



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**CONSENT MINUTES**  
**MAY 2, 2018**

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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  
Kathleen Goo, Commission Secretary

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**ATTENDANCE**

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

**FINAL REVIEW**

**A. 1424 STATE ST** **C-G Zone**  
Assessor's Parcel Number: 039-072-020  
Application Number: MST2018-00137  
Owner: 22483 PCH II, LP  
Architect: Bob Cunningham

(Proposal for changes to the landscape plan on a 13,000 square foot portion at an existing commercial parcel. Project includes removal and replacement of six mature South African Coral Trees with six Sykes Coral Trees, and replacement of the understory plant palate with White Fringe Flower, Common Myrtle, and Red Yucca.)

**(Final Approval is requested. Project was last reviewed on April 18, 2018.)**

Staff Comment: Pilar Plummer stated that it is not in the Historic Landmarks Commission purview to condition the approval of the landscape plan upon the property owner opening the property to the public.

**Final Approval as submitted.**

**NEW ITEM****B. 1105 CHAPALA ST****C-G Zone**

Assessor's Parcel Number: 039-222-024  
Application Number: MST2018-00217  
Owner: Santa Barbara Club

(The Neoclassical Style building, constructed in 1904 by Francis Wilson, is a designated City Landmark. Proposal for minor site improvements including reconfiguration of the existing parking lot and elimination of parking spaces to meet Accessibility Requirements. Project includes removal of a Chinese Elm to be replaced with an Evergreen Pear, a new walk-in refrigerator and freezer unit off the existing kitchen, new condenser units to be screened by a wood fence, permitting an existing pair of parking lot gates, and permitting a trash enclosure.)

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

**Continue two weeks with comments:**

1. The new concrete walkway will match the existing concrete in color.
2. Provide a detail of the relocated gate in archway.

**REVIEW AFTER FINAL****C. 909 LAGUNA ST****C-G Zone**

Assessor's Parcel Number: 029-301-013  
Application Number: MST2016-00510  
Owner: Hector Munoz 2010 Revocable Trust  
Agent: Jarrett Gorin  
Applicant: Vanguard Planning, LLC

(The Folk Victorian Style residence constructed in 1895 is a designated Structure of Merit. Proposal for an additional dwelling unit to be developed under the Average Unit-Size Density (AUD) program. The project includes permitting the "as-built" conversion of a portion of an existing single-family dwelling and garage to create a new dwelling unit on a 4,900 square foot lot designated Medium-High Density (15-27 du/ac). The resulting two 887 and 674 square foot dwelling units will have an average unit size of 780 square feet and a density of 18 du/ac. The project includes two uncovered parking spaces, the demolition of an existing breezeway and storage shed, and "as-built" interior alterations. The project will address violations in Enforcement Case ENF2015-00693 and Zoning Information Report ZIR2015-00392.)

**(Review After Final is requested for revisions to Unit B including changing the vertical siding to horizontal to be consistent with Unit A, and alterations to doors and windows. Project was last reviewed on December 13, 2017.)**

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

**FINAL REVIEW****D. 20 W FIGUEROA ST****C-G Zone**

Assessor's Parcel Number: 039-231-017  
Application Number: MST2017-00772  
Owner: 2024 Fig, LLC  
Applicant: Valerie Froscher

(This building was designed in 1931 by Windsor, Soule, and Murphy in the Spanish Colonial Revival style. Proposal for façade improvements to the existing commercial building including changes to paint, awnings, tile, lighting, and new windows and doors in the existing openings.)

**(Final Approval is requested. Project was last reviewed on February 21, 2018.)**

**Final Approval with comments:**

1. The new stucco shall have soft ¾ inch round corners.

**CONTINUED ITEM****E. 418 STATE ST****M-C Zone**

Assessor's Parcel Number: 037-212-024  
Application Number: MST2018-00196  
Owner: Hughes Land Holding Trust  
Architect: Kevin Moore

(Proposal for an interior and exterior remodel of an existing commercial building located in the El Pueblo Viejo Landmark District. Project includes tenant improvements at Suite C for a new beer tasting bar, remodeled openings on the East façade, a new retail area, and hardscape and landscape improvements to the existing outdoor patio area. The project will also involve an interior remodel and new roof equipment.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on April 18, 2018.)**

**Project Design Approval and Final Approval with comments:**

1. The concrete paver shall be C-14 French Gray.
2. Provide a detail of the traditional terracotta pot to staff for approval.