NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 931 ANACAPA ST

Assessor’s Parcel Number: 039-322-047
Zone: C-G
Application Number: PLN2021-00460
Owner: Kenneth Huang, MFUG Union Bank
Applicant: Yamel Grijalva

(Project is located in El Pueblo Viejo Landmark District and is adjacent to El Castillo Building that was constructed in 1926 and is listed as on the Historic Resources Inventory and contributes to the historic significance of the district. The project proposes the demolition of an existing stone wall and construction of a new CMU wall, finished with a stone veneer, facing Anacapa Street, to facilitate the widening of an ADA ramp to meet current accessibility standards. The project includes the installation of new permeable pavers and the removal of a curb in the parking lot.)

Project Design Approval and Final Approval are requested. As per Santa Barbara Municipal Code (SBMC) §30.220.020.F, Project Compatibility Findings are required.

Continue indefinitely with comments:
1. The proposed material and layout of the new CMU wall is a bit too modern, matching the existing stone walls would be more appropriate. The vertical portions of the railings on that wall appear too wide and need more ornamentation, matching the existing walls is preferred.
2. Explore a better configuration for the pavers in the parking lot.
3. Eliminating the wall is acceptable but the railing should be all along the sidewalk and match the existing iron work. Any iron work should be detailed on the plans so it matches the existing iron work. Match the spacing of what is already existing.

4. If it is not a requirement By Storm Water Management Program that the ramp and access path to teller windows be permeable, provide a solution that matches the 12-inch square terracotta tiles.

5. The saw cut through the existing stone walls needs to be disabled and rebuilt so there are proper edges to the opening.

6. Consider replacing the path lights along the stone wall if necessary.

7. Show on the plans how the landscaping will be restored as originally approved at the existing planter remaining between the ramp and the ATM's.

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. 123 W GUTIERREZ ST
Assessor's Parcel Number: 037-245-001
Zone: C-G
Application Number: PLN2021-00434
Owner: Christie Ontjes, Family Service Agency Santa Barbara Inc.
Applicant: Peter Ehlen

(The Italianate structure constructed in 1880 is a Structure of Merit. Proposal to install new security lighting fixtures and replace existing security lighting fixtures on the existing building. Project includes the installation of a new light pole at the southern corner of the parking lot.)

Project Design Approval and Final Approval are requested. As per Santa Barbara Municipal Code (SBMC) §30.220.020.F, Project Compatibility Findings and SBMC §30.157.110, Minor Alterations for a Historic Resource Findings are required. The project was last reviewed on November 24, 2021.

Project Design Approval and Final Approval with comments:
1. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
   a. 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 amount of open space and landscaping is not applicable.
2. As required for Structures of Merit in Section 30.157.110 of the Santa Barbara Municipal Code: The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the exterior alterations are consistent with the Secretary of the Interior's Standards.

The ten-day appeal period was announced.