



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

Wednesday, January 27, 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 HERNÁNDEZ, Urban Historian  
JOANNA KAUFMAN, Planning Technician  
JENNIFER SANCHEZ, Commission Secretary

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

### ATTENDANCE:

Representatives present: Bill Mahan and Julio Veyna  
Staff present: Joanna Kaufman

### REVIEW AFTER FINAL

**A. 203 CHAPALA ST R-4/SD-3 Zone**

Assessor's Parcel Number: 033-041-001  
Application Number: MST2007-00634  
Owner: Urban Pacific, LLC  
Architect: The Cearnal Collective, LLP

(This structure is on the City's List of Potential Historic Resources. Proposal to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a 12,277 square foot addition, resulting in 13,579 square feet of residential floor area. The building would change use from commercial to residential, resulting in seven new three-bedroom residential condominiums. Zoning Modifications were approved for the encroachment of the existing structure into the front setback on Yanonali Street upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes. The maximum building height is proposed to be 33'-0". Sixteen parking spaces are proposed in seven private garages, two carports, and two uncovered surface guest spaces.)

**(Review After Final for details including permeable pavers, windows, and paint color. Project requires compliance with Planning Commission Resolution No. 026-09. Project last reviewed on November 18, 2015.)**

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

1. The landscaping light fixtures shall be the “rusty” finish.
2. The edging surrounding the pavers shall be tan concrete.

**REVIEW AFTER FINAL****B. 1816 STATE ST****C-2 Zone**

Assessor’s Parcel Number: 027-032-021  
Application Number: MST2009-00281  
Owner: Alamar Ii, LLC  
Architect: Bryan Murphy  
Business Name: Fiesta Inn & Suites

(This is a revised project description. Proposal for an addition and exterior alterations to an existing three-story commercial building. The proposal includes façade alterations, a 210 square foot lobby addition and 92 square foot entry porch, a tower addition with a 138 square foot storage room, a 270 square foot storage room addition on the third floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square feet, widening the second floor corridor by 164 square feet, removal of exterior stairs, new wall fountain, and alterations to the existing parking lot. This project received Planning Commission approval. Approval of this project will abate violations outlined in ENF2008-01335.)

**(Review After Final is requested for proposed changes to enclose the tower element with windows and convert to maid/storage space for a total of 138 square feet of new non-residential additions, the relocation of a trash enclosure, two parking spaces, bike parking, and a new mechanical equipment enclosure at the rear of the hotel. Requires compliance with Planning Commission Resolution No. 018-10. Project last reviewed on January 13, 2016.)**

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

1. The tile pattern shall be installed as noted on sheet A-2.
2. The dome on the rear elevation shall have the decorative strip.

**REVIEW AFTER FINAL****C. 103 CHAPALA ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-073-003  
Application Number: MST2015-00152  
Owner: 103 Chapala, LLC  
Architect: Jeff Gorrell

(This is a revised project description. Proposal for an addition, exterior alterations, and an interior remodel to an existing 4,444 net square foot, four-unit, three-story apartment building with a detached 574 square foot four-car garage with an attached 137 square foot storage building on a 6,116 square foot lot. The proposal includes a new second-floor wrap-around balcony, new exterior stairs, changes to the size and location of windows and doors, removal and replacement of an existing second-story deck on the west side of the property, a 40 square foot entry addition, four new condenser units, and site alterations, including new landscaping. No new bedrooms will be added to the existing units. The proposal also includes demolition of the existing four-car garage, to be replaced with four uncovered parking spaces. The existing 137 square feet of storage building will remain. This project received Staff Hearing Officer approvals for two front setback modifications, an interior setback modification, a rear setback modification, a lot area modification, and an outdoor living space modification. This building is a conditional contributing historic resource to the proposed West Beach Historic District and on the City's List of Potential Historic Resources. This parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone.)

**(Review After Final of landscaping plans. Project must comply with Staff Hearing Officer Resolution No. 048-15. Project last reviewed on September 23, 2015.)**

**Approval of Review After Final with the comment that the light fixture color on sheet LP-1 shall match the approved light fixture color for the building.**

**REVIEW AFTER FINAL****D. 920 SUMMIT RD****A-2 Zone**

Assessor's Parcel Number: 015-211-009  
Application Number: MST2005-00831  
Owner: MCC BB Property, LLC  
Agent: Suzanne Elledge Planning & Permitting Services  
Applicant: Ty Warner Hotels and Resorts  
Architect: Henry Lenny  
Business Name: Montecito Country Club

(Proposal for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: façade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building; add a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, and whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 [Resolution No. 035-09] for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor's Parcel Numbers: 015-300-001, 015-300-002, 015-300-03, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

**(Review After Final for proposed removal of the cart tunnel and changes to the pool deck. Project received Planning Commission Substantial Conformance Determination on January 27, 2014 for reduced scope of work and requires compliance with Planning Commission Resolution No. 035-09. Project last reviewed on July 1, 2015.)**

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