



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, August 13, 2014      David Gebhard Public Meeting Room: 630 Garden Street      1:30 P.M.**

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**COMMISSION MEMBERS:**

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

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:**

DALE FRANCISCO

**PLANNING COMMISSION LIAISON:**

SHEILA LODGE

**STAFF:**

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor  
MARCK AGUILAR, Project Planner  
NICOLE HERNÁNDEZ, Urban Historian  
MICHELLE BEDARD, Assistant Planner  
GABRIELA FELICIANO, Commission Secretary

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

An archived video copy of this regular meeting of the Historic Landmarks Commission is viewable on computers with high speed internet access on the City website at [www.SantaBarbaraCA.gov/HLCVideos](http://www.SantaBarbaraCA.gov/HLCVideos).

**CALL TO ORDER:**

The Full Commission meeting was called to order at 1:32 p.m. by Vice-Chair Sharpe.

**ATTENDANCE:**

Members present: Drury, La Voie (at 1:38 p.m.), Mahan, Murray, Orías, Shallanberger (at 1:37 p.m. until 4:21 p.m.), and Sharpe.  
Member absent: Suding and Winick.  
Staff present: Aguilar, Bedard and Feliciano.

**GENERAL BUSINESS:**

A. Public Comment:

No public comment.

B. Approval of previous meeting minutes.

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of July 30, 2014, with corrections.

Action: Mahan/Drury, 4/0/1. (Murray abstained. La Voie/Shallanberger/Suding/Winick absent.) Motion carried.

C. Consent Agenda.

**Motion:** Ratify the Consent Agenda as reviewed by Donald Sharpe.

Action: Orías/Mahan, 5/0/0. (La Voie/Shallanberger/Suding/Winick absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Ms. Bedard made the following announcements:

- a) Commissioners Suding and Winick would be absent.
- b) On June 17, 2014, City Council reinstated stipends for the various Boards and Commissions (HLC, ABR and SFDB are included). As a result, Board and Commission members are required, by State Law, to complete the AB 1234 Ethics Training. The Commissioners have been sent an email with their individual required compliance date. HLC members were advised to contact Staff with any further questions.
- c) The Historic Structures/Sites Report and plans for the 1118 E. Cabrillo Blvd. project to be reviewed at the next HLC meeting of August 27, 2014, are being provided in advance for the Commission to review.
- d) Item E at 9 W. Victoria Street on the Consent Agenda was referred to the Full Commission for a discussion on the proposed paseo paver lighting.

2. Commissioner Orías shared an L.A. Times article entitled “Improvised devices help water drought-stricken L.A. trees” with respect to the handling of street trees during the current severe drought.

E. Subcommittee Reports.

Commissioner Mahan reported on the HLC Design Awards Subcommittee. The script has been submitted for the seven award plaques that will be presented to recipients in September.

## **PUBLIC SERVICE RECOGNITION**

1. **KENNETH CHARLES KRUGER, FAIA (1930-2014)**

(1:45) (Resolution in recognition of Kenneth Charles Kruger’s contributions to Santa Barbara as an architect and historic preservation advocate.)

Actual time: 1:40 p.m.

Present: Pat Kruger, Surviving Spouse

Chair Sharpe read the Resolution of Recognition presented to Mr. Kruger’s wife.

**Recognition held.** (Suding/Winick absent.)

**DISCUSSION ITEM – Referred from the Consent Agenda****E. 9 W VICTORIA ST****C-2 Zone**

Assessor's Parcel Number: 039-182-001  
 Application Number: MST2014-00359  
 Owner: 1221 Victoria Court  
 Architect: Richard Six  
 Engineer: John Maloney

(Proposal for site alterations to the north courtyard to include revised stairs and landings, new railings to match existing, new potted plants, a new wall fountain, resurfacing of various areas of courtyard and revised site lighting in various courtyards and paseos.)

Actual time: 1:46 p.m.

Present: Richard Six, Architect

**Motion: The proposed pathway surface lighting is not supportable and the remaining of the proposed project is referred back to the Consent Agenda.**

Action: Mahan/Drury, 7/0/0. (Suding/Winick absent.) Motion carried.

