



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, August 27, 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  
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) then clicking on the Videos under Explore.

**CALL TO ORDER.**

The Full Commission meeting was called to order at 1:30 p.m. by Chair Suding.

**ATTENDANCE:**

Members present: Drury, La Voie, Mahan, Murray, Orías, Sharpe, Suding, and Winick.

Member absent: Shallanberger.

Staff present: Limón (until 3:32 p.m. and again at 6:00 p.m.), Hernández (until 6:40 p.m.), and Feliciano.

**GENERAL BUSINESS:**

A. Public Comment:

No public comment.

B. Approval of the previous meeting minutes.

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of August 13, 2014, with corrections.

**Action:** Orías/Drury, 6/0/2. (Murray abstained from Items 6 and 7. Suding/Winick abstained. Shallenberger absent.) Motion carried.

C. Consent Calendar.

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

**Action:** Winick/Orías, 6/0/2. (Suding/Winick abstained. Shallenberger absent.) Motion carried.

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

1. Ms. Hernández announced that Commissioner Shallenberger would be absent.
2. Mr. Limón announced that the application of the 12-month approval for the temporary mural at the Cajun Kitchen Restaurant has been appealed to City Council. Staff will follow up with a pending Council review date and will request at least one HLC member to attend the Council hearing.
3. Commissioner La Voie announced he would be stepping down from Items 7 and 8 (2132 Mission Ridge Rd. and 901 E. Cabrillo Blvd., respectively); and Commissioner Suding announced he would be stepping down from Item 8.
4. Commissioner Orías requested a discussion with the City Attorney's Office regarding the implementation of the Historic Resources Element. Mr. Limón responded that the appropriate time to bring up this issue's priority would be at the Joint City Council/Planning Commission Work Session (regarding the Planning Division workload and program activities) to be held on September 11, 2014, at 9:00 a.m. in the David Gebhard Public Meeting Room. One topic of discussion will be the 2014 implementation report of the updated General Plan. The staff report will be forwarded to the Commission upon its completion.

E. Subcommittee Reports.

No subcommittee reports.

**ARCHAEOLOGY REPORT****1. 1130 STATE ST**

C-2 Zone

(1:45) Assessor's Parcel Number: 039-232-020  
Application Number: MST2013-00237  
Owner: County of Santa Barbara  
Applicant: Suzanne Elledge Planning and Permitting Services  
Architect: Kupiec Architects  
Business Name: Santa Barbara Museum of Art

(Proposed addition and alterations to the Santa Barbara Museum of Art consisting of a 7,946 net new 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 402 square feet to the building footprint. Miscellaneous site structure demolition will occur to support implementation of the proposed design. Two oak trees are proposed for removal with replacement of one oak tree on site and two others off site. A new electrical power transformer would be located on City property along side Public Parking Lot No. 7. The net new square feet of new floor area will result in 72,455 net square feet of development. Construction staging would occur on the adjacent City library property. 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, Dudek. The report was continued from August 13, 2014.)**

Actual time: 1:43 p.m.

Present: Marck Aguilar, Project Planner, Planning Division  
Trish Allen, Senior Planner, SEPPS

Staff comments: Nicole Hernández, Urban Historian, 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 SCE Transformer Relocation site.

Public comment opened at 1:50 p.m.

Kellam de Forest, local resident, expressed concern on the impact of using public property for a private enterprise, and the drilling process at the Library Plaza having an impact on adjacent historic resources and the Central Library's renovation project. He questioned why the geothermal elements cannot be placed on the museum's own property and commented that any transformer unit should be well disguised. (Staff responded that the issue on whether the geothermal should be part of the project and the possible above-grade impacts are not before the Commission at this time.)

Chair Suding acknowledged receipt of and read a memo from Irene Macías, Central Library Director endorsing the Museum's inclusion of the geothermal well field and electrical transformer on City property as elements of the archaeological report.

Public comment closed at 1:52 p.m.

**Motion:** To accept the report as presented clarifying that this is the first step in the process, and the report accurately describes the potential for encountering/not encountering archaeological resources on the site.

