



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**CONSENT MINUTES**  
**SEPTEMBER 5, 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  
 Heidi Reidel, Commission Secretary

**ATTENDANCE**

Members present: Mahan (Items A, B, D, E, F, G, H), Grumbine (Items E and F), and Veyna (Items C and I)

Staff present: Hernandez and 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

(The Montecito Country Club designed in 1918 by Bertram Goodhue and remodeled in the 1920s is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. 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 for the conversion of an existing spindle window on the south elevation of the existing golf cart barn to a door. Project was last reviewed on June 27, 2018.)**

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

**REVIEW AFTER FINAL****B. 214 E DE LA GUERRA ST****C-G Zone**

Assessor's Parcel Number: 031-082-002  
 Application Number: MST2016-00447  
 Owner: Betty Jo Lauritson Trust  
 Applicant: The Cearnal Collective, LLP

(The project contains a City Landmark: the Louisa Ygnacio House, an Italianate house constructed in 1875. The proposal consists of a 26-unit mixed-use development to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot, four-unit apartment complex (226 E. De La Guerra St.), three sheds, and a surface parking lot, and construct a four-story (subterranean parking plus three stories fully above grade), 30,835 square foot mixed-use building that includes 14,004 square feet of residential area and 4,749 square feet of commercial floor area. Forty-four parking spaces will be provided by a partially subterranean parking garage. The residential component comprises 26 AUD rental apartments with an average unit size of 539 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 dwelling units per acre). The proposed density on the total of .44 acres will be 60 units per acre, as allowed by the AUD Priority Housing Overlay (37-63 dwelling units per acre). The project includes Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and a Development Plan. The Louisa Ygnacio House and duplex at 214 E. De La Guerra will be preserved and renovated. The existing residences are part of the 26 unit count.)

**(Review After Final is requested for the preliminary signage details for the directory sign. All tenant signage will be reviewed by the Sign Committee under separate permit. Project was last reviewed on July 11, 2018.)**

**Approval of Review After Final with the condition that the structure holding the mailboxes have soft corners.**

**NEW ITEM****C. 430 PLAZA RUBIO****RS-15 Zone**

Assessor's Parcel Number: 025-263-017  
 Application Number: MST2018-00459  
 Owner: Robert G. and Jane A. Forsyth Trustees

(Forsyth House, a Spanish Colonial Revival style residence, designed by Mary Craig in 1925 is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal to remove three 45' tall palm trees located in the front yard of the property.)

**(Action may be taken if sufficient information is provided. Historic Resource Findings are required.)**

**Project Design Approval and Final Approval with the following findings as outlined for Historic Resources in section 22.22.037.D of the Municipal Code:**

1. The project will not cause a substantial adverse change in the significance of an historical resource.
2. The removal of the three 45' tall palm trees is acceptable as submitted, as they are encroaching on the structure and foundation, and out of scale with the building.

**NEW ITEM**

**D. 27 E COTA ST M-C Zone**

Assessor's Parcel Number: 037-132-033  
 Application Number: MST2018-00435  
 Owner: The Lyon Building  
 Applicant: LDC Engineering  
 Contractor: Allcom Global Services, Inc.

(The Classical and Spanish Colonial Revival style building, constructed in 1925-26 is eligible for designation as a City Landmark. Proposal consists of relocation of existing lockers at the rear parking lot and installation of an above ground fuel tank.)

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

**Project Design Approval and Final Approval with the condition that the lockers and fuel tank be painted beige to match the existing boxes in the lot.**

**NEW ITEM**

**E. 1010 ANACAPA ST C-G Zone**

Assessor's Parcel Number: 029-211-020  
 Application Number: MST2018-00470  
 Owner: William Allen and Barbara G. Wood Trustee  
 Contractor: New Way Roofing

(The Folk Victorian residence, constructed in 1871 is a designated Structure of Merit: Valdez Residence. Proposal to replace the existing brown wood shingles with brown comp shingles.)

**(Action may be taken if sufficient information is provided. Structure of Merit findings are required.)**

**Project Design Approval and Final Approval with conditions and with the following findings as required for the Structures of Merit in section 22.22.090 of the Municipal Code:**

1. The exterior alterations are being made for the purposes of restoring the Structure of Merit to its original appearance or in order to substantially aid its preservation or enhancement as a Historic Resource.
2. The proposal for brown composition is not acceptable.
3. Condition of approval that the replacement be fire retardant wood shingles to match the existing wood shingles.

