



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

**Wednesday, March 9, 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-E) and Philip Suding (Items F-G)

Staff present: Joanna Kaufman

**FINAL REVIEW****A. 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, Inc.  
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, 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.)

**(Final review of the clubhouse exterior and employee building are requested. 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. Clubhouse and employee building last reviewed on May 21, 2014.)**

**Final Approval with comments:**

1. Eliminate the bump out.
2. Extend the cornice across.

**REVIEW AFTER FINAL****B. 1330 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 039-131-001  
 Application Number: MST2013-00169  
 Owner: Metropolitan Theatres Corporation  
 Architect: RRM Design Group  
 Business Name: Arlington Village

(This is a revised project description. Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of West Sola and Chapala Streets. The project will comprise 33 residential apartments [totaling 28,049 square feet] and two commercial units [895 square feet]. The new building will total 61,456 square feet, including a 665 square foot exercise room and a 13,884 square foot partially below-grade parking garage. The parking garage will contain 41 spaces, and a surface lot will contain 50 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units, and 56 spaces allocated to the Arlington Theatre. Also proposed is the removal of 19 mature trees, with 12 existing trees to be protected on site, and six mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch.")

**(Review After Final for proposed addition of an elevator machine room to the southern elevation. The project requires compliance with Findings and Conditions of Resolution No. 13-091, adopted by City Council on December 10, 2013. The project was last reviewed on May 20, 2015.)**

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

1. Provide a soft plaster corner around the door to create a recess.
2. The shed roof shall have a slope similar to or equal to the main roof.

**CONTINUED ITEM****C. 922 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-322-023  
 Application Number: MST2016-00050  
 Owner: Ronald and 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. Project last reviewed February 24, 2016.)**

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

**CONTINUED ITEM****D. 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. Project last reviewed on February 24, 2016.)**

**Project Design and Final Approval, except for the string lighting to be referred to the Full Commission, with comments:**

1. The terra-cotta planters are acceptable.
2. The mast on the umbrellas shall be painted Malaga green.
3. The beige-colored umbrellas are acceptable.

**NEW ITEM****E. 657 DEL PARQUE DR A****R-3/SD-3 Zone**

Assessor's Parcel Number: 017-420-034  
Application Number: MST2016-00068  
Owner: Lawrence B. Williams Family Trust  
Architect: Michelle Mctoldridge

(Proposal for minor exterior alterations to an existing condo, comprising of the addition of one new window, two new skylights, and replacement of two windows and the front door, and increasing the height of an existing window. The proposal also includes an interior remodel to add new interior stairs to access and finish an existing 250 square foot area of attic into new habitable area [>5 feet interior height]. The unit is a condo in the East Beach condominiums and located within El Pueblo Viejo.)

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

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

**CONTINUED ITEM****F. 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 Structure of Merit: Acheson Residence.)

**(Action can be taken if sufficient information is provided. Project last reviewed on February 24, 2016.)**

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

1. It is recommended that the pathway be mortar brick.
2. Add 11 more lavender plants around the rectangular area.

**NEW ITEM****G. 232 NATOMA AVE****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-062-022  
Application Number: MST2015-00427  
Owner: Alan & Janet Bullock Family Revocable Trust  
Architect: James Lecron

(Proposal for minor site and landscaping alterations to include a new 240 square foot on-grade deck and revised planting located at the Eagle Inn Hotel. Staff Hearing Officer review is required to allow the outdoor seating area to be located in the required front setback. This project is in the non-appealable jurisdiction of the Coastal Zone. The structure is on the City's List of Potential Historic Resources, is individually eligible as a Structure of Merit for listing on the California State Register of Historic Resources, and is a contributing historic resource to the potential West Beach Historic District.)

**(Concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review.)**

**Continued indefinitely to the Staff Hearing Officer with comments:**

1. The modification is aesthetically appropriate. The proposed modification does not pose consistency issues with the HLC Guidelines.
2. Provide wrought iron railing around the proposed outdoor seating area to match the existing wrought iron on the building.
3. Cut the grade at the back of the sidewalk to be relatively flat.