



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

Wednesday, November 30, 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
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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
PILAR PLUMMER, Planning Technician
JENNIFER SANCHEZ, Commission Secretary

Website: www.SantaBarbaraCA.gov

ATTENDANCE:

Representatives present: Bill Mahan and Julio Veyna

Staff present: Nicole Hernandez and Pilar Plummer

REVIEW AFTER FINAL**A. 35 STATE ST****HRC-2/S-D-3 Zone**

Assessor's Parcel Number: 033-102-018
Application Number: MST97-00357
Owner: 35 State Street Hotel Partners, LLC
Agent: Ken Marshall
Applicant: Michael Rosenfeld
Architect: DesignARC, Inc.
Engineer: Penfield & Smith Engineers, Inc.
Landscape Architect: Suding Design
Business Name: Entrada De Santa Barbara

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.)

(Review After Final is requested for an updated fountain design at Area C (120 State Street) plaza with sandstone pavers, tile layout, and material selection.)

Approval of Review After Final with condition that tiles are no less than 4x4 inches.

NEW ITEM**B. 301 E CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 029-221-022
Application Number: MST2016-00519
Owner: Barrymore Carroll, Trustee
Applicant: Casey Baron

(Proposal for exterior paint changes. This property is located within 50 feet of a Structure of Merit at 1012 Garden Street, Jose A. Cordero Adobe, built in 1911.)

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

Continued two weeks with comment that the proposal is not acceptable; the color is an appropriate color for the base and accents on buildings in El Pueblo Viejo, but paint design needs to be traditional rather than just decorative.

CONTINUED ITEM**C. 1332 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 029-085-024
Application Number: MST2016-00407
Owner: Bruce & Ilene Davis
Designer: Morando Design

(This is a revised project description for exterior alterations to an existing single-family residence, including a new fireplace, the replacement of a kitchen window with two double hung windows, and a new window at the rear elevation. The removal of unpermitted driveway gates will address violations identified in Zoning Information Report ZIR2016-00139. This structure is on the City's Potential Historic Resources List as it is an excellent example of the Queen Anne Free Classic style constructed c. 1905 and is eligible to be designated as a Structure of Merit.)

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

Project Design Approval as submitted.

PROJECT DESIGN AND FINAL REVIEW**D. 36 STATE ST****HRC-2/S-D-3 Zone**

Assessor's Parcel Number: 033-111-013
Application Number: MST2016-00460
Owner: 35 State Street Hotel Partners, LLC
Applicant: Sherry & Associates

(Proposal for new wrought iron barrier fencing for an outdoor dining patio, and new patio furniture including tables, chairs, umbrellas, and portable heaters.)

(New Project Design Approval and Final Approval are requested for an updated furniture selection.)

Project Design Approval and Final Approval as submitted.

CONTINUED ITEM**E. 914 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 039-321-047
Application Number: MST2016-00509
Owner: City of Santa Barbara
Applicant: Van Sande Structural Consultants
Architect: LMA Architects

(Proposal for alterations to Parking Lot #2, to include removal and replacement of the existing steel stairs with cast-in-place concrete stairs, new steel hand and guardrails at all stairs, boxing and soffit of the rain water leader, new corbels, and French doors at the upper level balcony.)

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

Project Design Approval and Final Approval with condition of 1 ¼-inch railing.

NEW ITEM**F. 224 & 228 W MICHELTORENA ST****R-4 Zone**

Assessor's Parcel Number: 027-221-017
Application Number: MST2016-00496
Owner: Mstislav & Frances Kostruba Survivor's Trust
Applicant: Vanguard Planning, LLC

(Proposal to convert an existing two-story, two-bedroom, 1,215 square foot residential unit (228 W. Micheltorena St.) into a hotel. No changes are proposed to the existing attached 287 square foot storage room or the separate one-story 1,097 square foot single-family dwelling (224 W. Micheltorena St.) on the 7,000 square foot parcel. The project includes reducing the hedge height along the driveway to meet visibility requirements. This project will address a violation in Enforcement Case ENF2015-01155.)

Item postponed to the Architectural Board of Review.

NEW ITEM**G. 909 LAGUNA ST****C-2 Zone**

Assessor's Parcel Number: 029-301-013
Application Number: MST2016-00510
Owner: Hector Munoz Revocable Trust
Applicant: Vanguard Planning, LLC

(Proposal for an additional dwelling unit to be developed under the Average Unit-Size Density (AUD) program. The project includes permitting the "as-built" conversion of a portion of an existing single-family dwelling and garage to create a new dwelling unit on a 4,900 square foot lot zoned for Medium-High Density (15-27 du/ac). The resulting two 887 and 674 square foot dwelling units will have an average unit size of 780 square feet and a density of 18 du/ac. The project includes two uncovered parking spaces, the demolition of an existing breezeway and storage shed, and "as-built" interior alterations. The project will address violations in Enforcement Case ENF2015-00693 and Zoning Information Report ZIR2015-00392. The structure is eligible for inclusion on the City's Potential Historic Resources List.)

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

Project Design Approval and Final Approval as submitted.