**ARCHAEOLOGY REPORT****2. 2012 ANACAPA ST****E-1 Zone**

(1:50) Assessor's Parcel Number: 025-321-012  
 Application Number: MST2014-00096  
 Agent: Jarrett Gorin  
 Owner: Erin K. Chrislock  
 Architect: Michelle McToldridge

(Proposal to demolish an 80 square foot shed structure and construct a 916 square foot, detached, two-story, accessory structure to include a 500 square foot, two-car garage, with a 416 square foot accessory room above the garage. The site is currently developed with an existing, 2,900 square foot, two-story residence, a 520 square foot, one-story residence, and a 285 square foot accessory structure to remain. The proposal will provide a total of three parking spaces to include two-covered and one-uncovered space. The proposed site development of 4,621 square feet, located on a 16,911 square foot lot, is 106% of the guideline floor-to-lot ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications. This is a City Landmark: "the Pearl Chase Residence.")

**(Review of Phase I Archaeological Resources Report prepared by David Stone, with Dudek.)**

Actual time: 1:58 p.m.

Present: David Stone, Archaeological Consultant

Staff comments: Michelle Bedard, Assistant Planner, stated that Dr. Glassow has reviewed the archaeological report pertaining to the above-mentioned property and concludes that the archaeological investigation supports the report's conclusions. However, he states he is not sure that an archaeological monitor would be necessary even though the house was occupied by Pearl Chase. The chances of encountering something that would illuminate some aspect of Pearl Chase's life are very low, although I admit that some chance exists.

**Motion:** To accept the report as presented.  
**Action:** Murray/Mahan, 7/0/0. (Suding/Winick absent.) Motion carried.

### **ARCHAEOLOGY REPORT**

3. **1130 STATE ST** C-2 Zone

(1:55) Assessor's Parcel Number: 039-232-020  
 Application Number: MST2013-00237  
 Owner: County of Santa Barbara  
 Applicant: Suzanne Elledge Planning and Permitting Services  
 Business Name: Santa Barbara Museum of Art  
 Architect: Kupiec Architects

(Proposed addition and alterations to the Santa Barbara Museum of Art consisting of a 7,444 net square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing two-story 64,510 net square foot building. Also proposed is a new approximately 1,420 unenclosed square feet public rooftop pavilion, garden and terrace area with associated access elevator and stairway and new art receiving facility adding 670 square feet to the building footprint. Miscellaneous site structure demolition will occur to support implementation of the proposed design. The net new square feet of new floor area will result in 71,954 square feet of development. This building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art.")

**(Review of Phase I Archaeological Resources Report prepared by David Stone, with Dudek.)**

Actual time: 2:06 p.m.

Present: David Stone, Archaeological Consultant  
 Trish Allen, Senior Planner, SEPPS

Staff comments: Michelle Bedard, Assistant Planner, stated that Dr. Glassow has reviewed the archaeological report pertaining to the above-mentioned properties and concludes that the archaeological investigation supports the report's conclusions and recommendations. He specifically agrees that a qualified archaeologist should monitor earth-disturbing activities at the proposed SCI Transformer Relocation site.

Marck Aguilar, Project Planner, provided a clarification to advise the Commission of the phased project.

Public comment opened at 2:14 p.m.

Kellam de Forest, local resident, commented on the geothermal well and questioned whether it would be a source of water for the project's landscape.

Public comment closed at 2:16 p.m.

**Motion:** Continued two weeks to revise the report and clarify the connection of this site's project to the adjacent property's geothermal and SCI Transformer locations; it was also requested that the Library Staff be present during the next review.

**Action:** Orías/Mahan, 7/0/0. (Suding/Winick absent.) Motion carried.

**ARCHAEOLOGY REPORT****4. 100 & 131 CASTILLO ST** P-R/SD-3 Zone

(2:00) Assessor's Parcel Number: 033-120-021  
 Application Number: MST2014-00368  
 Owner: City of Santa Barbara  
 Applicant: Mike Wiltshire

(The project includes a proposal for site lighting improvements to include the demolition of existing lighting and installation of 10 new lighting fixtures, placement of underground electrical conduit, and upgrades to the existing control system. The proposal also includes a new lighting control/monitoring cabinet to be located on a concrete slab within the existing Pershing Park Electrical Facility Room.)

**(Review of Phase I Archaeological Resources Report prepared by David Stone, with Dudek.)**

Actual time: 2:29 p.m.

Present: David Stone, Archaeological Consultant

Staff comments: Michelle Bedard, Assistant Planner, stated that Dr. Glassow has reviewed the archaeological report pertaining to the above-mentioned property and conclude that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 2:29 p.m. and, as no one wished to speak, it was closed.