**CONTINUED ITEM****F. 2932 HERMOSA RD****RS-7.5/USS Zone**

Assessor's Parcel Number: 051-194-017  
 Application Number: MST2017-00668  
 Owner: 2932 Hermosa Rd LP  
 Architect: James Mayo Macari  
 Contractor: Jacobsen Builders

(This is a revised scope of work. Project includes restoring the front elevation to the original condition as the plaster and chimney were previously removed without a permit. The Spanish Colonial Revival style residence, constructed in 1924, may be eligible for designation as a Structure of Merit. Proposal for additions and alterations to the single-unit residence, including enclosing an existing second story deck, addition of a patio area on the south elevation, and reconfiguration of the non-conforming one-car garage. The project includes removal of the non-original entry canopy, replacing the existing windows to match the original and restoring the fireplace to match the original. The proposed total of 2,152 square feet on a 7,358 square foot lot is 64% of the maximum required floor-to-lot area ratio.)

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

**Continue two weeks with comments:**

1. The front door is not acceptable as proposed. The front door is to be a plank door with a speakeasy window as noted in the design review on July 25, 2018.
2. The side window by the door and in gable is to have a wrought iron grill.
3. Provide a detail of the windows showing they are recessed with a bullnose
4. Provide a detail that the corners will have soft edges.
5. Provide header, Jam and sill details with profiles showing the wood lintels.
6. French door is to have four horizontal divided lights.
7. The two major windows on the north elevation are to be 9 horizontal divided lights with the middle section fixed to match original in material, size, configuration, and profile as noted in the design review on July 25, 2018.
8. Review the California Historic Building Code for flexibility on egress requirements.
9. The angled window on roof at the north elevation is acceptable.

**NEW ITEM****G. 1317 STATE ST****C-G Zone**

Assessor's Parcel Number: 039-131-007  
 Application Number: MST2018-00471  
 Owner: Arlington Theatre Property, LLC  
 Applicant: Richard Redmond

(The Arlington theatre is a designated City Landmark. Proposal for structural repair and reinforcement of an existing exterior stair, replacement of all stucco and stair walls to match existing, and installation of handrails.)

**(Action may be taken if sufficient information is provided. Landmark findings are required.)**

**Project Design Approval and Final Approval with the following findings as required for Landmarks in section 22.22.080 of the Municipal Code:**

1. The exterior alterations are being made primarily for the purposes of restoring the Landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.
2. Ironwork is to be consistent with the ironwork section of the Santa Barbara Colors Guide, and not true black.

**NEW ITEM**

**H. 423 CHAPALA ST C-G Zone**

Assessor's Parcel Number: 037-203-025  
 Application Number: MST2018-00468  
 Owner: The Salvation Army  
 Architect: DesignARC

(Proposal for minor exterior improvements to the Salvation Amy Hospitality House located in El Pueblo Viejo Landmark District. Proposal to remove two third-story windows associated with interior floor plan improvements for a new restroom.)

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

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

**REVIEW AFTER FINAL**

**I. 101 E VICTORIA ST C-G Zone**

Assessor's Parcel Number: 029-071-013  
 Application Number: MST2011-00204  
 Owner: Dehlsen Associates, LLC  
 Architect: Kirk Gradin

(This project involves two separate parcels at 101 E. Victoria Street and 109 E. Victoria Street. Proposal for alterations at an existing two-story commercial building including a new two-story entry, door and window replacement, partial new roof, new gutters and downspouts, renovation of exterior grilles, new planter areas, new trash enclosure, and modification of one existing parking space to make it van-accessible. (The trash enclosure and modified parking space are on the 109 E. Victoria Street parcel.) The proposal also includes the removal of 50 square feet of floor area, a 42-inch high perimeter wall around the parking lot, four new rooftop HVAC units, and a 30-panel rooftop photovoltaic system which will not be visible from the street.)

**(Review After Final is requested to repair the existing planter wall along Anacapa Street, and for new permeable pavers between tire runs in parking lot stalls.)**

**Continue two weeks with the comment to provide landscaping in the parking lot planters.**