



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

Wednesday, September 9, 2015

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
BARRY WINICK, *Vice-Chair*
MICHAEL DRURY
WILLIAM LA VOIE
BILL MAHAN
FERMINA MURRAY
JUDY ORÍAS
CRAIG SHALLANBERGER
JULIO JUAN VEYNA

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON:

SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNÁNDEZ, Urban Historian
JOANNA KAUFMAN, Planning Technician
AMBER FLEMMINGS, Commission Secretary

Website: www.SantaBarbaraCa.gov

Representatives present: **William La Voie (Items A-E) and Julio Veyna (Items F-H)**

Staff present: **Joanna Kaufman, Planning Tech**

NEW ITEM

A. 418 CHAPALA ST G

C-M Zone

Assessor's Parcel Number: 037-320-007
Application Number: MST2015-00434
Owner: Hill Partnership
Designer: Dale Pekarek
Engineer: Frolenko Engineering

(Proposal for a new ADA compliant elevator and second floor balcony extension on an existing 8,008 square foot commercial condominium complex. The elevator will be adjacent to Suite G. The total additional non-residential square footage is 45 square feet for a total of 8,053 square feet of non-residential square footage at this location.)

(Action can be taken if sufficient information is provided.)

Project Design Approval and Final Approval with the following comments:

1. Remove the two false windows.
2. Express the vent at the top of the hoistway.

NEW ITEM**B. 1227 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-182-003
Application Number: MST2015-00447
Owner: 1221 Victoria Court, LP
Architect: Richard Six
Business Name: Victoria Court

(Proposal for a new 400 square foot brick, two foot in height raised patio with wrought iron railing adjacent to the rear of Buchon restaurant. This proposal is associated with the site improvements on the adjacent parcel at Victoria Court under a separate application (MST2014-00359). Also proposed is a new understairs screening and gate.)

(Action can be taken if sufficient information is provided.)

Project Design Approval and Final Approval as submitted.

REVIEW AFTER FINAL**C. 101 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-075-006
Application Number: MST2011-00171
Owner: Romasanta Family Living Trust
Architect: Cearnal Andrulaitis, LLP

(This is a revised project description. Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 22,133 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage totaling 9,943 square feet.)

(Review After Final for requested changes to sidewalk hardscaping. Requires compliance with Planning Commission Resolution No. 002-13. Project was last reviewed on March 25, 2015.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**D. 1003 SANTA BARBARA ST A****C-2 Zone**

Assessor's Parcel Number: 029-211-013
Application Number: MST2013-00418
Applicant: Vanguard Planning, LLC
Architect: Arketype Architects, Inc.
Owner: Robert Dibley

(This is a revised project description. Proposal for a 1,731 square foot two-story addition to be constructed on top of an existing 1,489 square foot, one-story commercial building. The commercial building will be converted to residential use and will be used as a four-car garage and storage. The resulting three-story single-family dwelling unit will be 40'-6" tall on an approximately 2,000 square foot parcel. Total floor area on site will be 3,312 square feet, or a 1.65 floor-to-lot-area ratio. A total of 969 square feet of outdoor decks and landings is also proposed. There will be 124 square feet of permeable paving installed in the driveway. The project received Staff Hearing Officer review for requested zoning modifications for setback encroachments and open yard area.)

(Review After Final for proposed changes to the elevator shaft. Project requires compliance with Staff Hearing Officer Resolution No. 020-14. Project last reviewed December 3, 2014.)

Approval of Review After Final as submitted.

CONTINUED ITEM**E. 129 E ANAPAMU ST****C-2 Zone**

Assessor's Parcel Number: 029-121-013
Application Number: MST2015-00233
Owner: 129 Anapamu, LLC
Business Name: The Little Door
Applicant: Ross Miller

(Proposal for tenant improvements to an existing commercial building, including the demolition of an existing 450 square foot deck to be replaced with a new 320 square foot raised deck, new wooden trellis, new windows, a new ADA wheelchair lift, and minor landscaping alterations. A new two foot tall sandstone planter wall will be constructed at street level. The existing tables and chairs will remain.)

(Action can be taken if sufficient information is provided. Project last reviewed on August 26, 2015.)

Project Design Approval and Final Approval as submitted.

PROJECT DESIGN AND FINAL REVIEW**F. 101 E CABRILLO BLVD****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-113-004
 Application Number: MST2014-00081
 Architect: Craig Burdick
 Owner: Anthony Schrillo

(This is a revised project description. Proposal to construct a new 345 square foot trellis for an existing restaurant in the Appealable Jurisdiction of the Coastal Zone. The trellis will be located on the western side of the building at an existing outdoor patio area. This project received Staff Hearing Officer approval of a zoning modification to locate the trellis in the required front setback.)

(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 028-15.)

Project Design Approval and Final Approval with the following conditions:

1. The design of the trellis is appropriate to the design of the noteworthy building.
2. Provide additional 4 x 6 perlins.
3. The existing wood umbrellas are acceptable.
4. The landscaping is acceptable.

REVIEW AFTER FINAL**G. 1130 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-232-020
 Application Number: MST2013-00237
 Owner: County of Santa Barbara
 Business Name: Santa Barbara Museum of Art
 Architect: Kupiec Architects
 Applicant: Suzanne Elledge Planning & Permitting Services, Inc.
 Landscape Architect: Arcadia Studio

(Proposed addition and alterations to the Santa Barbara Museum of Art consisting of a 7,944 net new square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing four-story 64,511 net square foot building. Also proposed is a new approximately 1,420 unenclosed square foot public rooftop pavilion, garden and terrace area with associated access elevator and stairway, new rooftop mechanical equipment, and skylights. A new art receiving facility will add 402 square feet to the building footprint and a 5-foot long low curb wall at the northerly corner of the building will encroach onto City Central Library grounds. Miscellaneous site structure demolition will occur to support implementation of the proposed design. Two oak trees are proposed for removal with replacement of one oak tree on site and two others off site. A new electrical power transformer would be located on City property at Public Parking Lot No. 7. The net new square feet of new floor area will result in 72,455 net square feet of development. Construction staging would occur on the adjacent City library property. This building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art.")

(Review After Final for proposed changes to skylights, landscaping, and wall details. Project must comply with Planning Commission Resolution No. 029-14. Project last reviewed on March 25, 2015.)

Project postponed per the applicant's request.

NEW ITEM**H. 2020 ALAMEDA PADRE SERRA 101****SP-7 Zone**

Assessor's Parcel Number: 019-163-004

Application Number: MST2015-00435

Owner: Michael Towbes, LLC

Applicant: True Nature Design

(Proposal to replace 7,142 square feet of existing lawn with waterwise and firewise landscaping and to renovate 1,880 square feet of existing waterwise landscaping, install drip irrigation, and renovate the existing turf irrigation system. This is a City Landmark: Riviera Campus Historic District.)

(Action can be taken if sufficient information is provided.)

Project Design Approval and Final Approval as submitted.