



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
MAY 17, 2017

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

William La Voie, *Chair*
Philip Suding, *Vice Chair*
Michael Drury
Anthony Grumbine
Bill Mahan
Fermina Murray
Judy Orías
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Jaime Limón, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Jennifer Sanchez, Commission Secretary

ATTENDANCE

Members present: Mahan and Veyna
Staff present: Hernandez and Plummer

NEW ITEM

A. 340 W CARRILLO ST **C-2 Zone**
Assessor's Parcel Number: 039-262-036
Application Number: MST2017-00215
Owner: George Nicholas & Helga Dumas Revocable Trust
Applicant: Justin Beranich

(Proposal for a face change to an existing monument sign with landscaping, and reimaging of existing gas dispensers to the ARCO Brand.)

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

Project Design Approval and Final Approval with the condition to use Blue Grass as noted on the plans.

CONTINUED ITEM**B. 1703 CHAPALA ST R-4 Zone**

Assessor's Parcel Number: 027-092-014
 Application Number: MST2016-00274
 Applicant: Justin Hendrix
 Owner: Well Being and Capital Funds Trust
 Architect: Bryan Murphy

(This property is listed on the City's Potential Historic Resources List, eligible as a Landmark as a Queen Anne Free Classic style building constructed in 1903. Proposal for a new multi-family residential project using the Average Unit-Size Density (AUD) program. The proposal includes three new dwelling units to be constructed partially below grade in the basement of an existing three story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit. The residential unit mix will include three new 1-bedroom units at the basement level totaling 1,374 square feet and one 2,760 square foot five-bedroom unit on the existing ground and second floor levels. Also proposed is a 60 square foot one-story addition to the existing 328 square foot detached garage, and a 72 square foot laundry room attached to the garage. The average unit size will be 1,034 square feet. The proposed density on the 9,750 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. There will be two covered and two uncovered parking spaces, one Americans with Disabilities accessible isle and parking space, and bicycle parking. Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches. Staff Hearing Officer review is required for zoning modifications to allow the garage addition to encroach into the required interior setbacks and front setback and for the Americans with Disabilities accessible isle and parking space to encroach in the interior setback.)

(Project Design Approval is requested. Project requires CEQA Exemption 15183 and must comply with Staff Hearing Officer Resolution No. 019-17. Project was last reviewed on March 17, 2017.)

Project Design Approval as submitted and continued four weeks.

NEW ITEM**C. 208 W CARRILLO ST C-2 Zone**

Assessor's Parcel Number: 039-271-025
 Application Number: MST2017-00226
 Owner: New Group-Santa Barbara, LLC

(Proposal for minor tenant improvements at an existing Starbucks Cafe. Project includes new interior finishes and furniture, as well as new outdoor dining.)

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

Project Design Approval and Final Approval with the condition that the proposed umbrellas stay green.

CONTINUED ITEM**D. 1704 PATERNA RD****E-1 Zone**

Assessor's Parcel Number: 019-184-008
Application Number: MST2016-00377
Owner: Stephanie Kwock
Architect: Jason Grant

(This dwelling is on the City's Potential Historic Resources List, eligible as a Structure of Merit: designed in the Craftsman style in c. 1913. Proposal to construct a hipped roof on the existing flat-roof two-car garage of a single-family residence in the Hillside Design District. The new roof will match the style of the roof on the residence. Staff Hearing Officer review is required for a requested Zoning Modification to allow alterations to the garage roof, which is legally non-conforming to the front setback.)

(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution No. 013-17. Project was last reviewed on November 16, 2016.)

Project Design Approval and Final Approval with comment that the Commission approved the smaller hip to be removed and the larger hip to be expanded on Sheet A-2, as sketched on plans.