



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION CONSENT MINUTES APRIL 5, 2017

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

### COMMISSION MEMBERS:

William La Voie, *Chair*  
Philip Suding, *Vice Chair*  
Michael Drury  
Anthony Grumbine  
Bill Mahan  
Fermina Murray  
Judy Orías  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** Sheila Lodge

### STAFF:

Jaime Limón, Design Review Supervisor  
Nicole Hernandez, Urban Historian  
Pilar Plummer, Planning Technician  
Jennifer Sanchez, Commission Secretary

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### ATTENDANCE

Members present: Mahan and Veyna  
Staff present: Hernandez and Plummer

### REVIEW AFTER FINAL

#### A. 1815 LAGUNA ST

**E-1 Zone**

Assessor's Parcel Number: 027-051-009  
Application Number: MST2011-00044  
Owner: Greg Hesterberg  
Designer: Tom Kress

(This structure is on the City's Potential Historic Resources List, eligible as a Structure of Merit: Lockwood de Forest, Sr. Residence, constructed in 1915. Proposal for interior alterations to remove three illegal dwelling units and return the building to its legally permitted use as a single-family residence. Also proposed is to construct a new 709 square foot attached two-car garage and roof deck, enclose an existing 40 square foot stairwell from the garage to the house, replace the gazebo siding with new wood and rebuild the railing at the loggia end to match vintage photos, and replace the three-part living room window facing the loggia with a three-part door with wood base panels that will maintain the height and width of the existing opening. This project will address violations called out in enforcement case ENF2010-01018. The project will result in a residence of 7,421 square feet, which is a guideline floor-to-lot-area ratio (FAR) of .31 or 140% of the maximum FAR.)

**(Review After Final is requested for as-built changes including: the removal of two ficus trees, changes to driveway surfacing, alterations to landscape and hardscape, alterations to the existing light fixture on the garage deck, and removal of non-original, as-built windows on the garage. Concrete paving for the first 100 feet of driveway along the existing footprint for a total 1,248 square feet is requested to address ENF2015-00931. The project also requests the installation of a catch basin and drain to a dispersal ditch. Project was last reviewed on March 22, 2017.)**

**Approval of Review After Final with comment that the proposed light fixture is acceptable, and that the windows to be removed will be filled in with stucco to match the existing.**

**CONTINUED ITEM**

**B. 1332 LAGUNA ST R-3 Zone**  
 Assessor's Parcel Number: 029-085-024  
 Application Number: MST2016-00407  
 Owner: Bruce Ilene Davis  
 Designer: Morando Design

(This is a revised project description. The structure is on the City's Potential Historic Resources List, eligible as a Structure of Merit as an excellent example of the Queen Anne Free Classic style, constructed c. 1905. Project is for exterior alterations to the existing single-family residence, including removal of an existing 407 square foot garage to be replaced with a new 403 square foot deck, two new uncovered parking spaces, and new permeable pavers for the driveway. Additional improvements involve a new fireplace, new French doors on the rear elevation to the deck, a new awning, and alterations to existing windows. No work is proposed for the front elevation.)

**(Project is returning with a revised scope that requires new Project Design Approval and Final Approval. Action may be taken if sufficient information is provided.)**

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

**CONTINUED ITEM**

**C. 530 DE LA VISTA AVE R-2 Zone**  
 Assessor's Parcel Number: 029-032-008  
 Application Number: MST2017-00091  
 Owner: Sereboff Family Trust  
 Architect: Susette Naylor

(This is on the City's Potential Historic Resources List as a contributing structure to the proposed Bungalow Haven Historic District, constructed in 1922 in the American Colonial Revival style. The parcel is currently developed with a 1,447 square foot, two-level, single-family dwelling with an attached 172 square foot attached one-car garage. The proposal includes demolition of a 15 square foot bay window at the west elevation, the addition of 261 square feet of street (upper) level and lower level additions, the conversion of the existing garage into a storage unit, and the construction of a new 172 square foot one-car carport. The project includes demolition of an existing upper level deck on the rear elevation, to be replaced with a 329 square foot deck addition. The proposed total of 1,896 square feet of development on a 5,177 square foot lot in the Lower Riviera Design District is 77% of the guideline maximum allowed floor-to-lot-area ratio (FAR). Proposal includes 15 cubic yards of grading. This project will abate a violation in Zoning Information Report ZIR2015-00204.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on March 22, 2017.)**

