



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

Wednesday, January 11, 2017 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

COMMISSION MEMBERS:
WILLIAM LA VOIE, *Chair*
PHILIP SUDING, *Vice Chair*
MICHAEL DRURY
ANTHONY GRUMBINE
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
PILAR PLUMMER, Planning Technician
JENNIFER SANCHEZ, Commission Secretary

Website: www.SantaBarbaraCA.gov

ATTENDANCE:

Representatives present: Bill Mahan
Staff present: Nicole Hernandez and Pilar Plummer

REVIEW AFTER FINAL

A. 203 CHAPALA ST **R-4/SD-3 Zone**

Assessor's Parcel Number: 033-041-001
Application Number: MST2007-00634
Owner: 203 Chapala Street, LLC
Architect: The Cearnal Collective, LLP

(This structure is on the City's List of Potential Historic Resources as a contributing resource to the proposed West Beach Historic District, formally the 7-Up Bottling Plant. Proposal is to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a 12,277 square foot addition, resulting in 13,579 square feet of residential floor area. The building would change use from commercial to residential, resulting in seven new three-bedroom residential condominiums. Zoning Modifications were approved for the encroachment of the existing structure into the front setback on Yanonali Street upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes Avenue. The maximum building height is proposed to be 33'-0". Sixteen parking spaces are proposed in seven private garages, two carports, and two uncovered surface guest spaces.)

(Proposal for alterations to the approved building currently under construction. A new mirador

style bay window is proposed on the north elevation that encroaches into the required interior setback. Comments Only. Staff Hearing Officer review of a setback modification is requested.)

Continued to the Staff Hearing Officer with the following comments:

1. The proposed bay window on the north elevation enhances the architecture and is acceptable as presented.
2. The proposal is consistent with applicable HLC design guidelines.
3. The requested setback modification poses no negative aesthetic impacts.

REVIEW AFTER FINAL

B. 15 E CABRILLO BLVD

HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-111-012
Application Number: MST2010-00033
Owner: Virginia Castagnola-Hunter Trust
Architect: Lenvik & Minor Architects
Business Name: Lighthouse Restaurant

(The project consists of the partial demolition of an existing 142-seat restaurant building; construction of an approximately 1,020 square foot second story addition, 250 square foot second story balcony, and 150 square foot trash enclosure; remodel; and new creekside landscaping. The project is associated with the previously approved Cabrillo Bridge Replacement Project (MST2004-00878, PC Reso. 029-07), which includes demolition of 447 square feet of the restaurant building and the 350 square foot exterior patio over Mission Creek to facilitate replacement of the Cabrillo Bridge and to provide for Mission Creek flood control improvements.)

(Review After Final is requested for various changes, including: changing window arcs from Elliptical to French, changing window sash and door frame color from grey blue to dark bronze, increasing the height of roof equipment screen to screen tenant kitchen equipment, reconfiguring lower roof to second-floor duct shaft to exterior of rear elevation, changing door for second-floor patio as well as adding a minor window, and extending wrought iron fence to entry to resolve max American with Disabilities Act (ADA) slopes. This project was last reviewed November 4, 2015.)

Approval of Review After Final with comment that the extension of the wrought iron fence for ADA slopes shall be done in Malaga green.

REVIEW AFTER FINAL**C. 1815 LAGUNA ST****E-1 Zone**

Assessor's Parcel Number: 027-051-009
Application Number: MST2011-00044
Owner: Greg Hesterberg
Designer: Tom Kress
Contractor: Brandon Arlington

(This is on the City's List of Potential Historic Resources: Lockwood de Forest, Sr. House. Proposal for interior alterations to remove three illegal dwelling units and return the building to its legally permitted use as a single-family residence. Also proposed is to construct a new 709 square foot attached two-car garage and roof deck, enclose an existing 40 square foot stairwell from the garage to the house, replace the gazebo siding with new wood and rebuild the railing at the loggia end to match vintage photos, and replace the three-part living room window facing the loggia with a three-part door with wood base panels that will maintain the height and width of the existing opening. This project will address violations called out in enforcement case ENF2010-01018. The project will result in a residence of 7,421 square feet which is a guideline floor-to-lot-area ratio (FAR) of .31 or 140% of the maximum FAR.)

(Review After Final is requested for concrete paving of lower driveway for a total 1,248 square feet along the existing footprint, as well as the installation of a catch basin and drain to a dispersal ditch.)

Continued two weeks to the Full Commission with the comment that staff needs to research any outstanding issues existing at the property before the driveway can be reviewed.