**Motion: To accept the report as presented.**

Action: Murray/Drury, 7/0/0. (Suding/Winick absent.) Motion carried.

**ARCHAEOLOGY REPORT****5. 3753 LINCOLN RD** E-3/SD-2 Zone

(2:05) Assessor's Parcel Number: 053-430-015  
 Application Number: MST2014-00312  
 Owner: Greggory Gallant

(Proposal to construct a new 1,967 square foot, one-story, single-family residence, with an attached, 487 square foot, two-car garage, and a 126 accessory building on a vacant lot. The proposed total of 2,574 square feet of development on a 7,500 square foot lot is 84% of the maximum required floor-to-lot area ratio (FAR).)

**(Review of Phase I Archaeological Resources Report prepared by Brent Leftwich.)**

Actual time: 2:30 p.m.

Staff comments: Michelle Bedard, Assistant Planner, stated that Dr. Glassow has reviewed the archaeological report pertaining to the above-mentioned property and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 2:31 p.m. and, as no one wished to speak, it was closed.

**Motion: To accept the report as presented with the recommendation to be forwarded to the Single Family Design Board that permeable paving be used.**

Action: Orías/Mahan, 7/0/0. (Suding/Winick absent.) Motion carried.

**HISTORIC STRUCTURES REPORT****6. 1978 MISSION RIDGE RD**

A-1 Zone

(2:10) Assessor's Parcel Number: 019-083-001  
Application Number: MST2014-00184  
Owner: Nazerian Family Trust 6/13/00  
Architect: Thea Van Loggerenberg

(Review of an Addendum to the 2007 Historic Structures/Sites Report prepared by Fermina B. Murray. The property is listed on City's List of Potential Historic Resources. The report determined that the building is eligible for listing as a City Landmark. Additionally, the building is eligible for listing in the California Register of Historical Resources. The report found the project would be consistent with the Secretary of the Interior's Standards for Rehabilitation.)

Actual time: 2:32 p.m.

Present: Fermina Murray, Historical Consultant  
Thea Van Loggerenberg, Architect  
Farrokh Nazerian, Owner

Staff comments: Michelle Bedard, Assistant Planner, stated that the Urban Historian recommended acceptance of the report. Staff agrees with the report that the project meets the Secretary of the Interior's Standards for Rehabilitation and will not have a negative impact on the resource, thereby meeting the CEQA guidelines. Since the project is concentrated in the rear portions of the property, replaces non-historically significant features, and will be set back behind the historic house so that it will not detract from the historic resource, the proposal is compatible in features, size scale, proportion and massing to the historic resource.

Public comment opened at 2:33 p.m. and, as no one wished to speak, it was closed.

**Motion: To accept the report as presented.**

Action: Orías/La Voie, 6/0/0. (Murray stepped down. Suding/Winick absent.) Motion carried.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1978 MISSION RIDGE RD**

A-1 Zone

(2:20) Assessor's Parcel Number: 019-083-001  
 Application Number: MST2014-00184  
 Owner: Nazerian Family Trust 6/13/00  
 Architect: Thea Van Loggerenberg

(Proposal to demolish an existing 165 square foot, detached, one-story, accessory building, and construct a new one- and two-story addition to an existing 4,396 square foot, two-story, single-family residence. The proposed addition, comprising 588 square feet on the first floor and 539 square feet on the second floor, will connect the existing residence to the existing, detached accessory building. The proposal includes remodeling the existing, detached accessory building, to result in two covered parking spaces, to remodel existing habitable floor area on the first-story, 664 square feet of new habitable area above the garage, and a 125 square foot balcony. 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 6,953 square feet and is 122% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications. This structure is on the City's List of Potential Historic Resources.)

**(Comments only; project requires environmental assessment and review by the Staff Hearing Officer for requested zoning modifications.)**

Actual time: 2:39 p.m.

Present: Thea Van Loggerenberg, Architect  
 Farrokh Nazerian, Owner  
 Fermina Murray, Historical Consultant

Public comment opened at 3:00 p.m.

Kellam de Forest, local resident, suggested a better integration of the addition into the original architecture of the *Soule, Murphy and Hastings* house. He also questioned whether there was an original landscape architect.

Public comment closed at 3:01 p.m.

