



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

**Wednesday, November 2, 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  
DAVID ENG, Planning Technician  
JENNIFER SANCHEZ, Commission Secretary

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

**ATTENDANCE:**

Representatives present: Bill Mahan and Julio Veyna

Staff present: Nicole Hernandez and David Eng

**PROJECT DESIGN AND FINAL REVIEW****A. 1414 PARK PL****P-R/SD-3 Zone**

Assessor's Parcel Number: 017-381-001  
 Application Number: MST2015-00349  
 Owner: City of Santa Barbara  
 Applicant: Parks & Recreation Department

(Proposal to install a new playground and patio at the Municipal Tennis Courts. Site amenities will include a new playground structure and pad, playground fencing, a new patio area, benches, trash and recycle cans, two drinking fountains, signage, and new landscaping. An area of the existing parking lot will be demolished to accommodate the new playground and a portion of the existing landscaping will be converted to the new patio. Asphalt and concrete pathways around the existing tennis courts and proposed playground will be repaired. Safety improvements will include installation of two pole lights near the playground, new exterior lighting at the restrooms, two chain link gates at the practice tennis courts, and a new swing gate at the parking lot entrance. A portion of the existing parking lot will be restriped to improve circulation. The project will result in the loss of one parking space for a total of 72 uncovered spaces. A total of 69 cubic yards of cut and fill will be balanced on site for the proposed project. Requires Planning Commission review of a Coastal Development Permit and Planning Commission and Parks and Recreation Commission findings pursuant to Municipal Code §28.37.010 and §28.37.025. The tennis facility is on the City's List of Potential Historic Resources.)

**(Project Design Approval and Final Approval are requested. Project must comply with Planning Commission Resolution No. 025-16. Project was last reviewed by the Full Commission on September 9, 2015.)**

**Project Design Approval and Final Approval with condition:**

1. The railing colors shall be either Malaga green or brown.

**CONTINUED ITEM****B. 1336 ALTA VISTA RD****R-2 Zone**

Assessor's Parcel Number: 029-100-031  
 Application Number: MST2016-00442  
 Owner: John & Jenny Van Camp  
 Applicant: Morando Design

(Proposal for a 449 square foot two-car, detached garage with 301 square feet of accessory living space on the upper level and a 107 square foot covered deck. The project also proposes to remove a shed from the required front setback, remove an unpermitted air conditioning unit, eliminate a secondary driveway access, permit an as-built fountain, and lower over-height hedges and fences. The proposed total of 3,281 square feet on a 19,601 square foot lot in the Hillside Design District is 74% of the guideline maximum allowed floor-to-lot area ratio (FAR). This project requires Staff Hearing Officer review for an encroachment into the required front setback. It also addresses violations identified in Zoning Information Report ZIR2015-00404 and Enforcement Case ENF2015-00742. The residence is on the City's List of Potential Historic Resources.)

**(Comments only; project requires an Environmental Assessment and Staff Hearing Officer review for a requested Zoning Modification.)**

**Continued indefinitely to the Staff Hearing Officer, to return to Consent, with comments:**

1. The new roof shall have a pitch of no more than three and one-half to twelve (3-1/2:12) in order to reduce the building height. The porch roof shall have a pitch similar to the existing house.
2. Eliminate the windows on the south elevation of the second story.
3. Provide railing details.

**REVIEW AFTER FINAL****C. 1735 BATH ST****R-4 Zone**

Assessor's Parcel Number: 027-082-007  
Application Number: MST2015-00590  
Owner: Joyce Peneau & Antoine Shabazz  
Applicant: Lisa Stidd-Silver  
Architect: Ed DeVicente

(This is a revised project description. Proposal for a 576 square foot second-story master bedroom addition and a 49 square foot first floor addition to an existing 1,273 square foot single-family residence with a detached 170 square foot one-car garage. The existing one-car garage will be demolished and replaced with a new 218 square foot one-car garage for a total of one-covered parking space on site. The proposal includes construction of a new three foot high fence on top of an existing 30 inch high stone wall and will result in a five foot six inch high cumulative height of the wall/fence. An "as-built" fence and trellis will be demolished. This project will address violations in a Zoning Information Report [ZIR2015-00063]. The total of 2,116 square feet of development on a 5,289 square foot lot is 84% of the maximum guideline floor to lot area ratio (FAR). The project requires an Administrative Height exception for the over height wall/fence and for an over height hedge and wall at the property. Staff Hearing Officer review is requested to allow a conforming second-story addition resulting in changes to the basic exterior characteristics of an existing non-conforming building in the required front setback. This residence is on the City's List of Potential Historic Resources.)