**Action:** La Voie/Drury, 5/3/0. (Murray/Orías/Sharpe. Shallenberger absent.) Motion carried.

## **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING / HISTORIC STRUCTURES REPORT**

2. **1118 E CABRILLO BLVD** P-R/SD-3 Zone

(1:50) Assessor's Parcel Number: 017-353-001  
 Application Number: MST2014-00248  
 Owner: City of Santa Barbara  
 Applicant: Jill Zachary and Justin Van Mullem  
 Architect: KBZ Architects, Inc.  
 Landscape Architect: Earthform Design

(This is a City Structure of Merit: Cabrillo Pavilion and Stoa. The proposal includes facade repair/renovation, and changes to existing windows and doors, structural upgrades, and upgrading of mechanical, plumbing and electrical systems. Also proposed are site improvements including: improvements to meet accessibility (ADA) requirements, restoration of the beach level promenade, installation of a boardwalk connecting the promenade to the beach, installation of a walkway along the west parking lot, renovation of site landscaping, addition of new outdoor showers, replacement of playground equipment, restoration of the stoa (covered walkway), enlargement of the trash enclosure, and addition of a mechanical equipment enclosure. The project requires Planning Commission review for a Coastal Development Permit.)

Actual time: 2:04 p.m.

**Present:** Jill Zachary, Assistant Parks & Recreation Director  
 Joe Wilcox and Mark McFarlin, Architects  
 Sam Maphis, Landscape Architect  
 Alexandra Cole, Historical Consultant  
 Allison De Busk, Project Planner, Planning Division

Public comment opened at 2:40 p.m.

Joe Howell, Attorney representing Francisco Aguilera (owner of the East Beach Grill), spoke in support of the project and gave a history of his client's business on the site.

Kellam de Forest, local resident, appreciates the return to the original design; questioned whether the building would qualify for landmark designation, the building's style inspiration, and where the ocean was in 1926 when the building was completed. (Staff responded that it could probably be elevated to landmark status once the renovation is completed. The preparer of the Historic Structures Report responded that there was no immediate evidence of the building's inspiration. In photographs, it appears that the ocean was at the same level as it is now.)

Dave Jones, local resident, commented on parking lot landscaping requirements, flood control design elements, and matching of the original design thereby removing the second floor terrace addition that is not compatible, in his opinion, with the Spanish Colonial Revival style of the building. He also submitted a letter to the HLC via email that was acknowledged by the Commission.

Public comment closed at 2:49 p.m.

**a. HSSR (Review of a Historic Sites/Structures Report prepared by Alexandra Cole.)**

Staff comments: Nicole Hernández, Urban Historian, stated that this project involves the rehabilitation of the Cabrillo Pavilion to enhance public access including the restoration of deteriorated and/or missing historic character defining elements like the balcony railing, doors and windows. 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, meeting the CEQA Guidelines.

(Additional staff notes: The building was designated a City Structure of Merit in 1991 for meeting criteria a, b, c, d, and e. The building is Eligible for listing on the California Register of Historic Places and National Register of Historic Places under criterion A and C. The building is also considered a contributing building to the East Cabrillo Blvd. Parkway Historic District.)

**The Commission made the following comments on the historic structures report:**

1. On page 4 of the historic structures report (Item J), expand on the security gates discussion to determine whether they should remain or if it would be acceptable to remove/replace.
2. On pages 5 (Item 8), reconcile Plates 33, 34, 35, 37, and 38 as part of the discussion on the windows.
3. On page 10, provide clarification on whether the addition was done in 1942 since on page 16 it says it was built in 1947.
4. Provide further information with respect to whether the removal of the enclosed terrace would negatively impact the ability of the structure to express its prime period of interpretation.

**Motion:** Continued two weeks to allow the report preparer to revise the report, taking into consideration the Commission's comments.

**Action:** La Voie/Winick, 8/0/0. (Shallanberger absent.) Motion carried.

**b. Project Concept Review (Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit.)**

Ms. Zachary gave the Staff presentation, and emphasized the building's history, alterations that occurred to meet changing needs, and the role it has played in the City's community and cultural development. She also reviewed current challenges, structural failings that call for significant updates, and renovation objectives.