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

1. Appreciation was expressed for the applicant's presentation with perspective drawings.
2. The proposed modification is generally aesthetically appropriate. The proposed modification does not pose consistency issues with El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance.
3. Provide a proposed landscape plan.
4. Nestle down the building height of the proposed addition into the existing building.
5. Provide photographs of the neighboring house and indicate how the proposed project may impact either residence in order to effectively mitigate any potential impacts.
6. The project lacks continuity and simplicity. There appears to be a "change of vocabulary" in architectural styles as one goes around the house. Solve the rhythm problems throughout so that the old and new tie-in together better.

7. Look into emulating masonry chimneys so that the ones proposed are more massive, less narrow and tie into the structure better. In particular, it was suggested that the perpendicular chimney be turned 90 degrees.
8. During the next presentation, indicate whether the proposal has been approached from a Structure of Merit designation perspective.
9. Look into the Secretary of the Interior's Standards for the proposed addition to appropriately emulate the existing structure.

Action: Mahan/Oriás, 6/0/0. (Murray stepped down. Suding/Winick absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 3:28 PM TO 3:38 PM \*\***

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

8. **328 W MONTECITO ST** C-2 Zone  
 (3:00) Assessor's Parcel Number: 037-232-012  
 Application Number: MST2014-00169  
 Owner: Moller Retail, Inc.  
 Architect: Jeff Gorrell

(Proposal to construct a new 1,247 square foot gas station and mini-mart with a fuel pump canopy and pump islands on the approximately 12,000 square foot vacant lot. Planning Commission review is requested for a Conditional Use Permit and a zoning modification to provide fewer than the required number of parking spaces.)

**(Concept review of architecture. Comments only; project requires environmental assessment and Planning Commission review for a Conditional Use Permit and requested zoning modifications. The project requires compliance with Tier 3 Storm Water Management Program (SWMP).)**

Actual time: 3:38 p.m.

Present: Jeff Gorrell, Architect  
 Keith Slocum, Applicant Representative, KS Consulting  
 Tony Boughman, Assistant Planner

Public comment opened at 3:48 p.m.

Gary Jensen, Santa Barbara County Genealogical Society (SBCGS), expressed opposition and concern with the project's proximity to the existing SBCGS Library, and the elevation mass, bulk and scale of the project affecting the Society's landscape area.

Cheryl Jensen, SBCGS, expressed opposition and concern with the proposed planters and lack of paving relief.

Sunny Bhullar, neighboring business owner, expressed concern with the canopy and food mart elevations backing out to the Santa Cruz Market.

Robert Bason, former President of SBCGS, expressed concern with the setback from the adjacent property building, and noise/traffic that are problematic for the 650 members of the Society.

Marie Sue Parsons, President of SBCGS, expressed concern with the chain link fence dividing the property, proposed trash receptacle close to the Library's garden, and fumes/noise next to the research library.



Arthur Sylvester, SBCGS Facility's Manager, expressed concern with the neighborhood parking that is impacted already and that project should be designated to accommodate required parking.

Ron Friestad, SBCGS, include evening lighting protection for the Library.

Kellam de Forest, local resident, inquired whether the HLC is reviewing the project because it is within El Pueblo Viejo (EPV) Landmark District and if the EPV Guidelines address design/allowance of gas stations. He questioned whether the canopies are absolutely necessary. [Staff responded that it is within the EPV Landmark District and under the HLC's purview.]

Moti Balyan, Chevron neighboring gas station, expressed opposition and concern with the affect on surrounding neighborhood and the design of the canopy ingress/egress. He also provided copies of his opposition letter signed by 46 other neighbors.

Staff acknowledged receipt of a letter from Deborah Kaska expressing opposition.

Public comment closed at 4:04 p.m.

**Motion: Continued indefinitely with comments:**

1. The conceptual architectural design of the proposed building is appropriate within El Pueblo Viejo Landmark District. The canopy's roof design angulation with the coffering of the ceiling and beam end details are especially appreciated.
2. The scale of the proposed mini-mart structure is appropriate for the site.
3. Reduce the proposed building height and canopy height as much as possible. It was suggested that the parapet height (near the Santa Cruz Market) be lowered, the overhang be increased so that the eave height is decreased without sacrificing the interior height of the building, the mechanical equipment be reduced/concealed, and/or possibly a hip roof on the north property line in lieu of the profile presented.
4. Study providing an appropriate division of the property line facing the Genealogical Society by maximizing the landscaping and providing a wide enough landscaped area with substantial canopy trees, pulling away noise-generating facilities trash to minimize disturbance to the north property's garden area, and at least an 8-foot wall that will blend into the design of the proposed building in an artful way.
5. All lighting leading to adjoining properties should be minimized as much as possible and screened properly.
6. The Commission has trouble making Urban Design Guidelines compatibility findings at this time.

