



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

Wednesday, July 27, 2016

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

COMMISSION MEMBERS:

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

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

JASON DOMINGUEZ

PLANNING COMMISSION LIAISON: SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNANDEZ, Urban Historian
DAVID ENG, Planning Technician
JENNIFER SANCHEZ, Commission Secretary

Website: www.SantaBarbaraCa.gov

ATTENDANCE:

Representatives present: Bill Mahan (Items A-F) and Philip Suding (Item E)

Staff present: Nicole Hernandez and David Eng

REVIEW AFTER FINAL

A. 7 E ANAPAMU ST

C-2 Zone

Assessor's Parcel Number: 039-183-041
Application Number: MST2016-00066
Owner: Sullivan Goss 2009 Family Trust
Agent: Ernesto Botello

(This is a revised project description. Proposal to permit "as-built" changes to the rear courtyard area of an existing 2,245 square foot commercial building comprising of new exterior dining layout and planter areas for trees and a new three inch CMU/stone rubble veneer wall at the rear property line. Also proposed are the removal of an existing guardrail at the front terrace to be replaced with a 42 inch high stucco pony wall and the removal of a majority of the existing the awnings on the front façade. Interior improvements proposed are the addition of a bar and dining areas, accessible restrooms and storage room, a remodel of the existing kitchen area for a proposed restaurant use, and the demolition of restrooms. The project addresses enforcement violations in case ENF2015-00856. This building is on the City's List of Potential Historic Resources: "Hitchcock Building.")

(Review After Final is requested for an outdoor ventless masonry fireplace to be stuccoed to match the courtyard wall finish.)

Approval of Review After Final as submitted.**REVIEW AFTER FINAL****B. 713 SANTA BARBARA ST****C-2 Zone**

Assessor's Parcel Number: 031-081-007
Application Number: MST2014-00390
Owner: Santa Barbara Historical Society
Architect: Richard Redmond

(This is a revised project description. Proposal to install a new air-conditioning compressor unit on a concrete base adjacent to the northeastern corner of the Historic Adobe at the Santa Barbara Historical Museum. No changes are proposed to the existing Covarrubias Adobe or the Santa Barbara Historical Museum buildings. Both the Historic Adobe [1825] and the Covarrubias Adobe [1830] are City and State Designated Historic Landmarks. The Santa Barbara Historical Museum is on the City's Potential Historic Resources List.)

(Review After Final is requested for the following: a grape stake fence enclosure to be located around the HVAC compressor unit at the "Historic Adobe," and the relocation of two mature agave plants and one Mexican marigold.)

Approval of Review After Final as submitted.**NEW ITEM****C. 219 TOYON DR****E-3/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-233-007
Application Number: MST2016-00305
Owner: Justin T. Egerer
Architect: Dylan Chappell

(Proposal to add 10 square feet by enclosing the front entryway and to remodel an existing 1,912 square foot, two-story, single-family residence with a 375 square foot detached garage on a 9,147 square foot lot. The exterior changes involve an "as-built" 7' tall, 57 linear foot long privacy wall; replacement of a single door at the rear of the house with a French door; and a new exterior fireplace. The proposed total of 2,297 square feet is 66% of the maximum allowed floor-to-lot area ratio [FAR]. The property is on the City's Potential Historic Resources List.)

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

Continued two weeks to the Consent calendar with comments:

1. The walls and doors are approvable.
2. Study the proportions of the fireplace.
3. Provide a drawing of the west elevation.

PROJECT DESIGN AND FINAL REVIEW**D. 329 E CANON PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 029-301-048
Application Number: MST2015-00483
Owner: Kenneth Olsen
Architect: John Beauchamp

(Proposal for the demolition of an existing 683 square foot single-family residence, and the construction of a new three-story, 1,418 square foot, single-family residence with a 161 square foot cellar, a new 668 square foot garage, a new roof deck with exterior stairway, new walls, stairs, and associated grading. The proposed total of 2,086 square feet is 95% of the maximum guideline floor to lot area ratio [FAR]. The attached two-car garage is proposed on the ground level to back out to Canon Perdido Street. This project will address violations in enforcement case [ENF2015-00115] and a Zoning Information Report [ZIR2015-00023]. The project includes Staff Hearing Officer review for a front setback modification, two interior setback modifications, and a rear setback modification.)

(Project Design Approval and Final Approval is requested. Project must comply with Staff Hearing officer Resolution No. 028-16.)

Project Design Approval and Final Approval with conditions:

1. Omit the stucco railing on the exterior stairway and replace with an open iron railing to match the iron railing of the balcony.
2. Terminate the stairway railing with a lamb's tongue return.

FINAL REVIEW**E. 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 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 new concrete paving. No new non-residential square footage is proposed.)

(Final Approval is requested.)

Final Approval with condition:

1. The fencing wire shall be coated brown wire.

NEW ITEM**F. 920 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 039-321-045

Application Number: MST2016-00318

Owner: City of Santa Barbara

(Proposal to install a new 12' wide, 3'-6" tall, galvanized pipe swing gate in the paseo adjacent to City Parking Lot #2, with a lockbox for fire access.)

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

Continued two weeks to the Consent calendar with comment:

1. The gate needs to be compatible with EPV guidelines.