



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**CONSENT MINUTES**  
**APRIL 17, 2019**

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

**COMMISSION MEMBERS:**

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Michael Drury  
Wendy Edmunds  
Ed Lenvik  
Bill Mahan  
Wayne Nemec  
Robert Ooley  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow  
**CITY COUNCIL LIAISON:** Jason Dominguez  
**PLANNING COMMISSION LIAISON:** Sheila Lodge

**STAFF:**

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Urban Historian  
Pilar Plummer, Planning Technician  
Heidi Reidel, Commission Secretary

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**ATTENDANCE**

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

**NEW: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**A. 801 CHAPALA ST**  
Assessor's Parcel Number: 037-042-025  
Zone: C-G  
Application Number: PLN2019-00149  
Owner: Luria & Dunn, LLC  
Applicant: The Cearnal Collective, LLP

(Proposal to change the awning color on an existing commercial building located in El Pueblo Viejo Landmark District, from dark green to black.)

**Project Design Approval and Final Approval are requested.**

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

**NEW: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 740 STATE ST**

Assessor's Parcel Number: 037-092-001  
Zone: C-G  
Application Number: PLN2019-00159  
Owner: Mohammad/Gity Mahboob  
Applicant: Glassman Planning Associates

(La Placita Building a.k.a. McKay-Bothin Building constructed in 1903/1915 is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal for minor façade improvements to the existing commercial tenant space Lululemon. Project includes relocation of the existing State Street facing entry door, and like-for-like maintenance repair to the storefront mullions, plaster, and canopy awning.)

**Project Design Approval and Final Approval are requested. Historic Resource findings are required.**

Staff Comments: Ms. Hernandez reported that in research of archive plans of the building, the storefront portion of the building has repeatedly been altered throughout the history of the building, and the current configuration of the building is not original, but more similar than previous iterations.

**Project Design Approval and Final Approval with the following finding as required for Historic Resources in section 22.22.037 of the Municipal Code, the proposed alteration will not substantially and adversely alter the structure's appearance or remove a character-defining feature of the structure, site or natural feature.**

**REVIEW AFTER FINAL APPROVAL****C. 651 PASEO NUEVO**

Assessor's Parcel Number: 037-400-002  
Zone: C-G  
Application Number: PLN2016-00464  
Owner: I & G Direct Real Estate 3, LP  
Applicant: Michael Holliday

(Proposal for renovation of Paseo Nuevo Shopping Center including the replacement of all existing paving, new hardscape elements, new paint on all existing building elevations, replacement of existing light fixtures and addition of new decorative pendant fixtures, patterned pole lights, and ambient lighting.)

**Review After Final is requested to convert concrete pavers to brick pavers at Paseo 1, Paseo 2A, and Paseo 3A for durability and maintenance. Project was last reviewed on November 14, 2018.**

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

**REVIEW AFTER FINAL APPROVAL****D. 634 ANACAPA ST**

Assessor's Parcel Number: 031-151-020  
 Zone: M-C  
 Application Number: PLN2015-00300  
 Owner: Craviotto Georgetta Trustee  
 Applicant: Anatega Partners LLC  
 Architect: The Cearnal Collective, LLP

(Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa St.) totaling 28,145 square feet. The new project consists of 4,955 square feet (net) of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 733 square feet. Staff Hearing Officer approval was granted on August 3, 2016 for a zoning modification to allow the project to exceed the allowed density.)

**Review After Final is requested for two new overhead coiling doors and two new pedestrian gates at entrance and exit to the parking garage. Project was last reviewed on November 28, 2018.**

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

1. The overhead coiling doors shall be dark anodized bronze.
2. The pedestrian gates shall be Sherwin Williams 6991 Black Magic.

**REVIEW AFTER FINAL APPROVAL****E. 1224 LAGUNA ST**

Assessor's Parcel Number: 029-132-016  
 Zone: R-M  
 Application Number: PLN2018-00541  
 Owner: John M Lind  
 Applicant: Wade Davis Design

(Proposal to permit the conversion of an existing duplex located in El Pueblo Viejo Landmark District to multi-family housing under the Average Unit-Size Density Incentive Program, by permitting the as-built additional unit at the lower floor of the building, for a total of three units. Project includes conversion of an existing two-car garage into two one-car garages, permitting window and door alterations, hardscape and landscape improvements, and a request for an Alternative Open Yard Design. Minor Zoning Exceptions are required for the as-built wood fence and gate along Laguna Street and the plaster front wall and wood fence and gate along Donze Street, exceeding the maximum height of 3'-6" within ten feet of the front lot line. Project will address violations listed in ENF2018-00334 and ZIR2018-00209.)