Action: Mahan/Orías, 6/0/0. (Shallanberger/Suding/Winick absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED****9. 701 CHAPALA ST**

C-2 Zone

(3:40) Assessor's Parcel Number: 037-082-008  
 Application Number: MST2014-00320  
 Owner: Nancy Brock Trust 6/15/09  
 Architect: Wayne Labrie Architect

(Proposal for site alterations and the construction of a new 182 square foot shared accessible restroom building for a parcel currently developed with five (5) existing commercial tenant spaces, including: Unit A 929 square foot restaurant, Unit B 434 square foot office, Unit C 434 square foot retail, Unit D 940 square foot retail, and Unit E 1,956 square foot auto service, located on a 20,274 square foot parcel. The proposal includes a change of use of Unit E from an existing automotive repair shop to a new commercial retail use. The proposed site alterations include the demolition of the existing car lifts associated with the automotive repair shop, changes to the site ingress/egress, revised parking configuration, removal of existing asphalt paving, new permeable paving, new site walkways and outdoor patios, new landscape planters, and revised site landscaping. The proposal will provide 19 uncovered vehicle parking spaces and 4 bicycle parking spaces. The proposal also includes undergrounding the electrical service and providing underground water for the fire sprinklers.)

**(Second concept review. Comments only; project requires environmental assessment and compliance with Tier 3 Storm Water Management Program (SWMP). The project was last reviewed on July 16, 2014.)**

Actual time: 4:27 p.m.

Present: Wayne Labrie, Architect  
 Bob Cunningham, Landscape Architect

Public comment opened at 4:36 p.m. and, as no one wished to speak, it was closed.

**Motion: Continued indefinitely with comments:**

1. The architecture design and landscape design are acceptable.
2. Provide environmental and Tier 3 Storm Water Management Program (SWMP) compliance.

Action: Mahan/La Voie, 6/0/0. (Shallanberger/Suding/Winick absent.) Motion carried.

**CONCEPT REVIEW - NEW****10. 901 CHAPALA ST**

C-2 Zone

(4:05) Assessor's Parcel Number: 039-313-011  
 Application Number: MST2014-00361  
 Owner: William M. and Dolores M. Faulding Family Trust  
 Applicant: Juan Jiménez  
 Business Name: Cajun Kitchen

(Proposal to request approval of an "as-built" mural located on the northerly elevation (parking lot side) of the existing Cajun Kitchen Restaurant. The proposal will address the violations identified within enforcement case ENF2014-00271.)

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

Actual time: 4:45 p.m.

Present: Juan Jiménez, Business Owner  
Kirk Crashaw, Local Artist

Public comment opened at 4:47 p.m.

Ginny Brush, Executive Director of the Santa Barbara County Arts Commission - Visual Art in Public Places Committee (VAPP), commented that, although the proposal is not in its purview, the applicant is urged to consult with VAPP in the future.

Public comment closed at 4:48 p.m.

**Motion: Project Design and Final Approvals of the wall mural as a temporary art exhibit for the period of one (1) year that shall be removed on or prior to August 12, 2015.**

Action: La Voie/Drury, 5/1/0. (Mahan opposed because the two adjacent buildings are either a designated landmark or on the City's List of Potential Historic Resources. Shallanberger/Suding/Winick absent.) Motion carried.

Commission comments: The proposed application is conditionally approved as a maximum one (1) year, temporary art exhibit. It was noted that, while it is appreciated as an expression of art, it is not an appropriate permanent improvement located within El Pueblo Viejo Landmark District (EPV). The mural located in the Funk Zone recently approved by the HLC (temporary mural installed on the south elevation of the Hotel Indigo) was sponsored by the Museum of Contemporary Art as a temporary exhibit, by a nationally renowned artist, does not serve as advertisement for a business, and was reviewed by the Visual Art in Public Places Committee (VAPP). The proposed as-built mural style is not in compliance with the EPV Guidelines, it is contemporary, not framed traditionally, appears more like a corporate logo symbol (therefore, it borders as signage), and is not an acceptable size. The HLC does not wish to set a precedent by supporting a permanent mural of this style within EPV.

