



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

**Wednesday, October 21, 2015**

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

**11:00 A.M.**

**COMMISSION MEMBERS:**

PHILIP SUDING, *Chair*  
BARRY WINICK, *Vice-Chair*  
MICHAEL DRURY  
WILLIAM LA VOIE  
BILL MAHAN  
FERMINA MURRAY  
JUDY ORÍAS  
CRAIG SHALLANBERGER  
JULIO JUAN VEYNA

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:**

DALE FRANCISCO

**PLANNING COMMISSION LIAISON:**

SHEILA LODGE

**STAFF:**

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor  
NICOLE HERNÁNDEZ, Urban Historian  
JOANNA KAUFMAN, Planning Technician  
AMBER FLEMMINGS, Commission Secretary

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

Representatives present: **Bill Mahan and Julio Veyna (Items A-D, F-I); William La Voie (Item E)**

Staff present: **Joanna Kaufman, Planning Technician**

### REVIEW AFTER FINAL

**A. 1723 SANTA BARBARA ST**

**E-1 Zone**

Assessor's Parcel Number: 027-111-003  
Application Number: MST2013-00457  
Owner: Clifford Fujimoto Trust  
Architect: Tom Smith

(Proposal to permit as-built improvements in an existing 1,476 square foot, two-story, single-family dwelling. The improvements comprise the conversion of a 290 square foot one-car garage to interior floor area, conversion of an existing 55 square foot covered porch to interior floor area, two new uncovered parking spaces, and 92 lineal feet of 8'-0" tall redwood fencing. An unpermitted trellis and shed are proposed to be removed, and over-height hedges will be trimmed to the required 8'-0". The project will result in 1,820 square feet of enclosed floor area, which is 67% of the required maximum floor-to-lot-area ratio. This application addresses violations identified in enforcement case ENF2013-00956. This building is on the City's List of Potential Historic Resources.)

**(Review After Final requested for proposed reroof. Project was last reviewed on November 13, 2013.)**

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

**FINAL REVIEW****B. 36 W GUTIERREZ ST****C-M Zone**

Assessor's Parcel Number: 037-211-021  
Application Number: MST2015-00467  
Owner: Mark Vestal  
Applicant: Michelle Lang

(Proposal for a tenant improvement to convert an existing auto service building to an office use. Changes include refinishing the existing masonry walls with stucco, repairing and replacing the existing tile roof, installing new skylights, replacing gutters and downspouts, removing the existing auto service doors to be replaced with bifold doors, and replacing the existing windows and exterior door. A new handicap space will be provided for a total of one parking space. One parking space is required. No new non-residential square footage is proposed.)

**(Final approval is requested. Project was last reviewed on October 7, 2015.)**

**Final Approval as submitted.**

**FINAL REVIEW****C. 1978 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-001  
Application Number: MST2014-00184  
Owner: Nazerian Family Trust  
Architect: Thea Van Loggerenberg  
Agent: Jeff Shelton

(This is a revised project description. Proposal to demolish an existing 165 square foot, detached, one-story, accessory building, and construct first- and second-story floor additions totaling approximately 1,500 square feet to an existing two-story, single-family residence. The proposed additions will connect the existing residence to the existing, detached accessory buildings. The proposal includes remodeling the existing, detached accessory buildings, to result in two covered parking spaces in a carport; remodeling existing habitable floor area on the first story and for new habitable area above the carport; and adding a 223 square foot balcony. An existing pool equipment shed is proposed to be demolished and replaced with pool equipment screened by a wall, and an existing pergola on the north side of the garage will be removed and a new portico, fireplace, and balcony above will be constructed. The proposal includes 33 cubic yards of grading excavation and 29 cubic yards of fill. This project will result in a total development of 7,139 square feet and is 125% of the guideline floor-to-lot area ratio [FAR]. The project received Staff Hearing Officer approval of an interior setback modification. This structure is on the City's List of Potential Historic Resources.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 070-14. Project was last reviewed March 25, 2015.)**

**Final Approval with the changes to the balcony rail to be verified by staff.**

**REVIEW AFTER FINAL****D. 00 E CABRILLO BLVD****P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-ORW  
 Application Number: MST2004-00878  
 Owner: City of Santa Barbara  
 Agent: Applied Earthworks, Inc.  
 Applicant: Adam Hendel  
 Architect: Appleton & Associates  
 Landscape Architect: David Black

(This is a revised project. The original Cabrillo Boulevard Bridge project was approved by the Planning Commission and Historic Landmarks Commission. The revised proposal involves the relocation of the beachway component of the bridge. The proposed bridge is to be a stand-alone bridge approximately 59 feet to the south of the originally approved location. The beachway bridge width dimension would change from 18.5 feet wide to approximately 14 feet wide. The proposed 148 foot long beachway (pedestrian/bicycle) bridge would replace the approved temporary beachway bridge. The relocated beachway bridge would also provide room for the harbor dredge pipeline underneath.)