**Review After Final is requested for the Alternative Open Yard Design. Alternative Open Yard Design findings are required. Project was last reviewed on December 12, 2018.**

**Approval of Review After Final with the following findings as required for Alternative Open Yard Design in section 30.140.140.F of the Municipal Code:**

1. The alternative open yard design is necessary to provide flexibility in architectural style or site organization, such as the preservation of natural features, enhanced circulation, shared amenities, or the protection/creation of scenic views; and
2. Approval of the alternative open yard design will meet the purpose of the required open yard, as described in this section.

**REVIEW AFTER FINAL APPROVAL**

**F. 1029 STATE ST**  
 Assessor's Parcel Number: 039-281-012  
 Zone: C-G  
 Application Number: PLN2016-00549  
 Owner: Cold Spring Re, LLC  
 Applicant: Charles Valle

(This is a City Landmark: Janssens/Orella/Birk Building designed by Edwards, Plunkett, and Howell in 1927. The building is also listed on the National Register of Historic Places. Proposal is to change the exterior courtyard of the building. Changes include new paint to building, patio tile to brick, lighting, repairing an existing reconstructed fountain, altering existing iron windows to operable folding doors, and the opening of non-original window to have an open space with wooden folding doors.)

**Review After Final is requested to remove the upper bars on the non-historic iron windows (constructed in 1982). Landmark findings are required. Project was last reviewed on March 8, 2017.**

**Continue two weeks with the comment to provide a detail showing the upper bars of the non-historic iron windows as removed.**

**NEW: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**G. 1118 E CABRILLO BLVD**  
 Assessor's Parcel Number: 017-353-001  
 Zone: P-R/SD-3  
 Application Number: PLN2019-00165  
 Owner: City of Santa Barbara  
 Applicant: DMHA Architecture

(The Cabrillo Pavilion and Stoa are designated Structure of Merit. Proposal for exterior patio improvements to the Cabrillo Pavilion for the La Sirena Restaurant. Project includes a windscreen, umbrellas, patio radiant floor heating, and a fire pit.)

**Project Design Approval and Final Approval are requested. Structure of Merit findings are required.**

**Project Design Approval and Final Approval with the following finding as required for Structures of Merit in section 22.22.090 of the Municipal Code: 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; and with the following condition: all outdoor furniture will return for Review After Final to the Historic Landmarks Commission, and the furniture shall be included as a revision to the Building Permit prior to Final Inspection.**

### **PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

#### **H. 1732 CHAPALA ST**

Assessor's Parcel Number: 027-101-001  
 Zone: R-MH  
 Application Number: PLN2017-00781  
 Owner: Heckman, Daniel Mark  
 Applicant: Craig Shallanberger

(The Craftsman style triplex building constructed in 1913 is a designated Structure of Merit. Proposal for additions to develop a four-unit residential project under the Average Unit Density Incentive Program (AUD). The proposal includes demolishing the detached 612 square foot three-car garage and constructing approximately 870 square feet of garages, with an approximately 665 square foot second floor studio unit above. The residential units will be located in the existing triplex and in the studio unit, with an average unit size of 565 square feet. The proposed density on the 7,509 square foot parcel will be 27 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. Additional site improvements include removing over-height fencing and hedges, and constructing a 116 square foot laundry room and 74 square foot mechanical room attached to the new garage structure. A Minor Zoning Exception is required to allow an existing hedge along the eastern property line to remain at 12'-0" in height. Staff Hearing Officer approval was granted per Resolution No. 033-18 on July 18, 2018 for zoning modifications to allow the new garage-studio building to encroach into the required front setback and for the reduction of qualifying open yard.)

**Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 033-18, the Project Compatibility Analysis, and Structure of Merit findings. Minor Zoning Exception findings are required to allow an existing hedge along the eastern property line to remain at 12'-0" in height. Project was last reviewed by the Full Commission and continued to Consent on December 12, 2018.**

Public Comment:

The following individuals spoke:

1. Marshall Thomas

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

1. The Commission finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
  - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.

- b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
  - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
  - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
  - e. The design of the project responds appropriately to established scenic public vistas.
  - f. The project includes an appropriate amount of open space and landscaping.
2. The following finding as required for Structures of Merit in section 22.22.090 of the Municipal Code: 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.
  3. The existing hedge along the eastern property line is located on the adjacent property at 29 W Islay and is acceptable to remain at 12'-0" in height.