**(Review After Final is requested for revisions to the staircase windows, other select windows to meet egress requirements, and for in-kind replacement of sunroom windows.)**

**Approval of Review After Final as submitted.**

**NEW ITEM****D. 136 W YANONALI ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-033-013  
Application Number: MST2016-00491  
Owner: Bosco KT, LLC  
Applicant: Karl Kras

(Proposal to permit "as-built" alterations to an existing single-family residence, including a new garage door, storage room door, and pedestrian gate, and windows at the master bathroom and storage area to match existing. Additional "as-built" work to be permitted includes an interior remodel of the master bathroom, relocation of the laundry room to the interior, and a new FAU, air conditioning condenser, water softener, and tankless water heater. This project will address violations in enforcement case ENF2016-00849. The structure is listed on the City's Potential Historic Resources List as a contributor to the proposed West Beach Historic District.)

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

**Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**

**NEW ITEM****E. 1034 SANTA BARBARA ST****C-2 Zone**

Assessor's Parcel Number: 029-212-001  
Application Number: MST2016-00492  
Owner: Bunn, Nadine Living Trust

(Proposal to replace a window that has been stuccoed without permits. The structure is a designated Structure of Merit: "International Hotel.")

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

**Project Design Approval and Final Approval with condition:**

1. Windows and colors shall match existing.

**NEW ITEM****F. 232 E LOS OLIVOS ST****E-1 Zone**

Assessor's Parcel Number: 025-252-002  
Application Number: MST2016-00477  
Owner: J & J Trust  
Owner: Sean Black  
Applicant: Derrick Eichelberger

(Proposal for landscape alterations including a new pool and spa totaling 648 square feet, pool equipment, new paving totaling 1,740 square feet, landscape planting, and 120 cubic yards of site grading. The property is a designated City Landmark: "Frothingham House," designed by George Washington Smith in 1922.)

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

**Continued indefinitely to Consent with comments:**

1. The Commission has positive comments for the proposed landscaping.
2. Return with landscaping and architectural details.

**This project was referred to Full Commission review by the HLC on November 2, 2016.**

**REVIEW AFTER FINAL****G. 9 W VICTORIA ST****C-2 Zone**

Assessor's Parcel Number: 039-182-001  
Application Number: MST2014-00359  
Owner: 1221 Victoria Ct  
Architect: Richard Six  
Engineer: John Maloney

(Proposal for site alterations to the north courtyard to include revised stairs and landings, new railings to match existing, new potted plants, a new wall fountain, resurfacing of various areas of courtyard and revised site lighting in various courtyards and paseos.)

**(Review After Final is requested for additional string lights over a second-floor dining terrace, to match lighting approved elsewhere on the site.)**

**Continued two weeks to the Full Commission.**

**CONTINUED ITEM****H. 36 STATE ST****HRC-2/S-D-3 Zone**

Assessor's Parcel Number: 033-111-013  
 Application Number: MST2016-00460  
 Owner: 35 State Street Hotel Partners, LLC  
 Applicant: Sherry & Associates

(Proposal for new wrought iron barrier fencing for an outdoor dining patio, and new patio furniture including tables, chairs, umbrellas, and portable heaters.)

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

**Project Design Approval and Final Approval with comments:**

1. The lava heaters in matte black are approvable for Area C.
2. The dining chairs shall be the same as those approved for a concurrent application MST2016-00459, with colors to be cream and black.

**REVIEW AFTER FINAL****I. 35 STATE ST****HRC-2/S-D-3 Zone**

Assessor's Parcel Number: 033-102-018  
 Application Number: MST97-00357  
 Owner: 35 State Street Hotel Partners, LLC  
 Agent: Ken Marshall  
 Applicant: Michael Rosenfeld  
 Architect: DesignARC, Inc.  
 Engineer: Penfield & Smith Engineers, Inc.  
 Landscape Architect: Suding Design  
 Business Name: Entrada De Santa Barbara

(Proposal for a mixed-use development, Entrada de Santa Barbara, 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 approximately 264 parking spaces. Area A [35 State Street] includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B [36 State Street] includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C [118 State Street] includes approximately 11,305 square feet of commercial space.)

**(Review After Final is requested for an updated fountain plaza design at Area C [120 State Street] with engraved permeable dedication pavers for the Dream Foundation, bronze plaque, and updated layout and material selection.)**

**Approval of Review After Final as submitted.**