REVIEW AFTER FINAL**D. 614 CHAPALA ST****C-M Zone**

Assessor's Parcel Number: 037-131-020
Application Number: MST2016-00037
Owner: Max H. Baril
Architect: Ryan Mills

(The adjacent structure is on the City's List of Potential Historic Resources: former C & H Chevrolet, currently George Young Chevrolet Building, constructed in 1946. Proposal for a 181 square foot non-residential addition to the rear of an existing 170 square foot commercial building. An existing fence and rear trellis and patio will be demolished. The proposed total of development is 351 square feet. No alterations are proposed to the adjacent office building. The allocation of this non-residential addition was originally reviewed under permit MST2013-00397.)

(Review After Final is requested for minor changes. Revisions include constructing a new ADA path through existing planter from sidewalk, revised window sill detail for an existing masonry wall to match approved conditions, and replacement of an existing block wall with a new wood framed wall.)

Approval of Review After Final as submitted.

PROJECT DESIGN REVIEW**E. 134 CHAPALA ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-074-001
Application Number: MST2016-00449
Owner: The Funk Youth Hostel, LLC
Architect: Bill Wolf
Architect: Pacific Architects

(The proposal involves minor building and site alterations including replacement of windows and doors with new, and ADA accessibility parking improvements, resulting in a reduction of one parking space (from 11 to 10 parking spaces) to provide a van accessible parking space.)

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

Project Design Approval and Final Approval with comments:

1. The color of sleeping room windows and storefront shall not be Dark Bronze but F5 Anodized Bronze.
2. Sliding windows are not typically approved by the HLC; however, given the potential safety issues of casement windows swinging out over the sidewalk, they are approvable in this case.

NEW ITEM**F. 814 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 031-022-011
Application Number: MST2016-00520
Owner: Housing Authority of the City of Santa Barbara

(Proposal to replace the existing paving and walkways with new, and restripe the parking lot. The project also includes the creation of a non-van accessible parking space, installation of new planters, and the enlargement of an existing trash enclosure at an existing mixed-use commercial and residential development.)

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

Project Design Approval and Final Approval as submitted.

NEW ITEM**G. 1029 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-281-012
Application Number: MST2016-00549
Owner: Cold Spring RE, LLC

(This is a City Landmark: Janssens/Orella/Birk Building designed by Edwards, Plunket, and Howell in 1927. The building is also listed on the National Register of Historic Places. Proposal is to change the exterior courtyard of the building. Changes include new paint to El Pueblo Viejo approved colors, patio tile, lighting, the removal of a non-original fountain, and the opening of non-original window to have an open space with wooden folding doors.)

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

Continued two weeks to the Full Commission with comments:

1. The bricks can be done in a 6 x 12 basket weave pattern in Ensenada antique with grey grout for the patio floor.
2. The applicant should submit drawn plans and material samples of the lantern with mesh.
3. Due to the sensitivity of the historic structure, and because the proposal requests removal of the fountain and other important elements of the façade, it is being forwarded to the Full Commission.

NEW ITEM**H. 918 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-252-003
 Application Number: MST2016-00558
 Owner: Jim D. Machen Trust
 Designer: Brian Miller

(This residence is on the City's Potential Historic Resources List as a Mediterranean style house designed by Alex D'Alfonso in 1948. The proposal is for a 110 square foot master bath addition to the upper level rear of an existing 2,170 square foot, single-family dwelling. The proposed total of 2,280 square feet of development on a 9,266 square foot lot in the Hillside Design District is 65% of the maximum allowed floor to lot-area ratio (FAR).)

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

Continued two weeks with comments:

1. Restudy the roof and eave alignment with the original roof so it does not read as a tower element.
2. Study adding windows to the master bedroom.

NEW ITEM**I. 1021 LAGUNA ST # 2****R-3 Zone**

Assessor's Parcel Number: 029-530-002
 Application Number: MST2016-00566
 Owner: Randall J. Tinney
 Architect: Douglas Beard

(Proposal for an "as-built" AC unit to be located within the 6' interior setback on a 15,528 square foot lot in the El Pueblo Viejo District. This will address enforcement case ENF2016-00285.)

(Comments Only. This project requires Staff Hearing Officer approval.)

Continued to the Staff Hearing Officer with comments:

1. This proposal is acceptable as submitted.
2. The AC unit should remain as-built on the ground instead of being raised as that could potentially exacerbate concerns about visibility and noise.
3. All surrounding neighbors should be notified when this project is next reviewed.