City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
MARCH 16, 2022

11:00 A.M.
This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

ATTENDANCE

Members present: Hausz and Manuel (Items B - E)
Staff present: Hernandez; William Russell, Assistant Planner; Burkhart; and Ternovskaya

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 113 HARBOR WAY
Assessor's Parcel Number: 045-250-004
Zone: HC/SD-3
Application Number: PLN2021-00555
Owner: City of Santa Barbara
Applicant: Greg Gorga, Santa Barbara Maritime Museum

(The Naval Reserve Armory is a designated City Landmark. For reference, the City's Architectural Historian prepared a Significance Report. Proposal to permit exterior patio furniture located on an approximately 892 square foot patio, part of the Santa Barbara Maritime Museum. Project will address violations outlined in ENF2021-00459. All reports and memos can be viewed at SantaBarbaraCA.gov/HLC.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Landmark Findings are required. Project was last reviewed on March 2, 2022.

Public Comment:

Correspondence from Virginia Rehling was acknowledged.
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. The Minor Alterations to a Historic Resource Findings have been met (per Section 30.157.110.C) as follows:
   a. The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and
   b. The exterior alterations are consistent with the Secretary of the Interior’s Standards.

NEW ITEM: PROJECT DESIGN APPROVAL

B. 524 CHAPALA ST
    Assessor’s Parcel Number: 037-171-004
    Zone: M-C
    Application Number: PLN2021-00518
    Owner: Jewish Federation of Greater Santa Barbara
    Applicant: Jan Hochhauser, Hochhauser Blatter Architecture & Planning

(Proposal for a 323 square foot addition to an existing single-story commercial building located in El Pueblo Viejo Landmark District. Project includes renovation of the existing Chapala Street façade, and landscape and hardscape improvements to the parking lot.)

Project Design Approval is requested. Project Compatibility Findings are required.

Public Comment:

The following individuals spoke:

1. Ronald Zonen
2. Cyndi Silverman

Correspondence from Michael J. Paskin was acknowledged.
Continue indefinitely to the Full Commission with comments:
1. The general landscape in the front is a large improvement, and the Commission is very supportive of the improvements to the property and bringing the property up to the standards of El Pueblo Viejo.
2. The areas at the three parking spaces against the new pathway coming from the sidewalk shall be in ground planting.
3. The planting against the building should have more height, and the applicant shall provide an elevation showing planting against the building.
4. The new in ground planters in the parking lot should have trees, not necessarily canopy trees but olive trees are acceptable.
5. The magnitude of the improvements to the façade are large and the project is essentially a new building, therefore it is appropriate for the project to be reviewed by the Full Commission.
6. The Commission has concerns about the appropriateness of the suspended steel canopy and the appropriateness of the Mission Revival style parapet.
7. If lighting is proposed, show the lighting on the plans.
8. Provide a section through the entry.

**FINAL APPROVAL**

C. **812 GARDEN ST**
   Assessor’s Parcel Number: 031-021-014
   Zone: C-G
   Application Number: PLN2021-00479
   Owner: Arvand Sabetian
   Applicant/Architect: Clay Aurell, AB Design Studio, Inc.

(Proposal to convert an office building located in El Pueblo Viejo Landmark District, to a 30-room hotel including the addition of a 998 square foot mezzanine. Project includes window and door replacements, exterior plaster patching and painting, and the demolition of an exterior staircase and construction of an elevator in its place.)

Final Approval is requested. Project was granted Project Design Approval on **March 2, 2022**, which is when the project was last reviewed.

Continue two weeks to Consent with comments:
1. Provide more information about lamping, whether seedy glass is used, and dimensions.
2. The Commission has concerns about the espallier trellis, it is not appropriate to the style of architecture of the project. The Commission suggests providing a vine that can latch onto the wall.
3. The change to the lighting fixtures is appreciated.
CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

D. **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, Ware Malcomb

(Projecet 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 demolition of an existing stone wall and construction of a new CMU wall, finished with a stone veneer to facilitate the widening of an ADA ramp to meet current accessibility standards. 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. Project Compatibility Findings are required. Project was last reviewed on **February 16, 2022**.

Continue two weeks to the Full Commission with comments:
1. Provide a landscape plan showing plants proposed.
2. The Commission is uncomfortable with the change to stucco on the sidewalk underneath the ramp.
3. The Commission is uncomfortable with the removal of the stone wall between the drive aisle and the building.
4. The iron work detailing on the ramp railing appears to be acceptable, but there needs to be sandstone underneath the railing, preferably with a small curve so the ramp edge does not end at the wall face.
5. The existing planter currently without plants needs a landscaping plan to call out the planting put there.
6. The new grey pavers in the parking lot should have a more logical termination. The left edge of the regular parking space next to the accessible space will be a line that continues to abut the curb adjacent to the building.
7. Provide a more aesthetic way to express the wheelchair crossing across the drive aisle as opposed to blue paint in pavers.

FINAL APPROVAL

E. **246 CANON DR**
   Assessor's Parcel Number: 053-171-001
   Zone: RS-7.5/SRP/USS
   Application Number: PLN2021-00192
   Owner: Brian Van Hecke
   Applicant: Diana Kelly Design

(The Spanish Colonial Revival style residence designed by architect L.E. Cooke in 1930 is a Structure of Merit. For reference, the City’s Architectural Historian prepared a Significance Report. Proposal to construct a new two-car garage, a first story addition, and a second story addition including two second story decks. Project includes the enclosure of an existing front entry alcove and the installation of a garden fountain. Project will abate violations in ZIR2019-00322 and ENF2019-00567. The proposed
total of 4,992 square feet on a 15,660 square foot lot is 114% of the maximum guideline floor-to-lot area ratio. All reports and memos can be viewed at SantaBarbaraCA.gov/HLC.)

Final Approval is requested. Project was last reviewed and granted Project Design Approval by the Full Commission and continued to Consent on August 18, 2021.

Public Comment:

The following individuals spoke:

1. Brian Van Hecke, Owner

Final Approval with comments:
1. The fire pit is acceptable.
2. The Commission appreciates the arborist report for the Oaks.
3. The planting plan is appropriate.
4. The lighting plan is appropriate.
5. The preferred window choice Option A on the east elevation is the most desirable, the other Option B is inappropriate for the style of architecture. Private views are not in the purview of the Historic Landmarks Commission and shall be discussed with neighbors.