



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

**Wednesday, December 16, 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  
 JENNIFER SANCHEZ, Interim Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

Representatives present: **Bill Mahan**  
 Staff present: **Joanna Kaufman, Planning Technician**

### REVIEW AFTER FINAL

**A. 917 LAGUNA ST** **C-2 Zone**

Assessor's Parcel Number: 029-301-009  
 Application Number: MST2013-00497  
 Owner: Mosel Properties  
 Owner: Rudolf & Rosemarie Mosel Trustees  
 Designer: Gary Mosel

(Proposal for minor residential additions and alterations to an approximately 5,800 square foot parcel containing two one-story single-family dwellings. The proposal includes construction of two new laundry rooms totaling 102 square feet at the rear of the 689 square foot dwelling unit at 917 Laguna Street. Also proposed to the front unit are exterior alterations including new windows to replace the existing windows, new and replaced doors, reroofing, new fencing, a new trash area, rebuilding the existing front porch, replacing the existing ribbon driveway with concrete, three new uncovered parking spaces, repaving the parking area with permeable pavers, and new landscaping. No exterior changes are proposed to the rear dwelling unit at 917 1/2 Laguna Street. Staff Hearing Officer review is requested for a zoning modification.)

**(Review After Final is requested for approval of colors and changes to light fixtures, vents, access door, and electrical meters. Project must comply with Staff Hearing Officer Resolution No. 043-14. Project last reviewed on November 5, 2014.)**

**Approval of Review After Final with condition:**

1. The stone cap shall be made of natural Santa Barbara stone and will not overhang more than half an inch.

**PROJECT DESIGN REVIEW****B. 621 E SOLA ST****R-2 Zone**

Assessor's Parcel Number: 029-033-016  
Application Number: MST2015-00369  
Owner: John & Karen Abraham Trust  
Architect: Dennis Thompson

(This is a revised project description. Proposal for a new 775 square foot one-story addition and 406 square foot detached accessory building with loft space on a 7,500 square foot parcel located in the Hillside Design District and the Lower Riviera Special Design District. One new uncovered parking space is proposed, and seven linear feet of a sandstone wall along the front property line and driveway will be removed. The existing 1,045 square foot single-family residence will be increased by more than 50% in floor area with the addition, triggering the need to update the parking to meet the current requirement of two covered parking spaces. The existing 144 square foot one-car garage will be enlarged by 61 square feet to meet current parking design standards. Additional site work includes a new on-grade patio area, a new six foot tall fence around the interior property lines, and a new four foot tall retaining wall. The total of 2,431 square feet of development on a 7,500 square foot lot is 80% of the guideline maximum floor-to-lot area ratio [FAR]. There will be 25 cubic yards of grading excavation. This residence is a contributing historic resource to the Potential Bungalow Haven Historic District.)

**(Project Design Approval is requested. Project last reviewed on November 18, 2015.)**

**Project Design Approval with condition:**

1. The tree protection measures must be printed on plans submitted for final design review approvals.

**NEW ITEM****C. 326 E ARRELLAGA ST****R-3 Zone**

Assessor's Parcel Number: 027-251-005  
Application Number: MST2015-00582  
Owner: Mark R. Jacobsen  
Agent: James Macari

(Proposal for "as-built" alterations to an existing two-story duplex. Exterior changes to the duplex include removal of two existing doors and a window and installation of a set of new French doors leading to a proposed 167 square foot wood raised deck at the rear of the building. Interior changes include unit reconfiguration so that Unit A occupies the upper floor [street grade] and Unit B occupies the basement. The total square footage of the building will not change. One existing covered parking space will remain unaltered. This building is on the City's List of Potential Historic Resources.)

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

**Continued two weeks with comments:**

1. Return with a more traditional solution to replace the sliders.
2. Study the breakup of the French doors to be more traditional.
3. Wrap the column with wood and add a base and a cap.