



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

Wednesday, May 4, 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

Representatives present: Bill Mahan (Items A-F), Philip Suding (Item G), and Bill La Voie (Item H)
 Staff present: Nicole Hernandez and Jaime Limón

REVIEW AFTER FINAL

A. 1601 STATE ST

C-2 Zone

- Assessor's Parcel Number: 027-181-008
- Application Number: MST2012-00429
- Owner: 1601 State Street Hotel Investors, LP
- Architect: The Cearnal Collective, LLP
- Landscape Architect: Arcadia Studio
- Business Name: El Prado - La Quinta

(Major exterior remodel and renovations to existing three-story El Prado Inn. Improvements include refinish of exterior windows, doors, lighting, trim, railings, and new landscaping. Construct new porte-cochère, open beam exercise pavilion, security gates, site repairs to paving, stairs, and restoration of building elements. Remodel of adjoining annex, pool deck areas, and add spa area. Add new second-story balconies and deck areas. Two additional parking spaces are provided for future two-guest room conversions. The El Prado Inn is a Designated Structure of Merit.)

(Review After Final requested for removal of previously proposed porte-cochère, exterior stairs, and enclosure of stairs behind screen wall. Project last reviewed on December 2, 2015.)

Approval of Review After Final as submitted, with acceptance of the revised HSSR Letter Report.

REVIEW AFTER FINAL**B. 125 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-075-012
Application Number: MST2009-00119
Owner: City of Santa Barbara
Agent: Trish Allen, SEPPS, Inc.
Applicant: Children's Museum of Santa Barbara
Architect: AB Design Studio

(The project includes a new 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 45 feet. The project also includes two uncovered parking spaces accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Final Community Priority Designation by City Council on October 25, 2011.)

(Review After Final is requested for proposed change to the roof comprising a 710 square foot structural glass floor system. Project must comply with Planning Commission Resolution No. 021-11. Project last reviewed September 23, 2015.)

Approval of Review After Final as submitted.

FINAL REVIEW**C. 7 E ANAPAMU ST****C-2 Zone**

Assessor's Parcel Number: 039-183-041
Application Number: MST2016-00066
Owner: Sullivan Goss 2009 Family Trust
Agent: Ernesto Botello

(This is a revised project description. Proposal to permit "as-built" changes to the rear courtyard area of an existing 2,245 square foot commercial building comprising of new exterior dining layout and planter areas for trees and a new three inch CMU/stone rubble veneer wall at the rear property line. Also proposed are the removal of an existing guardrail at the front terrace to be replaced with a 42 inch high stucco pony wall and the removal of a majority of the existing awnings on the front façade. Interior improvements proposed are the addition of a bar and dining areas, accessible restrooms and storage room, a remodel of the existing kitchen area for a proposed restaurant use, and the demolition of restrooms. The project addresses enforcement violations in case ENF2015-00856. This building is on the City's List of Potential Historic Resources: Hitchcock Building.)

(Final Approval of lighting details. Remainder of project was approved on April 20, 2016. Project last reviewed on April 20, 2016.)

Final Approval as submitted.

FINAL REVIEW**D. 800 GARDEN ST****C-2 Zone**

Assessor's Parcel Number: 031-021-014
Application Number: MST2016-00143
Owner: Islay Investments

(Proposal for a new elevator shaft on the Garden Street elevation of an existing commercial building. An existing staircase will be demolished and relocated. No other exterior changes are proposed.)

(Final Approval is requested. Project last reviewed on April 20, 2016.)

Item postponed at the applicant's request.

CONTINUED ITEM**E. 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. Project last reviewed April 6, 2016.)

Project Design & Final Approval of the terracotta color.

NEW ITEM**F. 653 VERDE MAR DR A****R-3/SD-3 Zone**

Assessor's Parcel Number: 017-420-013
Application Number: MST2016-00175
Owner: Peter & Grace Leeson Trust
Architect: Michelle Mctoldridge

(Proposal to remodel an existing condominium in Eastbeach Townhomes including new access to 405 square feet of attic space. Exterior changes include new sliding windows, HVAC unit, skylights, and entry door.)

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

Project Design & Final Approval with condition that all materials and colors match existing.

FINAL REVIEW**G. 621 E SOLA ST****R-2 Zone**

Assessor's Parcel Number: 029-033-016
 Application Number: MST2015-00369
 Owner: John & Karen Abraham Revocable Living Trust
 Architect: Dennis Thompson

(This is a revised project description. Proposal for a new 667 square foot one-story addition on a 7,500 square foot parcel located in the Hillside Design District and the Lower Riviera Special Design District. One new uncovered parking space is proposed, and seven linear feet of a sandstone wall along the front property line and driveway will be removed. The existing 1,045 square foot single-family residence will be increased by more than 50% in floor area with the addition, triggering the need to update the parking to meet the current requirement of two covered parking spaces. The existing 144 square foot one-car garage will be enlarged by 43 square feet to meet current parking design standards. A new six-foot tall fence around the interior property lines is also proposed. The total of 1,902 square feet of development on a 7,500 square foot lot is 62% of the guideline maximum FAR. There will be 30 cubic yards of grading excavation. This residence is a contributing historic resource to the Potential Bungalow Haven Historic District.)

(Final Approval is requested. Project last reviewed on February 24, 2016.)

Final Approval with pavers to return for staff review of the following:

1. The pavers should be rectangular and should not vary in shape or size.
2. The color should be dark buff or grey and should not match the color of the sandstone wall.

PROJECT DESIGN AND FINAL REVIEW**H. VARIOUS LOCATIONS**

Assessor's Parcel Number: ROW-002-084
 Application Number: MST2015-00392
 Owner: City of Santa Barbara
 Applicant: Crown Castle/NG West, Inc.

(This is a revised project description. Proposed wireless facilities in the right-of-way at three separate site locations in El Pueblo Viejo Landmark District. 1) 100 Block W. Gutierrez Street: Removal of an existing parking sign pole to be replaced with a 19' tall decorative street pole with a canister antenna and an adjacent electrical meter cabinet containing Radio Remote Units [RRUs]. 2) 100 Block W. Cota Street: Proposed installation of a canister antenna atop an existing 33'-9" service pole with a below grade equipment vault containing RRUs. This proposal is in the Brinkerhoff Avenue Landmark District. 3) 100 Block Chapala Street: Proposed removal of a streetlight to be replaced with a 29'-6" decorative light standard with a canister antenna. Also proposed are a new service meter pedestal, pad, and equipment cabinet containing RRUs. This proposal is in the potential West Beach Historic District.)

(Project Design and Final Approval are requested for the wireless facility proposed at 100 Block W. Gutierrez Street. No adverse visual impact findings are required. Project last reviewed on April 20, 2016.)

Project Design & Final Approval as submitted with findings:

No adverse visual impacts will result from the wireless antenna and equipment installation as the proposed radio equipment are to be screened from public view within the new pole structures in consideration of compatibility with nearby buildings. The designs have appropriate screening, antenna color, and size.