



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

Wednesday, September 23, 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. 527 E MICHELTORENA ST

R-3 Zone

Assessor's Parcel Number: 027-260-019
Application Number: MST2015-00362
Owner: Gilbert Alajarin

(Proposal for the "as-built" installation of a stone pizza oven with a seven foot chimney, barbeque, and counter in the interior setback of the front unit of a two-residence parcel. A new two foot eight inch stone wall was added within five feet of the existing three foot nine inch sandstone wall on the front property line. The existing western lot line wall was refinished with stone. Staff Hearing Officer review is requested for an interior setback modification. This property is on the City's List of Potential Historic Resources.)

(Concept review; comments only. Project requires environmental assessment, an Administrative Fence Height Exception, and Staff Hearing Officer review for requested interior setback modification.)

Continued indefinitely to Staff Hearing Officer with the following comments:

1. The stone walls and the height are acceptable.
2. The pizza oven is acceptable.
3. The interior setback modification is aesthetically appropriate and does not pose consistency issues with the guidelines.

REVIEW AFTER FINAL**B. 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 feet 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 architectural details. Project must comply with Planning Commission Resolution No. 029-14. Project last reviewed on March 25, 2015.)

Approval of Review After Final with the following comments:

1. The temporary curb shall be stucco.
2. Detail option two is selected.
3. The landscaping is acceptable.

REVIEW AFTER FINAL**C. 125 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-075-012
Application Number: MST2009-00119
Owner: City of Santa Barbara
Applicant: Children's Museum of Santa Barbara
Agent: Trish Allen, SEPPS, Inc.
Architect: AB Design Studio

(The project includes a new 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 45 feet. The project also includes two uncovered parking spaces accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Final Community Priority Designation by City Council on October 25, 2011.)

(Review After Final for revisions to the rooftop glass railing. Project must comply with Planning Commission Resolution No. 021-11. The project was last reviewed October 8, 2014.)

Approval of Review After Final as submitted.

FINAL REVIEW**D. 212 W VALERIO ST****R-4 Zone**

Assessor's Parcel Number: 027-091-012
Application Number: MST2015-00292
Owner: Adam and Jill Sharkey

(Proposal for a 42 square foot addition to the rear of an existing 2,186 square foot single-family residence, a new 117 square foot trellised rear porch, new wooden windows and doors on the rear and western side elevation. The total of 2,603 square feet of development on a 10,878 square foot lot is 68% of the maximum guideline floor to lot area ratio (FAR). This craftsmen style residence is a designated Structure of Merit.)

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

Final Approval as submitted.

NEW ITEM**E. 508 E MICHELTORENA ST****R-2 Zone**

Assessor's Parcel Number: 029-031-002
Application Number: MST2015-00431
Owner: Dan Bocek
Designer: Brian Miller

(Proposal to convert the existing 233 square feet of attic space above a 500 square foot detached garage to habitable space with a half bath. An exterior staircase to the new habitable space above the detached garage encroaches into the required open yard area. Additional exterior alterations to the detached garage include new roof dormers and a skylight. Staff Hearing Officer review is required for an open yard area modification to reduce the size of the required open yard. This project addresses violations associated with enforcement case (ENF2015-00355). This property is a contributing historic resource to The Potential Bungalow Haven Historic District.)

(Concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review for requested open yard modification.)

Public Comment:

Terri Minshull, neighbor; expressed property line and massing concerns.
Joan Marshall, neighbor; expressed massing concerns.

Continued indefinitely to Staff Hearing Officer with the following comments:

1. The steps are acceptable.
2. The dormers are too massive. Provide perspective plans of dormers. The wide eave is problematic.
3. Reduce the size, bulk, and scale of the dormers.

NEW ITEM**F. 27 E COTA ST****C-M Zone**

Assessor's Parcel Number: 037-132-033
Application Number: MST2015-00416
Owner: The Lyon Building
Architect: Rex Ruskauff

(Proposal to install 14 new steel industrial windows on the western elevation of an existing five story commercial building. The new windows will be installed on the third and fourth floor and will match the existing windows on the fifth floor. A single new metal window will be installed on the second floor to match the adjacent windows. This building is a designated City Landmark: The Lyon Building.)

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

Project Design Approval and Final Approval as submitted.

NEW ITEM**G. 15 W CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 039-321-005
Application Number: MST2015-00451
Owner: 15 West Carrillo Street, LLC
Contractor: Al's Roofing

(Proposal to remove gravel on flat roof at two existing buildings and replace with approximately 5,400 square feet of white cool roof. Tile roof is to remain unaltered. This commercial building is a designated Structure of Merit.)

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

Item postponed as the applicant did not show up for review.

NEW ITEM**H. 703-711 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 037-082-008
Application Number: MST2015-00460
Owner: Nancy Brock Trust
Applicant: Lynx Property Management

(Proposal to refinish an existing CMU commercial building with plaster, the installation of a new wood trellis, removal and replacement of an existing metal framed fabric awning, installation of new light fixtures and equipment, and the replacement of gutters and downspouts. The building will be repainted. Associated site work for this location is permitted under BLD2014-02821.)

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

Project Design Approval and Final Approval as submitted.

NEW ITEM**I. 315 E FIGUEROA ST****R-3 Zone**

Assessor's Parcel Number: 029-172-009
Application Number: MST2015-00459
Owner: Proft Family Trust

(Proposal to permit the "as-built" repaired/replaced 444 SF wood deck and stairs at the rear of the existing residential duplex. The proposal will address violations of ENF2015-00712.)

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

Continued indefinitely to Staff Hearing Officer with the following comments:

1. The deck is acceptable.
2. If the stairs are to be retained in the setback, an interior setback modification is needed.
3. It is recommended that a four foot landing be installed as an alternative to the stairs and a modification would not be needed.

NEW ITEM**J. 734 STATE ST****C-2 Zone**

Assessor's Parcel Number: 037-092-028
Application Number: MST2015-00454
Owner: Maike Family Revocable Trust
Engineer: Windward Engineering
Contractor: Skyline Construction, Inc.

(Proposal to construct a new 725 square foot retractable canvas awning with decorative iron posts over an outdoor dining patio of an existing restaurant facing De La Guerra Plaza.)

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

Project Design Approval and Final Approval with the following conditions:

1. Round post on pipe will be revised to pipe cut perpendicular.
2. Color of canvas continued to staff for verification.

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

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

(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 July 1, 2015.)

Item postponed per applicant's request.