



**Agenda Item A.2  
PRESENTATION  
Meeting Date: May 19, 2025**

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**TO:** Historic Preservation Commission Chair and Members

**SUBMITTED BY:** Darryl Mimick, Historic Preservation Commission Secretary

**SUBJECT:** Historic Preservation Commission Project Updates

**RECOMMENDATION:**

Receive a presentation and update of past projects that have come before the Historic Preservation Commission.

**BACKGROUND/DISCUSSION:**

On March 17, 2025, the Historic Preservation Commission asked staff to provide updates on the status of projects that have previously come before the Commission. A total of three projects have come before the Commission for recommendation and are listed below:

1. SB Humane Campus Renovation (Case No.'s 22-0008-DP, 22-0004-CUP, 22-0003-SUB, and 22-0026-DRB); and
2. The Steward Hotel Signage (Case No.'s 22-0076-ZC, and 22-0036-DRB); and
3. The Barnsdall Rio Grande Gas Station/Rio Grande Coffee Shop (Case No. 22-0001-CDPH)

Staff will provide a presentation to the Commission on the project status updates and will answer questions that the Commission has. Please see Attachments 1 through 3 for the written project status updates.

**ALTERNATIVES:**

None

**APPROVED BY:** Peter Imhof, Planning and Environmental Review Director

**ATTACHMENTS:**

1. SB Humane Campus Renovation Status Update
2. The Steward Hotel Signage Status Update
3. The Barnsdall Rio Grande Gas Station/Rio Grande Coffee

ATTACHMENT 1

SB HUMANE CAMPUS RENOVATION STATUS UPDATE

Attachment 1:  
Historic Preservation Commission Project Status Update

Project Name: SB Humane Campus Renovation

Case No.'s: 22-0008-DP, 22-0004-CUP, 22-0003-SUB, and 22-0026-DRB

Project Description: The project includes demolishing and replacing all existing buildings (10 buildings and one barn) except the existing education building (renovation only), relocating the historic Beck House on-site (the non-historic addition and exterior stairway will be removed and the exterior of the building rehabilitated), and a parking space reduction from 77 required spaces to 65 parking spaces. Grading proposed includes 3,700 cubic yards of cut, 280 cubic yards of fill, and 3,420 cubic yards of export. Of the 56 existing trees, 39 trees are proposed for removal, 1 is proposed to be relocated, and 16 will be protected in place. No portion of the proposed project would be located within 100 feet of ESHA and the landscape plan proposes 57,087 square feet of new landscaping.

Historic Preservation Commission Review Date and Recommendation: June 28, 2023, and recommended approval to the Design Review Board.

Design Review Board Review Dates and Recommendation: Preliminary Approval was September 26, 2023, and Final Approval was January 23, 2024. The DRB recommended approval to the Planning Commission.

Planning Commission Review Date and Approval: The Planning Commission reviewed and approved the project.

Current Status: The applicant has applied for building permits and is currently in the plan check phase of the submittal.

## ATTACHMENT 2

### THE STEWARD HOTEL SIGNAGE STATUS UPDATE

Attachment 2:  
Historic Preservation Commission Project Status Update

Project Name: The Steward Hotel Signage

Case No.'s: 22-0076-ZC/22-0036-DRB

Project Description: This project included:

- a new non-illuminated 6.28 square feet sign with 8" pin mounted letters for "The Steward" near the hotel entrance;
- a new non-illuminated 18" by 8-3/8" (~1.05 square feet) wall plaque reading "The Steward" on the east side of the entry doors to the lobby building;
- a new 2'-8" x 4' internally illuminated double faced monument sign on a 1'-4" base (~10.7 square feet) with "The Steward" branding. The letters are illuminated on an opaque background;
- Refacing of the existing legal nonconforming internally illuminated 9'-1/4" x 8' double faced (74 square feet) pole sign with "The Steward, Tribute Portfolio" branding. The top of sign is 30'-6" above grade. Pole was repainted to match buildings. The letters and logo are illuminated on an opaque background; and
- a new 12' tall lamp post at the entrance path from Hollister Avenue was installed.

Historic Preservation Commission Review Date and Recommendation : August 21, 2023, and recommended approval to the Design Review Board.

Design Review Board Review Date and Recommendation: Conceptual, Preliminary, and Final Review was conducted on August 22, 2023. The DRB approved the project.

Current Status: Per the approved plans, the sign was installed on September 10, 2023.

Please see photos on next page.



ATTACHMENT 3

THE BARNSDALL RIO GRANDE GAS STATION/RIO GRANDE COFFEE



Attachment 3:  
Historic Preservation Commission Project Status Update

Project Name: The Barnsdall Rio Grande Gas Station/Rio Grande Coffee Shop

Case No: 22-0001-CDPH

Project Description: As part of the Sandpiper Golf Course Renovation project, the Barnsdall Rio Grande Gas Station, designated by the City and County as a historic landmark, would be restored and adaptively reused as part of a new quick stop café, renamed the Rio Grande Coffee Shop. This café would serve golfers, passers-by, and the public with food and beverage services. The Rio Grande Coffee Shop would consist of two parts: the restored existing 349-square foot Barnsdall Rio Grande Gas Station to serve as seating for the café and a new 695-square foot café building designed to resemble a 1920s gas station service bay, located to the east of the existing gas station building. New wooden trellises would be located to the west of the existing gas station building, and on the eastern and western sides of the Rio Grande Coffee Shop. Figure 2-8 provides a depiction of the Barnsdall Rio Grande Gas Station, Rio Grande Coffee Shop, and wooden trellises as viewed from Hollister Avenue.

Proposed renovations to the existing gas station building include remodeling the interior to function as an extension of seating for the new coffee shop. The Rio Grande Coffee Shop would offer a total of 14 indoor seats (6 in the new building and 8 in the existing gas station building) and 32 outdoor seats (8 at the new building and 24 under a proposed 727-square foot wooden trellis located to the west of the new building). The Rio Grande Coffee Shop building would cover 1,044 square feet, with a maximum height of 15 feet and 6 inches. The Rio Grande Coffee Shop would include a 24-foot-wide driveway that leads to a designated parking area.

Current Status: The project has not been to any decision-makers besides conceptual review to the HPC on April 15, 2024. The project is currently going through environmental analysis and preparation processes and will be available for public review in mid/late summer of 2025. The project will come before the HPC for recommendation later this year before the project is reviewed by the Design Review Board, the Planning Commission, City Council (if necessary). Eventually, the California Coastal Commission will consider the project as well.