



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**CONSENT MINUTES**  
**NOVEMBER 15, 2017**

**COMMISSION MEMBERS:**

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

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** Sheila Lodge

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

**STAFF:**

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

**ATTENDANCE**

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

**REVIEW AFTER FINAL**

**A. 1330 CHAPALA ST C-G Zone**

Assessor's Parcel Number: 039-131-001  
 Application Number: MST2013-00169  
 Owner: Metropolitan Theatres Corporation  
 Architect: Peikert RRM Design Group  
 Business Name: Arlington Village

(This is a revised project description. 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 41 spaces, and a surface lot will contain 50 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 nineteen mature trees, with twelve existing trees to be protected on site and 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.)

**(Review After Final is requested for minor site and landscaping revisions. Alterations include relocating two Canary Palms and switching from colored concrete to permeable pavers for the north/south paseo. Project was last reviewed on March 9, 2016.)**

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

1. The proposed pavers are not permeable, and are acceptable. There should be no band at the ten foot connection for the walkway where the north/south paseo connects to the Arlington Theatre Paseo to provide visual flow.
2. The revisions to landscaping are acceptable.

**REVIEW AFTER FINAL****B. 631 GARDEN ST****M-C Zone**

Assessor's Parcel Number: 031-152-028  
 Application Number: MST2014-00448  
 Owner: City of Santa Barbara  
 Applicant: SB Arts Collaborative  
 Architect: David Shelton

(Proposal to replace the existing chain link fence and install two new decorative fences and gates located along both the Garden and Ortega Street frontages of the Community Arts Workshop. The proposed designs have been reviewed by the Visual Arts in Public Places (VAPP). Other site and building alterations were approved under a separate application (MST2014-00256) on July 2, 2014.)

**(Review After Final is requested for a revised planting and irrigation design to accommodate the metal sculpture and gate. Revisions include retention of two existing olive trees and the removal of another olive tree to accommodate installation of storm water catchment structure. Project was last reviewed on September 24, 2014.)**

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

**NEW ITEM****C. 212 W VALERIO ST****R-MH Zone**

Assessor's Parcel Number: 027-091-012  
 Application Number: MST2017-00719  
 Owner: Adam Sharkey

(The 2,186 square foot, two-story Craftsman residence is a designated Structure of Merit. Proposal for a new 513 square foot pool and new 250 square foot patio structure to be located in the rear of the property. The project includes new hardscape and landscape improvements, fencing, gates, and a new trash enclosure. No alterations are proposed on the residence.)

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

**Continue two weeks with comments:**

1. Restudy the proposed patio structure. The design should be compatible with the Structure of Merit, and may echo the elements of the trellis structure existing on site.
2. Landscape plan should show the proposed planting locations and sizes.
3. Provide photos of the neighboring houses to show where they are in contrast with the covered patio structure, and if there is screening.

**REVIEW AFTER FINAL****D. 215 CASTILLO ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-022-021  
Application Number: MST2017-00369  
Owner: Leon F. & Joyce M. Lunt  
Applicant: Andrew Roteman

(Proposal to address violations listed in ENF2017-00369 and ZIR2017-00138 for an unpermitted parking lot reconfiguration and fences. The proposed project involves removing one unpermitted parking space, landscape planters in the parking area, a driveway at Wilson Street, and a wooden storage structure within the interior setback. A six foot wood fence along the property line facing Wilson Street, reconfigured parking spaces, and a relocated trash area are all proposed. An Administrative Review of Minor Exceptions for Fences is required for the wood fence to exceed 42 inches along the front lot line and along the first 10 feet of the interior lot line from the intersection of the front lot line. A Modification by the Staff Hearing Officer for reducing the required open space to less than 10% of the net lot area is required.)

**(Comments Only. Project requires review by the Staff Hearing Officer for reducing the required open space to less than 10% of the net lot area. Project requires an Administrative Review of Minor Exceptions for Fences for the wood fence to exceed 42 inches along the front lot line and along the first 10 feet of the interior lot line from the intersection of the front lot line. Project was last reviewed on July 26, 2017.)**

Public Comment:

Correspondence from Rebekah Norris Coon and Aaron Coon in support was acknowledged.

**Continue indefinitely to the Staff Hearing Officer with positive comments:**

1. The reduction of open space to less than 10% of the required net lot area is acceptable due to site constraints to meet parking and the revised trash location.
2. A Design Review Waiver is acceptable for the reduced planter area to accommodate the current parking lot configuration, and because additional planters are maintained on site.
3. The fencing exceeding 42 inches along the front lot line and along the first 10 feet of the interior lot line from the intersection of the front lot line, at Wilson and Castillo, is acceptable. The six foot tall wall at Castillo provides screening for the revised trash area and is an improvement to the site. The fencing at Wilson Street is off a private street and provides privacy to the site.

**NEW ITEM**

**E. 33 W VICTORIA ST**

**C-G Zone**

Assessor's Parcel Number: 039-630-001  
Application Number: MST2017-00745  
Owner: Child Abuse Listening Mediation  
Architect: PMSM Architects  
Engineer: Greer Structural Engineering

(Proposal for minor site improvements at the office building portion of Victoria Hall. The project involves removal of an accessibility barrier and construction of an accessibility entry at the courtyard patio, installation of a new lift and landing with guardrails, new stairs with handrails, and remodeling an existing window into a door entry.)

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

**Project Design Approval and Final Approval with finding that the project will not cause a substantial adverse change to the significance of the historic resource. The alterations are not incompatible with the goal of long-term preservation or enhancement of the structure as a City historic resource.**