline maximum FAR. There will be 30 cubic yards of grading excavation. This residence is a contributing historic resource to the Potential Bungalow Haven Historic District.)

**(Project Design Approval is requested. Project last reviewed on December 16, 2016.)**

**Project Design Approval as submitted.**

**NEW ITEM****G. 7 E ANAPAMU ST****C-2 Zone**

Assessor's Parcel Number: 039-183-041  
 Application Number: MST2016-00066  
 Owner: Sullivan Goss 2009 Family Trust  
 Agent: Ernesto Botello

(Proposal to permit "as-built" changes to the rear courtyard area of an existing 2,245 square foot commercial building comprising of new exterior dining layout, planter areas for trees, and a new CMU/stone rubble veneer wall at the rear property line. Also proposed is the removal of an existing guardrail at the front terrace to be replaced with a 42 inch high stucco pony wall and the replacement of the existing the awnings on the front façade. Interior improvements proposed are the addition of a bar and dining areas, accessible restrooms and storage room, a remodel of the existing kitchen area for a proposed restaurant use, and the demolition of restrooms. The project addresses enforcement violations in case ENF2015-00856. This building is on the City's List of Potential Historic Resources: Hitchcock Building.)

**(Action can be taken if sufficient information is provided.)**

**Continued two weeks to the Full Commission with comments:**

1. Provide paint chips that accurately show the color.
2. Gray color is not appropriate for the windows.
3. Black color is acceptable for the awnings.
4. There is a preference for an iron railing in the front. If the front railing is to be stucco, reduce the size of the crown molding.
5. The rear as-built changes are not appropriate and need to be reviewed by the Full Commission.

**NEW ITEM****H. 229 E VICTORIA ST****R-O Zone**

Assessor's Parcel Number: 029-072-009  
Application Number: MST2016-00058  
Owner: Architectural Foundation of Santa Barbara  
Architect: Lori Kari

(Proposal to replace 800 square feet of existing lawn area at an existing office building to low-water landscaping. Existing concrete pathways will be replaced with brick in a herringbone pattern. No alterations are proposed to the existing office building. This building is a designated historic resource: Acheson Residence.)

**(Action can be taken if sufficient information is provided.)**

**Continued two weeks with comments:**

1. Placement of plantings and design of open areas should be more formal and appropriate to the Victorian time period of the residence.
2. The proposed plant palette is acceptable.

**REVIEW AFTER FINAL****I. 1309 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-131-010  
Application Number: MST2015-00410  
Owner: State Street GBF, LLC  
Architect: Henry Lenny

(Proposal for a new seven foot tall wrought iron gate and a six foot tall wrought iron fence above an existing one foot plaster wall extending for 28 linear feet on the front property line of an existing historic commercial property. Removal of two existing display cases, a 14-foot tall silk oak, and a concrete planter in the front courtyard are also proposed. One of the display cases will be replaced with a planter area including the planting of four king palms. This property is on the City's List of Potential Historic Resources: former Lou Rose Annex, Drake Building.)

**(Review After Final for changes to the entry patio, including removal of concrete to be replaced with brick and the relocation of the entry gate. Project last reviewed on August 26, 2015.)**

**Continued two weeks with comments:**

1. Provide the slope of the sidewalk.
2. The off-center gate is acceptable.
3. Provide a more accurate drawing of the stone curb, joints, and footings. Joints should match the iron work.