



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
JANUARY 24, 2018

11:00 A.M.
 David Gebhard Public Meeting Room
 630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

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

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

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

ATTENDANCE

Members present: Mahan (all items) and Veyna (Items Item E-I)
 Staff present: Plummer

REVIEW AFTER FINAL

A. 920 SUMMIT RD RS-25 Zone
 Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Owner: MCC BB Property, LLC
 Agent: Suzanne Elledge Planning and Permitting
 Applicant: Ty Warner Hotels and Resorts
 Architect: Henry Lenny
 Business Name: Montecito Country Club

(This building is on the City's Potential Historic Resources List. Review After Final for further improvements to the Montecito Country Club. Current proposal includes the construction of three new golf "hitting-bays" underneath a 415 square foot trellis, a new 4,448 square foot courtyard, and a 215 square foot play court to be built immediately adjacent to the west of the northern most parking lot. A new four-column archway and security kiosk for the Summit Road entrance is also proposed to match the architecture of the main clubhouse. A Substantial Conformance Determination is required to be made for this project by the Community Development Director.)

(Review After Final is requested to remove the central pergola from the project and modify the adjacent planters to accommodate, revise the perimeter enclosure at spa deck, and revise the snack shop exterior elevations for an access door and ordering window. Project was last reviewed on October 4, 2017.)

Approval of Review After Final with condition that the applicant return to staff with the fence detail for the revised perimeter enclosure at spa deck.

FINAL REVIEW**B. 2559 PUESTA DEL SOL RS-15 Zone**

Assessor's Parcel Number: 023-271-003
Application Number: MST2016-00441
Owner: Santa Barbara Museum of Natural History
Applicant: Suzanne Elledge Planning & Permitting
Engineer: Flowers & Associates

(The Santa Barbara Museum of Natural History is a designated Structure of Merit. This is a revised project description with the engraved pavers eliminated from the project. Proposal for minor improvements including an engraved cornerstone marker at the Butterfly Garden Exhibit and for the Frank Cartwright recognition plaque to be located on the north arcade adjacent to Cartwright Hall.)

(Final Approval is requested. Project was last reviewed on December 13, 2017.)

Final Approval as submitted.

NEW ITEM**C. 1415 DOVER RD RS-15 Zone**

Assessor's Parcel Number: 019-201-001
Application Number: MST2018-00016
Owner: Hsu Survivors Trust
Applicant: Anna Lehr Uden

(The American Colonial Revival style building designed by Leonard Cooke in 1927 may be eligible for designation as a Structure of Merit. Proposal for exterior alterations to an existing 3,796 square foot, two-story, single-family dwelling with an attached two car garage. The proposal comprises minor window and door alterations, the alteration of a site wall and widening of the driveway for improved egress, an enlarged deck and new exterior stairs off of the kitchen, new air conditioning units, the removal of an unpermitted bridge and trellis, the "as-built" replacement of the garage door, and the repair of slate roof shingles to match existing. The project also proposes interior alterations that include a kitchen remodel and guest suite remodel, new electrical to an outdoor fountain, and removal of a powder room from the garage. No changes are proposed to the building square footage. This project will address violations in Zoning Information Report ZIR2017-00344.)

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

Item postponed two weeks due to the applicant's absence.

REVIEW AFTER FINAL**D. 101 STATE ST HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-075-011
Application Number: MST2011-00171
Owner: Romasanta Family Living Trust
Architect: Cearnal Collective LLP

(This is a revised project description. Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 22,133 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage totaling 9,943 square feet.)

(Review After Final is requested for review of final details of the Compass Rose/Analematic Sundial as a condition of approval of the project's Final Approval. Project was last reviewed on July 12, 2017.)

Approval of Review After Final as submitted.

NEW ITEM**E. 649 DEL PARQUE R-3/SD-3 Zone**

Assessor's Parcel Number: 017-420-001
Application Number: MST2018-00021
Owner: East Beach Homeowners Association
Applicant: Lawrence Thompson

(Proposal to revise the Home Owners Association (HOA) color scheme for residences located in the El Pueblo Viejo District. Current color scheme includes tints of beige and brown. Proposed color scheme would include off-whites for the main structures and brown for the trim.)

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

Project Design Approval and Final Approval as submitted.

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

Assessor's Parcel Number: 033-051-015
Application Number: MST2017-00758
Owner: State Street Mango, LLC

(Proposal for a façade and interior remodel at an existing commercial building. The project includes replacing the existing wood and plaster trellis structure at the State Street entry patio with a steel shade structure, replacing existing doors with bi-fold doors, creating a new outdoor dining window, and replacing the existing black awning with a dark red canvas awning.)

(Final Approval is requested. Project was last reviewed on January 10, 2018.)

Item postponed two weeks due to the applicant's absence.

CONTINUED ITEM**G. 924 STATE ST****C-G Zone**

Assessor's Parcel Number: 039-322-024
Application Number: MST2017-00767
Owner: Michael F. Rizor
Applicant: Eric Voulgaris

(Proposal to repaint the exterior of an existing commercial building located in El Pueblo Viejo. The project includes repainting the doors and shutters, building exterior, and window trim.)

(Action may be taken if sufficient information is provided. Project was last reviewed on November 29, 2017.)

Continue two weeks with comments:

1. The dark blue color is appropriate for the doors, shutters, windows, and trim. The proposed grey is not appropriate for the body of the building and will require review by the Full Commission.
2. The applicant was advised to leave the existing fascia.

REVIEW AFTER FINAL**H. 922 STATE ST****C-G Zone**

Assessor's Parcel Number: 039-322-023
Application Number: MST2016-00050
Owner: Ronald A. & Nancy E. Hays, Trustees
Architect: Sherry & Associates

(This building is a designated City Landmark: Nardo Building. Proposal for fire repairs with interior and the following minor exterior alterations to the rear of an existing commercial/office building: a new 192 square foot second-story rear deck and new 90 square foot detached storage shed.)

(Review After Final is requested to remove the exterior exit stairs at the rear elevation, to enlarge the new upper deck area, to remove the new detached shed and associated bioretention planter, and to relocate and enlarge the bioretention planter for the main structure. Project was last reviewed on April 20, 2016.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**I. 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. Project is located in the Appeal Jurisdiction of the Coastal Zone.)

(Review After Final is requested for an Administrative Review of Minor Exceptions for Fences for the as-built 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 November 15, 2017.)

Approval of Review After Final with condition:

1. Return to staff with the proposed plant species for the new planter area. The species must have a two foot high minimum for visual clearance in the parking lot area.
2. The over-height fencing is aesthetically appropriate to the site.