**The Commission made the following comments on the project's concept:**

5. The proposed project is supportable in that it will enhance the site as the "crown jewel" of East Cabrillo Blvd.
6. The proposed extension of the dining area before approaching the stairs is supportable.
7. Provide a landscape plan for the parking lot to bring it into compliance with current City standards and to allow a break-up of the asphalt.
8. Show where adequate bicycle parking will be located.
9. It is no longer a concern to have the applicant consider a different relocation area for the Senegal date palms (that are currently located on the south side of the building) as they were not historically located where they are now and having the south side uninterrupted looks quite nice.
10. If considering solar panels, ensure appropriate screening.
11. The vegetation on the south elevation of the pavilion is not necessary.
12. The view from the building looking out to sea should be left uncluttered.
13. Restudy the condensing units and enclosure.
14. The enclosed terrace should be removed or, if it needs to be enclosed, it should be more sympathetic to the architectural style of the building.

**\*\* THE COMMISSION RECESSED FROM 3:32 PM TO 3:38 PM \*\***

**IN-PROGRESS REVIEW****3. 1330 CHAPALA ST**

C-2 Zone

(3:35) Assessor's Parcel Number: 039-131-001  
 Application Number: MST2013-00169  
 Owner: Metropolitan theatres Corporation  
 Architect: Peikert + RRM Design Group  
 Business Name: Arlington Village

(Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. 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 42 spaces, and a surface lot will contain 49 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 nine mature trees, with 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.")

**(In-Progress Review. 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 by HLC on July 30, 2014.)**

Actual time: 3:38 p.m.

Present: Detlev Peikert and Gordon Brewer, Architects, Peikert + RRM Design Group  
 Carrie Bingham, Designer, Peikert + RRM Design Group  
 Courtney Jane Miller, Landscape Architect, CJMLA  
 Allison De Busk, Project Planner, Planning Division

Public comment opened at 3:58 p.m.

Kellam de Forest, local resident, commented that the elevator tower problem has not been resolved and it competes with the classic Arlington Theatre tower. He suggested the tower be excluded from the design and questioned whether a roof garden is really needed. He also commented that the fenestration of the windows makes the building look like an institution, and the trash enclosure is still too close to the adjacent landmark. The Arlington Theatre Hotel gate continues to be problematic and suggested simple railings as was done at the Lobero Theatre. The bright blue color of the awnings does not fit into El Pueblo Viejo Landmark District.

Public comment closed at 4:01 p.m.

**Motion: Continued two weeks.**

Action: Mahan/Sharpe, 8/0/0. (Shallanberger absent.) Motion carried.

Commission comments:

1. An elevator tower is acceptable.
2. Further emphasize the paseo off of Sola Street as the most important one since it relates more to the adjacent historic resource. Provide a perspective view of the paseo starting from Sola Street and down to Victoria Street.
3. Resolve the uniformity of the window heights and floor dimension, possibly recessing windows in spite of possible loss of some interior floor space. Create more of a “village” character as would be seen in Spain/Italy. Look to the County Courthouse for inspiration.
4. There is still concern over the parking garage ceiling as mentioned in previous reviews.
5. Restudy the surface mounted down spouts that travel three floors on the south elevation, and follow the El Pueblo Viejo Design Guidelines as shown on page 52 under **I. Gutters and Downspouts** and on page 54 under **O. Leaderheads**.
6. The historic archway should move a pedestrian to stop and pause to ponder upon the view of the adjacent historic structure; a Juliet balcony (*balconette*) was suggested.
7. The trash enclosure should be part of the building and not be “tacked on” because it makes it look like it belongs more to the Arlington Theatre than the Arlington Village project.
8. On the eave detail, show a double-starter course on the tile to thicken the eaves.
9. The paving should be simplified by choosing one secondary paving, instead of using a third paving, and allowing it to happen in more places to “stitch” things together.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 100 BLK W GUTIERREZ ST 2035 SEG ID**

(4:00) Assessor’s Parcel Number: ROW-002-035  
 Application Number: MST2013-00312  
 Owner: City of Santa Barbara  
 Applicant: Public Works Department  
 Engineer: Drake Haglan & Associates, Inc. (DHA)

(Proposal to remove and replace the Gutierrez Street Bridge over Mission Creek. The existing bridge is 37 feet long and 36 feet wide and was constructed in 1926. The new bridge will be approximately 62 feet long and 43 feet wide.)

