



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

Wednesday, January 25, 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: Hochhauser Blatter
 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, formerly 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 St. upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes. 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.)

(Review After Final is requested for various changes. Revisions include: alterations to the shed roof

on the second floor, replacement of windows in master bedroom and bedroom 3 with single panel swing doors, modification of hip roof at the rear of unit 1, addition of a flipped chimney at unit 4, and the addition of a mirador bay window on the northern elevation.)

Continued two weeks with comments:

1. Restudy alterations to the shed roof on the second floor, and the proposed single-panel swing doors onto the deck.
2. The proposed deck is not poetic and requires some alternative architectural element. Show this second-floor elevation without the railing and specifically focus on the proposed deck area. If using tile, then include a sample for review.

REVIEW AFTER FINAL

B. 28 W FIGUEROA ST

C-2 Zone

Assessor's Parcel Number: 039-231-019
Application Number: MST2016-00111
Owner: Laxman Perera
Architect: Tom Ochsner

(Proposal to demolish an existing 1,386 one-story commercial building with two parking spaces and construct a new 4,360 square foot two-story commercial building. The proposal includes new rooftop HVAC equipment and 200 cubic yards of grading excavation under the building footprint. This 3,045 square foot parcel is within the 100% Parking Zone of Benefit.)

(Review After Final is requested for a 12-inch height increase to the rear mansard roof.)

Approval of Review After Final with the comment that the height increase of the rear mansard roof is acceptable.

CONTINUED ITEM

C. 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 listed 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.)

Project Design Approval and Final Approval with the comment that the proposal is an improvement to the previous submittal and compliments the Alex D'Alfonso originally designed house.