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Pilar Plummer, Planning Technician  
Jennifer Sanchez, Commission Secretary

**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**CONSENT MINUTES**  
**SEPTEMBER 6, 2017**

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

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**ATTENDANCE**

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

**CONTINUED ITEM**

**A. 1420 ALAMEDA PADRE SERRA E-1 Zone**  
Assessor's Parcel Number: 019-193-011  
Application Number: MST2017-00483  
Owner: Marcus F. Boehm  
Applicant: Rob Maday  
Engineer: Ashley & Vance Engineering

(The Spanish Colonial Revival Style building located in the Hillside Design District is on the City's Potential Historic Resources List, eligible to be designated a Structure of Merit. The project involves landscape and hardscape improvements including: new retaining walls, staircase alterations, a new outdoor fireplace, outdoor barbeque, iron gates, and a wood pergola. Also proposed are new plantings, landscape lighting, new fencing along the western property line, and paving improvements including permeable pavers.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on August 23, 2017.)**

**Project Design Approval and Final Approval with comment that the lattice trellis is acceptable with 4 x 4 inch pickets and 16 inches on center.**

**REVIEW AFTER FINAL****B. 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 for the removal/replacement of three palms and the addition of two rooftop mounted HVAC units with screening.)**

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

1. The three existing, damaged King Palms are to be replaced with three 24-inch box Guadalupe Fan Palms.
2. The screening provided for the HVAC units is to be a solid body stain in weathered gray; color of the screening to return to staff for approval.

**NEW ITEM****C. 329 E CANON PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 029-301-048  
Application Number: MST2017-00522  
Owner: Kenneth R. Olsen  
Applicant: Gayle Garcia  
Engineer: Pool Engineering, Inc.  
Contractor: Ventura Pools

(Proposal for a 6' x 16' pool and 5' x 6' spa in the rear yard of an existing single-family dwelling.)

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

**Item postponed two weeks.**

**FINAL REVIEW**

**D. 901 E CABRILLO BLVD**

**HRC-1/SD-3 Zone**

Assessor's Parcel Number:	017-313-018
Application Number:	MST2017-00415
Owner:	Richard & Margaret Gunner Trust
Architect:	William La Voie
Landscape Architect:	Suding Design
Business Name:	Santa Barbara Inn/Convivo

(Proposal for minor alterations to the Santa Barbara Inn consisting of the addition of a stone surround/arch at the Milpas Street porte cochere entrance, and for iron fencing and gates with stone piers at the Orilla Del Mar property line.)

**(Final Approval is requested. Project was last reviewed and received Project Design Approval on July 12, 2017.)**

**Final Approval with comment that the surrounding arch be cast stone to match the adjacent Milpas Street entry wall.**

**NEW ITEM**

**E. 1015 LAGUNA ST**

**R-3 Zone**

Assessor's Parcel Number:	029-221-012
Application Number:	MST2017-00544
Owner:	Wallin Family Bypass Trust
Owner:	Billy Brace

(Proposal to replace the existing brown composition shingle with "mist white.")

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

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

**REVIEW AFTER FINAL****F. 35 STATE ST****HRC-2/S-D-3 Zone**

Assessor's Parcel Number: 033-102-018  
 Application Number: MST97-00357  
 Owner: 35 State Street Hotel Partners, LLC  
 Agent: Ken Marshall  
 Applicant: Michael Rosenfeld  
 Architect: DesignARC, Inc.  
 Engineer: Penfield & Smith Engineers, Inc.  
 Landscape Architect: Suding Design  
 Business Name: Entrada De Santa Barbara

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area, and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.)

**(Review After Final is requested to stain the concrete on Mason Street between Area B & Area C.)**

**Item continued to the September 6, 2017 Full Commission meeting to be heard after Item 5.**

**REVIEW AFTER FINAL****G. 2020 ALAMEDA PADRE SERRA 133****SP-7 Zone**

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

(The property is a designated City Landmark located within the Riviera Campus Historic District: Furse Hall, Quadrangle Buildings, Ebbetts Hall, and Grand Stair. 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).)

**(Review After Final is requested for minor revisions to the HVAC chiller area and wall.)**

**Approval of Review After Final with comment that the louver will be painted white to match the wall.**