



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
JUNE 28, 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
Steve Hausz
Bill Mahan
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

CONTINUED ITEM

A. 500 BLK STATE ST 1879 SEG ID

Assessor's Parcel Number: ROW-001-879
Application Number: MST2017-00323
Owner: Rove Enterprises, Inc.
Applicant: Teri Green
Owner: City of Santa Barbara Downtown Parking

(Proposal to temporarily install plants within the existing non-operational sidewalk fountains adjacent to the Hotel Santa Barbara as part of the State Street Beautification Project.)

(Second concept review. Action may be taken if sufficient information is provided. Project was last reviewed on June 14, 2017.)

Public Comment:

Correspondence from Kellam de Forest with concerns was acknowledged.

Project Design Approval and Final Approval as submitted.

CONTINUED ITEM

B. 600 BLK STATE ST 1828 SEG ID

Assessor's Parcel Number: ROW-001-828
 Application Number: MST2017-00322
 Owner: Metro Four Theatre Property, LLC
 Applicant: Teri Green
 Owner: City of Santa Barbara Downtown Parking

(Proposal to temporarily install plants within the existing non-operational sidewalk fountain adjacent to Metro 4 theatre as part of the State Street Beautification Project.)

(Second concept review; Action may be taken if sufficient information is provided. Project was last reviewed on June 14, 2017.)

Public Comment:

Correspondence from Kellam de Forest with concerns was acknowledged.

Project Design Approval and Final Approval as submitted.

REVIEW AFTER FINAL

C. 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 for an updated fountain design at Area C (120 State Street) plaza with refinements to the fountain and landscaping.)

Public Comment:

Correspondence from Kellam de Forest with concerns was acknowledged.

Continued four weeks with comments:

1. The updated fountain design at Area C and landscaping are acceptable.

2. Consider studying if a flush blue decorative tile can be incorporated into the plaza connecting the star fountain to the rectangular fountain.

FINAL REVIEW

D. 414 CHAPALA ST C-M Zone

Assessor's Parcel Number: 037-211-027
 Application Number: MST2016-00190
 Owner: John & Martha Peterson
 Architect: The Cearnal Collective, LLP

(Proposal to demolish an existing one-story, 3,533 square foot commercial building and construct a new four-story, mixed-use development with 2,739 square feet of commercial area, and 21 rental units on a 14,919 square foot parcel. The residential component is being developed under the Average Unit Density (AUD) program and proposes a unit mix comprising 15 one-bedroom units, 1 two-bedroom unit, 2 1-bedroom townhomes, and 3 two-bedroom townhomes, with an average unit size of 844 square feet. There will be a total of 25 parking spaces located within a ground-floor garage. Project is within the Commercial/High Residential Priority Overlay (37-63 du/ac).)

(Review of final details and landscaping. Action may be taken if sufficient information is provided. Project was last reviewed on June 14, 2017.)

Public Comment:

Correspondence from Dean Anderson with concerns was acknowledged.

Continued two weeks with comments:

1. Items 1-6 in the motion of the previous review by the Full Commission are addressed and acceptable.
2. The applicant is to return addressing items 7-9 regarding the gapless pavers, paver color, and the trees in the sidewalk.

REVIEW AFTER FINAL

E. 1200 BLK E CABRILLO BLVD 2839 SEG ID

Assessor's Parcel Number: ROW-002-839
 Application Number: MST2016-00053
 Owner: City of Santa Barbara
 Applicant: Carson Wollert, Project Engineer

(Proposal for Coastal Exemption for a 6,000 linear foot water main replacement located along E Cabrillo Blvd and Orilla Del Mar.)

(Review After Final for the design of the air release valve at 1015 Orilla Del Mar.)

Continued two weeks to the Full Commission with comments:

1. The location of air release valve 1 & 2 is approved.
2. The location of valve 3 at 1015 Orilla Del Mar is referred to the Full Commission.

NEW ITEM**F. 533 BRINKERHOFF AVE****C-2 Zone**

Assessor's Parcel Number: 037-162-001
Application Number: MST2017-00302
Owner: Robert & Wanda Livernois Family Trust
Designer: Eric Nagelmann
Landscape Architect: Amy Blakemore

(This is a Structure of Merit: Cook-Frisius Residence and part of the Brinkerhoff Historic District. Proposal for a new uncovered parking space, driveway, and turnaround area for the southwesterly building fronting De La Vina Street. The project also includes a new curb cut on De La Vina Street.)

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

Continued four weeks with comments:

1. The proposed concrete is acceptable.
2. Study using red brick.

FINAL REVIEW**G. 2 ROSEMARY LN****E-1 Zone**

Assessor's Parcel Number: 015-093-018
Application Number: MST2016-00501
Owner: Winston Cenac
Agent: Bart Millar

(The residence is on the City's Potential Historic Resources List as it was designed by Mildred and Harriett Moody, aka "Moody Sisters," in 1943-49 and is eligible to be designated a City Landmark. Proposal for minor exterior alterations including a 58 (gross) square foot addition for a new elevator at the rear of an existing two-story, 2,787 square foot residence with a detached one-car garage. The project includes a new uncovered parking space, mechanical mechanism for the driveway gate, removal of a trash enclosure from the front and interior setbacks, and removal of a trellis from the interior and rear setbacks. The project will address violations in Zoning Information Report ZIR2016-00099. The proposed total of 2,844 square feet on an 8,712 square foot lot in the Hillside Design District is 85% of the maximum allowed floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested Zoning Modifications to allow the elevator at the back of the dwelling to be located within the required open yard area and a new uncovered tandem parking space to be located in the front yard and the required interior setback.)

(Action may be taken if sufficient information is provided. Project was last reviewed on November 16, 2016.)

Final Approval as submitted.

NEW ITEM

H. 1022 GARDEN ST

R-3 Zone

Assessor's Parcel Number: 029-221-030
Application Number: MST2017-00308
Owner: Housing Authority of the City of Santa Barbara
Applicant: Thomas Moore

(Proposal to replace all existing aluminum windows with new retrofit vinyl windows, and to seal coat the existing driveway.)

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

Continued four weeks with comments:

1. Study using casements rather than sliders.
2. The color "Wood" or "Tweed" is acceptable.