**Project Design Approval and Final Approval with comments that the proposed windows in clad are acceptable, that they be casement, and that they be done to match the traditional character.**

### **REVIEW AFTER FINAL**

#### **D. 26 CHAPALA ST**

**R-4/SD-3 Zone**

Assessor's Parcel Number: 033-102-001  
 Application Number: MST2010-00176  
 Owner: Dario Pini  
 Architect: Bryan Murphy

(The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including the replacement of all existing windows, extending an existing second-floor balcony corridor and adding a 36" porch wall, a façade remodel, relocation of an as-built trash enclosure, and a revised landscape plan, including the replacement of two existing 12 foot tall palm trees with canopy trees. The discretionary applications required for this project are zoning modifications to allow alterations within the required 10'-0" front setback on Mason Street and a reduction of the required outdoor living space. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved with permeable pavers and reconfigured to comply with the Americans With Disabilities Act. This application addresses violations called out in ENF2010-00250.)

**(Review After Final is requested for various exterior elements. Improvements include: adding 3 French doors and 2 wrought iron balconies on the northeast elevation. Also requested are relocation of the existing trash enclosure and utility closet, re-plastering of the building to match existing, replacement of an existing dilapidated wood-framed stair with a new concrete stair, and removal of existing wall heaters to be provided through wall and under window heat exchange units. Project was last reviewed on March 22, 2017.)**

**Item postponed two weeks.**

### **CONTINUED ITEM**

#### **E. 227 E ANAPAMU ST**

**R-O Zone**

Assessor's Parcel Number: 029-123-013  
 Application Number: MST2017-00095  
 Owner: Ventas Santa Barbara, LLC  
 Architect: Robert Pester

(Villa Santa Barbara is a Senior Care Residential Facility located on a 43,408 square foot lot in the El Pueblo Viejo District. Proposal is for a façade remodel consisting of replacing deteriorated wood doors and windows with the same divided light doors and windows in aluminum clad. Also proposed are repairing the deteriorated wood balcony framing and railings and demolition of the existing front entry wheelchair ramp, to be replaced with a new California Accessibility Code compliant ramp. No grading or new square footage to the facility is proposed.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on March 22, 2017.)**

**Final Approval with comment that the proposed collared & two-twist railing is acceptable, and that it should be done in a dark or stove pipe grey.**

**NEW ITEM**

**F. 9 W FIGUEROA STREET C-2 Zone**

Assessor's Parcel Number: 039-281-041  
Application Number: MST2017-00057  
Owner: City of Santa Barbara

(Proposal to remove 8 parking lot fixtures and replace them with 19 new LED fixtures: 3 new single head, 1 new double head, 2 new triple head, and 2 new quad head fixtures, all on the existing 8 poles. The new fixtures will be connected to the existing circuits and controls.)

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

Public Comment:  
Correspondence from Paulina Conn with concerns was acknowledged.

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

**NEW ITEM**

**G. 101 W ANAPAMU ST C-2 Zone**

Assessor's Parcel Number: 039-222-022  
Application Number: MST2017-00121  
Owner: Catt Properties, LLC  
Owner: Dan Cattaneo  
Applicant: Jennifer Waddill

(Proposal to convert an existing residential unit in a mixed-use building to a vacation rental. Existing development on the site consists of an 8,894 square foot, four-story building and 13 parking spaces. The first three floors are dedicated to commercial office space and the fourth floor is dedicated to residential. Project requests to convert the existing 1,007 square foot residential unit on the fourth floor to a vacation rental. Development Plan Approval is required. No exterior alterations are proposed.)

**(Action may be taken if sufficient information is provided. Project requires Development Plan Approval Findings.)**

Public Comment:  
Correspondence from Anna Marie Gott in opposition was acknowledged.

**Continued two weeks to the Full Commission.**