**(Comments only; project requires environmental assessment. An HLC discussion hearing occurred on July 31, 2013.)**

Actual time: 4:26 p.m.

Present: John Ewasiuk, Principal Engineer, Public Works Department  
 James Colton, Project Manager, Engineering Division  
 Craig Drake, Principal Engineer, DHA  
 Kathleen Kennedy, Associate Planner, Planning Division

Public comment opened at 4:45 p.m.

Judy Hopkinson, nearby property owner, commented on undergrounding the utilities located on Gutierrez Street and the impact the current utilities have on the neighborhood. (The applicant responded that undergrounding utilities is not part of this application.)

Public comment closed at 4:47 p.m.

**Motion: Continued indefinitely with comments:**

1. The proposed embossed lettering (for identity purposes) on the side of the bridge is supportable.
2. Although the Commission understands why the Sycamore tree must be removed, a replacement ratio and replanting/replacement plan with more than one Sycamore tree was requested.
3. Each bridge should be unique throughout the City. Multiple windows for the bridge guardrail would be more successful than arches (although arches were previously approved for the Ortega Street bridge). It was suggested that the applicant look at the simple grille design found on the Anacapa Street side of the Lobero Theatre.
4. Wrought iron instead of the chain link fence would be preferred.
5. Landscape used for screening purposes is considered an aesthetic enhancement.
6. Assure the driveways close to the bridge are usable.
7. It would be more successful to transition down to the height of the concrete walls with the fencing.

Action: Mahan/Sharpe, 8/0/0. (Shallanberger absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 5:05 PM TO 5:08 PM \*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING / HISTORIC STRUCTURES REPORT**

**5. 304 JUNIPERO PLAZA**

E-1 Zone

(4:45) Assessor's Parcel Number: 025-262-001  
 Application Number: MST2014-00363  
 Owner: Benjamin Goetter  
 Architect: Harrison Design Associates

(Proposal for site and exterior alterations to an existing two-story single-family residence. The following exterior changes include the removal of a wrap-around porch at the rear and restore the original covered porch, removal of an accessory structure from the interior setback, relocate a potting shed outside of the interior setback, permit an "as-built" metal arbor at the rear, and "as-built" utilities for a fountain. This proposal addresses violations identified in a Zoning Information Report (ZIR2012-00510). The project includes Staff Hearing Officer review for a requested zoning modification.)

Actual time: 5:09 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants  
 Barbara Lowenthal, Harrison Design Associates

Public comment opened at 5:17 p.m. and, as no one wished to speak, it was closed.

**a. HSSR (Review of a Historic Sites/Structures Report prepared by Post/Hazeltine.)**

Staff comments: Nicole Hernández, Urban Historian, stated that the proposal involves removal of non-original unroofed porch that wraps around the southwest corner of the house. Repair siding to match original in material, dimension, profile and type. Legalize as built garden structures constructed in 2009, including a freestanding metal pergola, concrete fountain and potting shed.



Staff agrees with the report that the project meets the Secretary of Interior Standards for Rehabilitation and will not have a negative impact on the resource meeting the CEQA guidelines. Because the project is concentrated in the rear portions of the property and that it replaces non-historically significant features and that it 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.

(Additional staff notes: The house is eligible to be designated a City Landmark for criteria a,d,e,f,g,h and I and 5 and 6; eligible for listing on the California Register of Historic Places and National Register of Historic Places.)

**Motion:** To accept the report with an amendment to the last sentence on page 21.

Action: La Voie/Mahan, 8/0/0. (Shallanberger absent.) Motion carried.

**b. Project Concept Review (Comments only; project requires environmental assessment and Staff Hearing Officer review for requested Zoning modifications.)**

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

1. The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance.
2. The proposed changes to the residence are supportable.
3. The property owner is encouraged to consider landmark designation.

Action: La Voie/Orías, 8/0/0. (Shallanberger absent.) Motion carried.

**DISCUSSION ITEM**

**6. 400 BLK E LOS OLIVOS ST 473 SEG ID**

(5:20) Assessor's Parcel Number: ROW-000-473  
 Application Number: MST2014-00406  
 Owner: City of Santa Barbara  
 Applicant: Rosie Dyste  
 Engineer: Public Works Department

(Proposed improvements to the Mission Canyon Corridor, including ADA accessible path, pedestrian bridge, and roadway and wall alignment adjustments.)