## **CONSENT AGENDA (11:00)**

### **REVIEW AFTER FINAL**

#### **A. 34 E PADRE ST**

**E-1 Zone**

Assessor's Parcel Number: 025-312-044  
Application Number: MST2013-00473  
Owner: Elizabeth Lepley and Lawrence Gore  
Architect: Wade Davis Design

(Proposal for a 471 square foot single-story addition to an existing two-story, 2,446 square foot single-family dwelling with attached 583 square foot two-car garage. The project includes the relocation of a window and the removal of two windows on the second floor, removal of a door on the ground floor, removal of a post and replacement of a beam in the existing garage, and the extension of an existing uncovered patio. This project will result in a total development of 3,500 square feet on a 15,160 square foot parcel, or 0.23 guideline floor- to-lot area ratio. This Spanish Colonial Revival house was designed by Russel Ray in 1929, retains a high amount of original materials, and conveys significant historic integrity.)

**(Review After Final to add a proposed new window in the master bathroom addition.)**

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

**CONTINUED ITEM****B. 34 W VICTORIA ST****C-2 Zone**

Assessor's Parcel Number: 039-131-016  
Application Number: MST2014-00330  
Owner: Victoria Street Partners, LLC  
Architect: Brian Cearnal

(Proposal to provide a new outdoor patio dining area for the Santa Barbara Public Market.)

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

**This item was postponed indefinitely at the applicant's request.**

**CONTINUED ITEM****C. 1554 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-183-011  
Application Number: MST2014-00260  
Owner: Fred J. Krupica  
Contractor: Paragon Builders

(Proposal to construct a new 35 linear foot CMU and stone veneer site wall with a maximum of 8'-7" in height. The proposal also includes replacing the existing wrought iron railing with new glass panels at the deck above the existing two-car garage, and adding two new water fountain features at the existing lawn area. No alterations are proposed to the existing two-story, single-family residence. The parcel is on the City's List of Potential Historic Resources and found eligible as a Structure of Merit in the Lower Riviera Survey.)

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

**Project Design and Final Approvals with comment and condition:**

1. The existing wall/hedge is aesthetically appropriate.
2. Provide an arborist report to verify that the proposed wall will not cause unnecessary harm to the existing tree. The existing tree shall be protected in place.

**CONTINUED ITEM****D. 924 GARDEN ST B****C-2 Zone**

Assessor's Parcel Number: 029-301-030  
Application Number: MST2014-00336  
Owner: Madeline Stuart  
Applicant: Jarrett Gorin

(Proposal to add one new window, remove one window and add a new exterior light fixture to an existing, one-story, single-family residence. Site alterations include replacing an existing wood fence and construction of a new 8-foot tall, 22 linear foot masonry wall with stucco finish, and two new entry gates. The proposal will include the demolition of an existing 80 square foot garden shed. This residence is a designated City Landmark: "El Caserío.")

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

**Project Design and Final Approvals with conditions:**

1. Any double hung window to be added shall have lugs.
2. There shall be no light fixture on the fireplace.
3. Final proposed "Santa Barbara Blue" color (for window trim) shall be reviewed by the City Historian.

**NEW ITEM****E. 9 W VICTORIA ST****C-2 Zone**

Assessor's Parcel Number: 039-182-001  
 Application Number: MST2014-00359  
 Owner: 1221 Victoria Court  
 Architect: Richard Six  
 Engineer: John Maloney

(Proposal for site alterations to the north courtyard to include revised stairs and landings, new railings to match existing, new potted plants, a new wall fountain, resurfacing of various areas of courtyard and revised site lighting in various courtyards and paseos.)

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

**The proposed pathway surface lighting was referred to the Full Commission as a discussion item after today's Public Service Recognition. All other proposed elements received positive comments and were continued indefinitely to Consent.**

**NEW ITEM****F. 1111 E CABRILLO BLVD****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-352-004  
 Application Number: MST2014-00203  
 Owner: CHSP Santa Barbara LLC  
 Architect: Shlemmer Algaze Associates  
 Business Name: Hyatt Santa Barbara

(Proposal for façade alterations for one building of the existing Hyatt Santa Barbara Hotel to include replacement of existing door and windows with new doors and windows, new exterior painting, and new bar counter and associated outdoor dining furniture. The parcel is on the City's List of Potential Historic Resources.)

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

**Project Design and Final Approvals with conditions:**

1. The bar top shall be cantilevered on all sides with no vertical end element.
2. Provide a detail of the bull nose; it shall be a more traditional detail, not rectangular.
3. The chair color shall be a medium brown.

**\*\* MEETING ADJOURNED AT 5:05 P.M. \*\***