



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

Wednesday, February 8, 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
 JULIE RODRIGUEZ, Planning Commission Secretary

Website: www.SantaBarbaraCA.gov

ATTENDANCE:

Representatives present: Bill Mahan (Items A-G) and Philip Suding (Items A & G)
 Staff present: Nicole Hernandez and Pilar Plummer

CONTINUED ITEM

A. 734 E ANAPAMU ST R-3 Zone

Assessor's Parcel Number: 029-191-001
 Application Number: MST2016-00547
 Owner: Evans A. Stout
 Owner: John Margolis
 Contractor: Bryan Lynch

(Project site is a designated City Landmark: one of the Little Granada Residences, constructed in 1921. Proposal is for various landscaping improvements, a new wood trellis, and replacement of existing non-original French doors with Architectural Millworks, outswing/inswing French doors on rear elevation.)

(Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation Ordinance Findings. Project was last reviewed on December 14, 2016.)

Project Design Approval and Final Approval with the comment to replace the two proposed King Palms with a total of six Italian Cypress, and the finding that the project is consistent with the Neighborhood Preservation Ordinance.

REVIEW AFTER FINAL**B. 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 Potential Historic Resources List 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 Bedroom 3 and Master Bedroom with single panel swing doors, addition of a deck at Unit 1, addition of a flipped chimney at Unit 4, and the addition of a Mirador Bay Window on the northern elevation.)

Approval of Review After Final as submitted.

NEW ITEM**C. 1720 BATH ST****R-4 Zone**

Assessor's Parcel Number: 027-091-019
Application Number: MST2017-00032
Owner: Bath Street Inn, Inc.
Architect: William La Voie

(Project is for various changes at a designated Structure of Merit: the Fairbanks House, constructed in 1890 in the Shingle style. The proposal includes removal of the following elements as well as those not approved in the 1992 permitted plan: existing striping, storage structures, stair and landing encroaching into an existing parking space, protruding curbs, the door between the manager's unit and loft, the wall enclosing the loft on the northwest side, and the loft level bathroom and fixtures. Requests approval to permit existing walls not previously permitted and restriping to the 1992 permitted plan. Proposal will address violations noted in ZIR2016-00286.)

(Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation Ordinance Findings.)

Project Design Approval and Final Approval as submitted, with the finding that the project is consistent with the Neighborhood Preservation Ordinance.

NEW ITEM**D. 536 BRINKERHOFF AVE****C-2 Zone**

Assessor's Parcel Number: 037-163-001
Application Number: MST2017-00013
Owner: Elizabeth B. Terry
Owner: Robert Kautz

(Project is for exterior alterations to an existing mixed-use building that is a designated Structure of Merit: Huffman House, and part of the Brinkerhoff Historic District. Proposal includes a 28 square foot addition to the commercial section by reducing the recess of the existing entry door. Window and door replacements to match original, addition of a previously approved 135 square foot deck, and a new 18 square foot trash enclosure. The project will address violations from ZIR2017-00014 by permitting an "as built" 64 square foot shed, reducing parking spaces from 6 to the approved 5 permitted spaces, and replacing "as-built" doors with a wall to separate the commercial from the residential.)

(Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation Ordinance Findings.)

Project Design Approval and Final Approval for all elements except the rear door replacement, with comment to return to staff with an element of a rear door centered with two sidelights instead of one, and the finding that the project is consistent with the Neighborhood Preservation Ordinance.

FINAL REVIEW**E. 1201 ANACAPA ST****C-2 Zone**

Assessor's Parcel Number: 039-183-035
Application Number: MST2016-00379
Owner: 1201 Anacapa Partners
Architect: Dawn Sherry

(Proposal for minor exterior alterations to an existing non-residential building consisting of window replacements, new wrought iron guard rails, new awnings on three proposed south-facing doors, new screen for roof equipment, new shaft enclosure for hood exhaust, new metal grilles at the north elevation, and the removal of two existing windows to be replaced with a wall.)

(Action may be taken if sufficient information is provided. Project received Project Design Approval on August 24, 2016.)

Final Approval with conditions:

1. The proposed window on the north elevation needs to match those on the proposed east elevation.
2. The proposed awnings are to be chocolate brown.
3. The condenser unit on the northwest corner on the City property easement is to be screened with an additional bush.

FINAL REVIEW**F. 100 BLK STATE ST**

Assessor's Parcel Number: ROW-002-066
Application Number: MST2016-00064
Owner: City of Santa Barbara
Applicant: City of Santa Barbara Public Works
Engineer: Alex Ubaldo, Public Works
Architect: Andrew Sokol

(Proposal for right-of-way improvements at the intersection of State St. & Yanonali St. comprising of the extension of an existing curb to allow for new self-closing pedestrian swing gates adjacent to the railroad tracks, the alteration of sidewalk approaches to the railroad tracks to be ADA compliant, and the removal of approximately 75 feet of Amtrak station platform. This project is located in the non-appealable jurisdiction of the Coastal Zone.)

(Action may be taken if sufficient information is provided. Project received Project Design Approval on February 24, 2016.)

Continued two weeks.

NEW ITEM**G. 316 CASTILLO ST****C-2 Zone**

Assessor's Parcel Number: 037-232-015
Application Number: MST2017-00031
Owner: Santa Barbara County Genealogical Society
Applicant: Art Sylvester

(Project site is on the Potential Historic Resources List: Simplified Spanish Colonial Revival building that was the former medical laboratory of Dr. Melville Sahyun. No work is proposed to the historic resource. Proposal is to widen the existing driveway entrance to 20 feet to allow separate ingress and egress to the site. Project also includes lowering the visual obstructions on Castillo Steet, adding a pedestrian walkway to the site, and lowering the slope of the driveway.)

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

Project Design Approval and Final Approval with the condition that one 15 gallon Pittosporum Undulatum or Cork Oak of similar biomass be planted to replace the existing Pittosporum being removed.