**(Discussion only on the Mission Canyon Corridor Community Consensus process.)**

Actual time: 5:22 p.m.

Present: Rosie Dyste, Senior Planner, County of Santa Barbara Planning & Development  
 Rob Dayton, Principal Transportation Planner, Public Works Department

Staff comments: Nicole Hernández, Urban Historian, stated that the purpose of the discussion is to determine if the proposed location of the new pathway is appropriate; and a historic structures report will be prepared once the location is determined.

Public comment opened at 5:35 p.m.

1. Larry Ebenstein, local resident, spoke in opposition to the project and commented that it would destroy the current feeling and streetscape of Mission Canyon.
2. Fred Sweeney, local resident, Mission Heritage Trails Association, expressed support of the project and commented on the association's members, purpose and process.
3. Heidi Jones, Mission Heritage Trails Association, commented that the group's concerns about historic preservation has been a key part of the process from the beginning and reaffirmed Shelley Bookspan's written comments.
4. Kellam de Forest, Mission Heritage Trails Association, commented that the purpose of the association was originally due to concerns with the safety for children, senior citizens and ADA accessibility for pedestrians walking from the Mission to the Museum of Natural History, while preserving the existing historic resources.

Chair Suding acknowledged receipt of written comments from Alexandra Rosenthal, Paulina Conn and Shelley Bookspan and summarized each.

Public comment closed at 5:48 p.m.

**Discussion held with the comments:**

1. A historic structures report is necessary to make a final determination as to the proposed re-alignment or relocation of the two historic walls. The Commission considers the two walls extremely important and they are sensitive historic resources.
2. The Commission supports the corridor improvement project as doable and consenting to the idea of a solution too, but the project must maintain the rural and rustic character of the existing roadway. Meandering paths separate from the roadway should be considered rather than traditional sidewalks.
3. The existing masonry bridge is also a sensitive historic resource. However; the Commission does not object to the idea of a separate footbridge on the downstream side of the masonry wall.
4. The Commission requests the applicants continue to work with the community on design solutions that consider the HLC's expressed concerns.
5. Some Commissioners expressed strong objections regarding moving the walls and recommended that a goal be the preservation of resources. Yet, further analysis of the project would be necessary if there are possible impacts to these historic resources.

**REVIEW AFTER FINAL / HISTORIC STRUCTURES REPORT****7. 2132 MISSION RIDGE RD**

A-1 Zone

(5:50) Assessor's Parcel Number: 019-071-016  
 Application Number: MST2012-00188  
 Owner: Eric Gabrielsen  
 Agent: Post/Hazeltine Associates  
 Architect: William R. La Voie Architect, Inc.

(Proposal to demolish 2,407square feet of first and second-story floor area and restore the roof terrace with deck, columns, and pergola; restore quatrefoil windows on the main level of the south elevation; and install new windows and doors on roof terrace. Also included is the demolition of a first-floor breakfast room and adjacent exterior stairs, restoration of original windows on the first floor, and embellishment of the existing elevator tower. Required parking will be provided in a new 667 square foot attached 3-bay carport to be constructed on an existing paved auto court.)

Actual time: 6:22 p.m.

Present: William La Voie, Architect  
 Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

Chair Suding read the State Political Reform Act Sole Proprietor Advisory.

Public comment opened at 6:32 p.m. and, as no one wished to speak, it was closed.

**a. HSSR (Review of an Addendum Historic Sites/Structures Report for a revised project prepared by Post/Hazeltine Associates.)**

Staff comments: Nicole Hernández, Urban Historian, stated that 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 meeting the CEQA guidelines.

(Additional staff notes: The house is eligible to be designated a City Landmark for criteria a,c,d,e,f,g, and I and 5 and 6..Eligible for listing on the California Register of Historic Places and National Register of Historic Places.)

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

Action: Winick/Mahan, 8/0/0. (Shallanberger absent.) Motion carried.

