



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

Wednesday, October 19, 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

ATTENDANCE:

Representatives present: Bill Mahan
Staff present: Nicole Hernandez and David Eng

CONTINUED ITEM

A. 122, 202, 212, 222 W CABRILLO BLVD & 211 W MASON ST **HRC-1/SD-3 Zone**

Assessor's Parcel Number: 033-92-006; -008; -009; -015
033-101-012

Application Number: MST2016-00414
Owner: HHLP Santa Barbara I Assoc, LLC
Architect: Joe Andrulaitis + Mixon

(Proposal to install packaged terminal air conditioning [PTAC] units and custom decorative grills under the existing windows of hotel buildings at 122, 202, 212, and 222 W. Cabrillo Boulevard and 211 W. Mason Street. 202 W. Cabrillo Boulevard and 211 W. Mason Street are on the City's Potential Historic Resources List.)

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

Project Design Approval and Final Approval with comments:

1. The Commission finds that the impact of the necessary improvement to the historic resource is minimal.
2. The project generally does not face Cabrillo Boulevard.

CONTINUED ITEM**B. 1438 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-185-007
 Application Number: MST2016-00437
 Owner: Bea Hyp Trust
 Applicant: Brian Miller

(Proposal to construct a new automatic 6'-10" tall driveway gate with 7'-8" tall columns, a new 36" tall pedestrian gate at an existing single-family residence in the Hillside Design District. The project includes new hedges along the front lot line and reconfigured walkways and steps. This structure is on the City's Potential Historic Resources List.)

(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, with condition:

1. The garden gate color shall match that of the driveway gate.

NEW ITEM**C. 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 on the City's Potential Historic Resources List.)

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

Continued two weeks to Consent with comments:

1. The architecture of the addition is not compatible with the main building.
2. The Consent reviewer will conduct a site visit prior to the next review.

NEW ITEM**D. 2020 ALAMEDA PADRE SERRA 133****SP-7 Zone**

Assessor's Parcel Number: 019-163-004
Application Number: MST2016-00472
Owner: Michael Towbes, LLC
Agent: SEPPS

(Proposal for HVAC air-cooled chiller and SCE transformer pad-mounted with a visual and acoustical plaster wall enclosures at the Riviera Theater [Furse Hall]. The property is a designated City Landmark located within the Riviera Campus Historic District: Furse Hall, Quadrangle Buildings, Ebbetts Hall, and Grand Stair.)

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

Project Design Approval and Final Approval with conditions:

1. The wall stucco shall match the existing stucco.
2. The screen walls shall have soft corners.
3. The new wood doors shall match the color of the adjacent second-story grille on the south elevation.

NEW ITEM**E. 120 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-081-011
Application Number: MST2016-00459
Applicant: Sherry & Associates
Owner: 35 State Street Hotel Partners, LLC

(Proposal for new wrought iron barriers to be installed in between the front arcade 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 and conditions:

1. The railing is acceptable.
2. The chairs and tables are acceptable.
3. The outdoor umbrellas cannot have a striped pattern; umbrellas with either solid terra cotta or black canvas are acceptable. A mix of umbrellas in these solid colors is acceptable.
4. The proposed cantilevered outdoor gas heaters are too modern and not approvable. The Commission approves use of traditional outdoor gas heaters at this location. Should the cantilevered models of heaters be pursued, a Review After Final from the Full Commission will be required.

NEW ITEM

F. 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.)

Continued two weeks to Consent with comments:

1. The railings are approvable in wrought iron grey.
2. The ceiling-mounted heat strips are acceptable.
3. The style of the proposed outdoor tables is not acceptable.
4. Provide specifications and details of the outdoor dining chairs.