**(Review After Final for new sandstone creek wall caps, changes to the approved iron fence color, and proposed sidewalk and beachway scoring pattern to match the adjacent scoring pattern. Project requires compliance with Planning Commission Resolution No. 029-07. Project was last reviewed on November 5, 2014.)**

**Approval of Review After Final with the following conditions:**

1. The sandstone cap "V" is acceptable.
2. The change of color to a Malaga green fence is acceptable.
3. Minimize the number of joints in the 15"x15" scoring pattern.

**NEW ITEM****E. 633 E CABRILLO BLVD****HRC-1/SP-1/SD-3 Zone**

Assessor's Parcel Number: 017-680-013  
 Application Number: MST2015-00484  
 Owner: Parker Fess Doubletree Hotel  
 Applicant: SAC Wireless

(Proposal for a new wireless communication facility on the roof of the Fess Parker Doubletree Hotel. An existing cupola will extended four feet in height to house one [1] new antenna with RFP screening. One [1] new equipment cabinet, six [6] new radio remote units [RRU], one [1] new GPS antenna, three [3] new diplexers, and two [2] new diplexers will be installed behind an existing parapet wall.)

**(Action can be taken if sufficient information is provided. Visual Impact findings are required.)**

**Project Design Approval and Final Approval with the following conditions:**

1. Replicate the existing cupola's mast, copper roof, cornice profile, stucco color, and finish.
2. Note the new antenna will be mounted on the inside.
3. Visual Impact Findings: No adverse visual impacts result from wireless antennas and equipment installation in consideration of compatibility with nearby buildings, appropriate screening, site location, antenna color and size.

**NEW ITEM****F. 617 DE LA VINA ST****R-3/R-4 Zone**

Assessor's Parcel Number: 037-121-009  
Application Number: MST2015-00394  
Owner: Paul J. Orfalea Living Trust  
Designer: Mark Morando

(Proposal to remove a 45 foot tall avocado tree to be replaced with seven [7] Valencia orange trees in an existing 18-unit residential development. Also proposed is the demolition of a two-car garage and a one-car garage, to be replaced with three uncovered parking spaces in the existing location. The garage demolition will be located at the rear of 617 and 623 De La Vina Street. The tree removal will be located adjacent to 617 De La Vina Street. A total of 18 existing parking spaces will remain. These residences are on the City's List of Potential Historic Resources: Casalino Court.)

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

**Project Design Approval and continued two weeks to the Consent Calendar with the following comments:**

1. Demolition of garage is approved as submitted to be replaced with new concrete paving.
2. Replace fence adjacent to the demolished garages to match the existing fencing.
3. Provide a landscape plan.
4. Removal of the avocado tree is approved as submitted.

**NEW ITEM****G. 820 E MASON ST****M-1 Zone**

Assessor's Parcel Number: 017-123-002  
Application Number: MST2015-00504  
Owner: Paul N. Franz  
Applicant: John Sikich

(Proposal to remove a 16 inch trunk diameter Tipuana in the front of an existing single-family residence. This structure is on the City's List of Potential Historic Resources. No other exterior changes are proposed.)

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

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

**FINAL REVIEW****H. 1220 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 039-181-019  
Application Number: MST2015-00274  
Owner: City of Santa Barbara  
Landscape Architect: Arcadia Studios  
Engineer: Laura Yanez

(Proposal to realign the existing sidewalk, curbs, and gutters to improve the pedestrian right of way and create the future potential for outside dining. New landscaping will be installed in the parkway, and Victoria Street will be restriped to accommodate the new right-of-way improvements. The project also includes the following improvements to City Parking Lot 5: replacement of existing landscaping with xeriscaping; removal of six [6] London Plane Trees to be replaced with three [3] Paperbark Trees, four [4] Jerusalem Thorn Trees, and two [2] Queen Palms; and new hoop-style bicycle racks. One [1] 15-minute parking space on Victoria Street will be removed.)

**(Final approval is requested. Project was last reviewed July 1, 2015.)**

**Item postponed per the applicant's request.**

**NEW ITEM****I. 901 CHANNEL DR****R-1/SD-3 Zone**

Assessor's Parcel Number: 017-393-002  
Application Number: MST2015-00501  
Owner: Santa Barbara Cemetery Association  
Agent: Randy Thwing  
Engineer: Harry Fowler

(Proposal to permit the "as-built" temporary stockpiling of 1,053 cubic yards of dirt generated from a crypt installation project at the Santa Barbara Cemetery. The dirt will be removed in two separate phases. The first phase consists of relocating 614 cubic yards of fill to the project area in the original project location to backfill the installed crypts. The second phase will be conducted at some time in the future when the remaining 439 cubic yards will be brought back to the Santa Barbara Cemetery as part of a future project to develop additional grave sites. The total estimate for completion is approximately two years. This parcel contains a Designated City Landmark: Charles Caldwell Park Watering Trough.)

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

**Continued two weeks to the Consent Calendar with the following comments:**

1. Provide a site plan showing the existing trees on the owner's property and the location of the new pittosporum hedge.
2. The pittosporum hedge should be five gallon minimum size arranged five feet on center.
3. Show existing hose bib location.
4. Provide note on how the trees will be watered.