**b. Project Review (Review After Final for alterations to the previously approved project. The alterations include: 1. Remove the existing second floor additions (roof level pavilions on the north and south elevations); 2. Remove the external stair and breakfast room bay (north elevation); 3. Restore the rooftop to a close approximation of its post-construction appearance; 4. Restore roof terrace paving and colonnade; 5. Restore the portions of the roof terrace pergola; 6. Restore a quatrefoil window on the south elevation; and 7. Add two covered parking spaces to meet parking requirements.)**

**Motion: Approval of Review After Final as presented with the request that the property owner complete the landmark designation of the "gate and stone wall at the entrance to the property" as per the Planning Commission subdivision condition of approval (Resolution 047-89, dated October 12, 1989).**

Action: Winick/Mahan, 7/0/0. (La Voie stepped down. Shallanberger absent.) Motion carried.

**REVIEW AFTER FINAL****8. 901 E CABRILLO BLVD**

HRC-1/SD-3 Zone

(6:20) Assessor's Parcel Number: 017-313-018  
 Application Number: MST2008-00313  
 Owner: Richard Gunner  
 Applicant: Michael Gunner  
 Architect: William R. La Voie Architect, Inc.  
 Architect: Marks Bloxom Architects, Inc.  
 Landscape Architect: Suding Design  
 Business Name: Santa Barbara Inn

(Proposal for a major façade remodel to the existing four-story, 43,354 square foot Santa Barbara Inn. The project will consist of the following: change the exterior facade design, enlarge the main entry, remove and relocate two units, relocate existing bar and restaurant, relocate existing hotel rooms, replace existing swimming pool and spa, remove existing equipment shed and replace it with a new, partial below-ground vault, redesign the landscape and hardscape, remove the entry area drive and two curb cuts and replace with landscaping, install new sidewalk on the Milpas Street side, and repave and landscape the parking area. The proposal will result in 492 square feet of new floor area; however, there is a net decrease of 1,082 square feet of commercial floor area. The project will result in a 43,191 square foot structure. The original project approval was granted under application MST2004-00052. The project is currently under construction under BLD2012-00380.)

**(Review After Final for proposed alterations to the previously approved project. The alterations include: a redesign of the dome, changes to the lobby fenestration, revisions to the portico, changes to the color scheme including the building, awnings, iron and sash, revisions to the equipment rooms and elevator tower, revised balconies (not to extend beyond the existing building), revisions of the parapet at the elevator tower, and revisions to the building mounted exterior lighting fixtures.)**

Actual time: 6:36 p.m.

Present: William La Voie, Architect  
 Eva Turenchalk, AICP, Project Planner

Vice-Chair Winick read the State Political Reform Act Sole Proprietor Advisory.

Public comment opened at 6:48 p.m.

Kellam de Forest, local resident, commented on the arch that has been added that does not seem to be compatible with the square door.

Public comment closed at 6:49 p.m.

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

Action: Drury/Sharpe, 6/0/0. (La Voie/Suding stepped down. Shallenberger absent.) Motion carried.

Vice-Chair Winick announced the ten-day appeal period.

**CONSENT CALENDAR (11:00)****NEW ITEM****A. 713 SANTA BARBARA ST****C-2 Zone**

Assessor's Parcel Number: 031-081-007  
Application Number: MST2014-00390  
Owner: Santa Barbara Historical Society  
Architect: Richard Redmond

(Proposal to reconstruct a 35 square foot board and batten storage room addition, as per historic photograph, located on the southwest corner of the existing Historic Adobe (originally constructed in 1825). Other alterations to the existing Historic Adobe include adding a new solid iron picket grill on an existing window on the east elevation (the proposed grill is to match those on the adjacent historic adobe), removal of a door and add a new door on the west elevation, add new site steps at the north elevation entry, and adding a new exterior A/C compressor unit. No changes are proposed to the existing Covarrubias Adobe or the Santa Barbara Historical Museum buildings. Both the Historic Adobe (1825) and the Covarrubias Adobe (1830) are City and State Designated Historic Landmarks. The Santa Barbara Historical Museum is on the City's List of Potential Historic Resources.)

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

**Referred to the Full Commission for review at the September 10, 2014, HLC meeting due to the buildings' landmark designations.**

**\*\* MEETING ADJOURNED AT 6:53 P.M. \*\***