



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

**Wednesday, April 6, 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-J) and Julio Veyna (Items A-B, D-J)

Staff present: Joanna Kaufman

### PROJECT DESIGN AND FINAL REVIEW

**A. 1020 CHAPALA ST**

**C-2 Zone**

Assessor's Parcel Number: 039-281-040  
Application Number: MST2015-00540  
Owner: Santa Barbara Metropolitan Transit District  
Architect: Richard Six

(Proposal for exterior renovations at the existing Metropolitan Transit District bus depot. Proposed changes include resurfacing the asphalt bus driveway, replacing the concrete loading areas, updated landscaping, window glazing replacement, new window configuration, mechanical equipment screening, and new site furnishings.)

**(Project Design and Final Approval are requested. Project last reviewed on November 4, 2015.)**

**Project Design and Final Approval with the exception of the light pole, with comments:**

1. The tiles behind the bench shall be a matte terracotta.
2. The gooseneck light fixture is acceptable in Malaga green.
3. The light pole shall return for staff verification and shall be as low as possible to be functional.
4. The landscaping as proposed is acceptable.
5. Paint the backflow preventer Malaga green.

**NEW ITEM****B. 929 LAGUNA ST UNIT B & C C-2 Zone**

Assessor's Parcel Number: 029-590-002  
Application Number: MST2016-00134  
Owner: Richard Earl & Sierra Witno Cagley

(Proposal to remove and replace "as-built" condenser units on the roof of an existing condominium building. The condensers will be located above unit B to serve units B and C. No other exterior changes are proposed.)

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

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

**REVIEW AFTER FINAL****C. 129 E ANAPAMU ST C-2 Zone**

Assessor's Parcel Number: 029-121-013  
Application Number: MST2015-00233  
Owner: 129 Anapamu, LLC  
Applicant: Ross Miller  
Business Name: The Little Door

(Proposal for tenant improvements to an existing commercial building, including the demolition of an existing 450 square foot deck to be replaced with a new 320 square foot raised deck, new wooden trellis, new windows, a new ADA wheelchair lift, and minor landscaping alterations. A new two foot tall sandstone planter wall will be constructed at street level. The existing tables and chairs will remain.)

**(Review After Final for proposed changes to trellis and trash enclosure. Project last reviewed on September 9, 2015.)**

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

**PROJECT DESIGN AND FINAL REVIEW****D. 527 E MICHELTORENA ST R-3 Zone**

Assessor's Parcel Number: 027-260-019  
Application Number: MST2015-00362  
Owner: Gilbert Alajarin

(Proposal for the "as-built" installation of a stone pizza oven with a seven foot chimney, barbeque, and counter in the interior setback of the front unit of a two-residence parcel. The proposal also includes an "as-built" two foot eight inch stone wall added within five feet of the existing three foot nine inch sandstone wall on the front property line and the "as-built" refinishing of the existing western lot line wall with stone. An Administrative Height Exception is requested for the over height wall. Staff Hearing Officer review is requested for a zoning modification to allow the "as-built" pizza oven, chimney, barbeque, and counter in the required interior setback. This property is on the City's List of Potential Historic Resources.)

**(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 017-16. Project last reviewed on September 23, 2015.)**

**Project Design and Final Approval as submitted.****CONTINUED ITEM****E. 922 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-322-023  
Application Number: MST2016-00050  
Owner: Ronald & 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.)**

**Continued two weeks to the Consent calendar with comments:**

1. Provide soft edges on the window and guardrail to match detail on sheet A5.2.
2. Provide a color sample of the tile that faces the steps.
3. Resolve the roof material.

**NEW ITEM****F. 209 PASEO NUEVO****C-2 Zone**

Assessor's Parcel Number: 037-400-002  
Application Number: MST2016-00121  
Owner: I & G Direct Real Estate 3, LP  
Applicant: Robert Shelton

(Proposal to remove and replace the canvas on three existing awnings at Paseo Nuevo.)

