



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

Wednesday, December 14, 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  
PILAR PLUMMER, Planning Technician  
JENNIFER SANCHEZ, Commission Secretary

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

### ATTENDANCE:

Representatives present: Bill Mahan and Philip Suding  
Staff present: Nicole Hernandez and Pilar Plummer

### FINAL REVIEW

**A. 116 CASTILLO ST** **HRC-1/SD-3 Zone**

Assessor's Parcel Number: 033-061-011  
Application Number: MST2014-00388  
Owner: Adi & Santy Kazali, Trustees  
Architect: Joe Andrulaitis

(Proposal to demolish the existing 8,612 square foot, one-story hotel and construct a new, 14,475 square foot, three-story, 38 room hotel, with a total of 38 parking spaces (20 covered and 18 uncovered) on the 24,956 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes Planning Commission review for a Coastal Development Permit, Development Plan, and Interior Setback Modifications.)

**(Final Approval is requested. Project referred to Consent by the Full Commission on December 7, 2016.)**

**Final Approval as submitted.**

**REVIEW AFTER FINAL****B. 215 E FIGUEROA ST****R-O Zone**

Assessor's Parcel Number: 029-162-037  
Application Number: MST2015-00026  
Owner: City of Santa Barbara  
Applicant: Michael Wiltshire

(Proposal to place a new decorative statue designed by Bud Bottoms located in the front of the Police Station, along the Figueroa Street entrance. The statue will be a memorial for fallen Santa Barbara Police Officers.)

**(Review After Final is requested for extension of masonry wall, adjacent to statue.)**

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

**FINAL REVIEW****C. 225 CALLE MANZANITA****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-272-004  
Application Number: MST2016-00321  
Owner: Mark & Maren Johnston  
Applicant: Dale Pekarek

(Proposal for 60 square feet of additions to an existing 1,218 square foot, one-story, single-family residence with a 324 square foot detached two-car garage. Proposed alterations include the relocation of an existing fireplace and chimney from the east elevation to the south elevation, a new oriel bay window and roof form at the east elevation, enclosure of a covered side porch off of the dining room, a new roof over a raised entry porch, and replacement of existing windows. The project includes a remodel and reconfiguration of interior spaces. The proposed total of 1,602 square feet on a 6,920 square foot lot is 53% of the maximum allowed floor-to-lot area ratio (FAR). This project will address a violation identified in Zoning Information Report #18732. The structure is listed on the City's Potential Historic Resources List as it is a good example of Tea English Vernacular style designed in 1928.)

**(Final Approval is requested.)**

**Final Approval as submitted.**

**REVIEW AFTER FINAL****D. 214 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-051-015  
Application Number: MST2016-00409  
Owner: Peter Mangurian  
Applicant: Kevin Moore

(Proposal for alterations to an existing 3,125 square foot commercial building on a 22,108 square foot lot. The project includes the following: converting 280 square feet of floor area to outdoor covered patio, hardscape alterations, removal of an existing 50 foot tall queen palm tree, new landscaping, two new parking spaces, and pedestrian path. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review.)

**(Review After Final is requested.)**

**Approval of Review After Final as submitted, with compliments to the applicant for attention to Commission suggestions and requests.**

**NEW ITEM****E. 734 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-191-001  
Application Number: MST2016-00547  
Owner: Evans A. Stout  
Owner: John Margolis  
Contractor: Bryan Lynch

(Proposal for landscaping, construction of a new wood pergola, and replacement of existing non-original doors with Marvin, wood, outswing/inswing French doors on the rear elevation. This house is a designated City Landmark: "Little Granada Residence.")

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

**Continued indefinitely with comment to provide elevations, working drawings, specifications of windows and doors, and plant list.**

**NEW ITEM****F. 0 BLK REY RD 2019 SEG ID**

Assessor's Parcel Number: ROW-002-019  
Application Number: MST2016-00551  
Owner: City of Santa Barbara  
Applicant: City of Santa Barbara - Downtown Parking

(Proposal to relocate existing access control equipment on Rey Road from its current location to a new location at the intersection of Rey Road and East or West Montecito Street. Install two 4x4 terracotta planters so that Rey Road will have an entry only. This is a temporary installation for one year to assess operations, use, and demand.)

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

**Project Design Approval and Final Approval for the temporary installation.**

**REVIEW AFTER FINAL****G. 2020 ALAMEDA PADRE SERRA****SP-7 Zone**

Assessor's Parcel Number: 019-163-004  
Application Number: MST2016-00472  
Owner: Michael Towbes, LLC  
Agent: SEPPS

(Proposal for HVAC air-cooled chiller and SCE transformer pad mounted with a visual and acoustical plaster wall enclosures at the Riviera theater (Furse Hall). The property is a designated City Landmark located within the Riviera Campus Historic District: "Furse Hall, Quadrangle Buildings, Ebbetts Hall, and Grand Stair.")

**(Review After Final is requested for minor changes to switchgear walls units, the enclosure wall, ADA added exterior wrap, and the proposed SCE transformer.)**

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

1. Paint on switches shall match the wall/building.
2. The cactus shall be protected or relocated within 10 feet.