



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

Wednesday, November 18, 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: **Bill Mahan (Item B-D, F) and Julio Veyna (Item A, C-E)**

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

NEW ITEM

A. 2300 GARDEN ST

E-1 Zone

Assessor's Parcel Number: 025-140-024

Application Number: MST2015-00543

Owner: San Roque School Charitable Trust

(Proposal to replace a dead California Fan Palm with one Jacaranda mimosifolia in the athletic field of the Garden Street Academy. This location is a Designated City Landmark: St. Anthony's Seminary and Grounds.)

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

Project Design and Final Approval as submitted.

PROJECT DESIGN AND FINAL REVIEW**B. 924 GARDEN ST C****C-2 Zone**

Assessor's Parcel Number: 029-301-031
Application Number: MST2015-00180
Owner: Jill M. Sattler Trust
Applicant: Mark Morando

(This is a revised project description. Proposal to permit the "as-built" construction of a 188 square foot ground floor bedroom addition and the "as-built" enclosure of a 147 square foot porch into a study room on a two-story, one bedroom single-family residence. The proposal includes the "as-built" conversion of the 140 square foot garage and 52 square foot storage area into a family room and full bath and relocation of an 82 square foot "as-built" shed. One uncovered parking space is proposed on site. Two parking covered spaces are required. The proposal received Staff Hearing Officer approval for interior setback, front setback, and parking reduction modifications. The proposal will address violations identified in ENF2015-00260 and ZIR2014-00517. The "as-built" total of 1,273 square feet of development on a 4,298 square foot lot is 56% of the guideline floor-to-lot area ratio [FAR]. This residence is a designated City Landmark: El Caserio, built c. 1930.)

(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 052-15. Project last reviewed on May 20, 2015.)

Project Design and Final Approval with condition:

1. The Bostonian brick in the parking area is to be dark brown and terracotta in a herringbone pattern.

NEW ITEM**C. 635 LAGUNA ST****C-M Zone**

Assessor's Parcel Number: 031-160-015
Application Number: MST2015-00555
Owner: City of Santa Barbara
Applicant: Ben Steckler

(Proposal for a new 10,000 gallon capacity above-ground fuel storage tank approximately nine feet in height to be screened by a nine-foot tall CMU wall facing Ortega Street at the existing City of Santa Barbara Public Works facilities. This fuel tank will be located adjacent to an existing fueling facility. Additional equipment proposed include a new spill containment drum, double-track omega flex piping, and new bollards. An existing underground storage tank and six-foot tall chain link fence will be removed. Existing asphalt will be removed and replaced with a total of 11,018 square feet of new concrete paving. No new non-residential square footage is proposed.)

(Action can be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program requirements.)

Project Design Approval with conditions:

1. The cinder block wall shall be white.
2. Provide new planting of five-gallon natal plums to be spaced three feet on center adjacent to the new CMU wall.
3. Existing tank removal will comply with all applicable hazardous materials regulations.

NEW ITEM**D. 1209 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 039-171-010
Application Number: MST2015-00557
Owner: 1209 De La Vina Co., LLC
Architect: East Beach Ventures

(Proposal involves two adjacent parcels [APNs 039-171-010 and 039-171-011], including site work at 1201 De La Vina Street to provide access and paths of travel for existing ground floor tenants, and work proposed on the 1209 De La Vina Street parcel including a new trash enclosure. The proposal includes 350 square feet of impervious surfaces and 634 square feet of permeable pavers. The project includes a total of 66 cubic yards of grading for both parcels. The property at 1209 De La Vina Street is listed on the City's List of Potential Historic Resources as it was constructed in 1871 in the Italianate Style, named the Shoemaker Cottage after the first owners.)

(Comments only. Project requires environmental assessment.)

Continued indefinitely to the Consent calendar with comments:

1. Paving as submitted and the adobe-colored brick are acceptable.
2. The landscaping is acceptable as presented.

FINAL REVIEW**E. 340 W CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 039-262-036
Application Number: MST2012-00295
Owner: George Dumas, Trustee
Applicant: Tesoro Refining
Engineer: A & S Engineering, Inc.
Architect: LMA Architects
Business Name: USA Gas

(The proposed project involves the as-built conversion of the interior of an existing 1,478 square foot automobile service station building to a mini-mart. The proposal includes minor exterior changes to the existing building consisting of replacing the two existing overhead doors at the auto repair bays with storefront windows, minor changes to the front entry door, and landscaping improvements with additional planter areas. Nine parking spaces would be provided, and no new floor area is proposed on the 15,600 square foot parcel. The existing pump islands and canopy would remain.)

(Final Review of proposed landscaping plan. Project must comply with Planning Commission Resolution 008-15. Project was last reviewed on September 23, 2015.)

Final Approval as submitted.

FINAL REVIEW**F. 1220 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 039-181-019
Application Number: MST2015-00274
Owner: City of Santa Barbara
Engineer: Laura Yanez
Landscape Architect: Arcadia Studios

(Proposal to realign the existing sidewalk, curbs, and gutters to improve the pedestrian right-of-way and create the future potential for outside dining. New landscaping will be installed in the parkway, and Victoria Street will be restriped to accommodate the new right-of-way improvements. The project also includes the following improvements to City Parking Lot 5: replacement of existing landscaping with xeriscaping; removal of six [6] London Plane Trees to be replaced with three [3] Paperbark Trees, four [4] Jerusalem Thorn Trees, and two [2] Queen Palms; and new hoop-style bicycle racks. One [1] 15-minute parking space on Victoria Street will be removed.)

(Final approval is requested. Project last reviewed on July 1, 2015.)

Final Approval as submitted.