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

**Continued two weeks with the comment that the proposed red color is not acceptable in El Pueblo Viejo.**

**CONTINUED ITEM****G. 401 SHORELINE DR****HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018  
Application Number: MST2016-00045  
Owner: City of Santa Barbara  
Applicant: Keven Strasburg

(This is a revised project description. Proposal to remove four hitching post style bike racks and replace with ten hoop style racks in front of Los Baños del Mar Pool. Replacement racks will be placed on a new 200 square foot concrete pad. An existing trash can will be removed and replaced with a new trash can per the previously approved Public Container Master Plan. Landscaping will be replaced in existing adjacent planter areas. This project is located in the appealable jurisdiction of the Coastal Zone and will require a Coastal Exemption. The Los Baños del Mar Pool c. 1931 and 1992 is in the National Register of Historic Places and is a Designated City Landmark.)

**(Action can be taken if sufficient information is provided. Project last reviewed on March 23, 2016.)**

**Project Design and Final Approval with the comment that the hitching post style bicycle racks shall be Malaga green.**

**CONTINUED ITEM****H. 236 E CABRILLO BLVD****P-R/SD-3 Zone**

Assessor's Parcel Number: 017-191-003  
Application Number: MST2016-00105  
Owner: City of Santa Barbara  
Applicant: George Thomson

(Proposal for exterior improvements to a public restroom on the beachside of Chase Palm Park near the Calle Cesar Chavez intersection, including new ornamental iron gates at restroom entrances and 55 feet of new iron fencing around the existing tree south of the restrooms. Other exterior improvements are comprised of the removal of bike racks and 205 square feet of decorative tile border to be replaced with sidewalk to match existing and topsoil and sod, replacement of rusted window screens with new screens, and replacement of existing incandescent soffit lighting with LED. New landscaping around perimeter of restroom will be added. This project is in the appealable jurisdiction of the Coastal Zone and will require a Coastal Exemption.)

**(Action can be taken if sufficient information is provided. Project last reviewed on March 23, 2016.)**

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

**NEW ITEM****I. 835 ANACAPA ST****C-2 Zone**

Assessor's Parcel Number: 037-052-006  
Application Number: MST2016-00113  
Owner: El Paseo Partnership  
Applicant: Aecom

(Proposal to remediate hydrocarbon-impacted soil and groundwater in an existing parking lot. Portable equipment will be surrounded by a 6'-0" tall chain link fence with screening slats. The equipment is proposed to operate for up to 90 days and will then be removed.)

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

**Project Design and Final Approval with the comment that the fencing slats be tan.**

**FINAL REVIEW****J. 523 W FIGUEROA ST****R-3 Zone**

Assessor's Parcel Number: 039-250-012  
Application Number: MST2016-00017  
Owner: Celia S. Meza  
Agent: Benjamin Lucas  
Applicant: Mark Meza  
Applicant: John Cuykendall

(Proposal for the relocation of two existing potentially historic single-family residences located at the Cancer Center of Santa Barbara project site to an existing 20,306 square foot lot adjacent to Old Mission Creek. The existing 1,000 square foot residence and 1,400 square foot residence will be converted into an attached duplex. Two covered and two uncovered parking spaces are proposed for a total of four parking spaces. Four parking spaces with a minimum of two covered parking spaces are required. A new driveway and covered trash enclosure are also proposed. The existing single-family residence and covered parking are to remain unaltered. The relocation of these potentially historic structures were part of the Conditions of Approval for the Cancer Center of Santa Barbara project [MST2007-00092]).

**(Final Approval is requested. Project last reviewed on January 27, 2016.)**

**Final Approval with the exception of the carport, with comments:**

1. Removal of the rear southern corner of the duplex with appropriate landscaping is acceptable.
2. The landscaping as proposed is acceptable.
3. The carport is not aesthetically appropriate to the historic buildings and must return to the Consent calendar.