



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
JULY 12, 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

REVIEW AFTER FINAL

A. 125 STATE ST

HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-075-012
Application Number: MST2009-00119
Owner: City of Santa Barbara
Agent: Trish Allen, SEPPS, Inc.
Applicant: Children's Museum of Santa Barbara
Architect: AB Design Studio

(The project includes a new 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 45 feet. The project also includes two uncovered parking spaces accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Final Community Priority Designation by City Council on October 25, 2011.)

(Review After Final is requested for as-built landscaping improvements.)

Item postponed two weeks.

REVIEW AFTER FINAL**B. 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 is requested for a flush blue decorative tile connecting the star fountain to the rectangular fountain at Area C. Project was last reviewed June 28, 2017.)

Approval of Review After Final as drawn on plans; the flush decorative tile should have approximately 4x4 tiles at a 45-degree angle.

CONTINUED ITEM**C. 1624 BATH ST****R-4 Zone**

Assessor's Parcel Number: 027-171-026
 Application Number: MST2017-00015
 Owner: Paul H. Berghoff
 Applicant: Paul & Kathy Berghoff
 Architect: DMHA

(This is a designated Structure of Merit constructed 1873-1875 in the Stick style. Proposal to convert the existing two-story, 1,720 square foot historic single-family house into a short-term rental. Project includes removal of an "as-built" parking pad abutting Bath Street, addition of a new parking space in the backyard, relocation of an existing trash and recycling enclosure, and alterations to an existing fence to add a man and vehicle gate. An Interior Setback Modification is required for the window and closet on the side of the house (change of use).)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution 039-17. Project was last reviewed February 22, 2017.)

Project Design Approval and Final Approval with conditions:

1. A curb shall be implemented between the driveway and where the parking pad is removed to prevent front parking in the required front setback.
2. Landscaping in front of the building shall be done to match the existing on site.

CONTINUED ITEM**D. 1232 DE LA VINA ST****P-R Zone**

Assessor's Parcel Number: 039-172-005
Application Number: MST2016-00489
Owner: City of Santa Barbara
Applicant: Justin Van Mullem

(The building is a designated Structure of Merit: Louis Lowry Davis Center. Proposal for minor exterior building and site changes to the existing one-story masonry Parks and Recreation building. Exterior alterations include replacing selected windows with doors, constructing a new plaster and wood pergola and new 6-foot tall wrought iron fencing to enclose a new courtyard, and for a new accessible ramp and steps for courtyard access. The project includes the relocation of the primary entry from De La Vina Street to the north elevation facing the parking lot, the removal of the entry steps and site path and installation of balcony railing at the De La Vina Street entrance, and the construction of two new trellis structures. New landscaping, site lighting, and interior alterations are also proposed. A Zoning Modification is requested to allow the proposed trellis to encroach into the required 10' interior setback.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution 042-17. Project was last reviewed April 5, 2017.)

Project Design Approval with comment that the proposed lighting and column colors are acceptable.

REVIEW AFTER FINAL**E. 924 GARDEN ST C****C-2 Zone**

Assessor's Parcel Number: 029-301-031
Application Number: MST2015-00180
Owner: Jill M. Sattler Trust
Applicant: Mark Morando
Contractor: Nargan Fire & Safety

(This is a revised project description. This residence is part of a designated City Landmark: El Caserio, built c. 1930. Proposal to permit the "as-built" construction of a 188 square foot ground-floor bedroom addition and the "as-built" enclosure of a 147 square foot porch into a study room on a two-story, one bedroom single-family residence. The proposal includes the "as-built" conversion of the 140 square foot garage and 52 square foot storage area into a family room and full bath, and relocation of an 82 square foot "as-built" shed. One uncovered parking space is proposed on site. Two parking covered spaces are required. The proposal received Staff Hearing Officer approval for interior setback, front setback, and parking reduction modifications. The proposal will address violations identified in ENF2015-00260 and ZIR2014-00517. The "as-built" total of 1,273 square feet of development on a 4,298 square foot lot is 56% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final is requested for the installation of a one-hour fire-rated wall and fire sprinkler at the south elevation.)

Approval of Review After Final with comment to the Building & Safety Department that while the soldered copper is aesthetically acceptable, fire sprinklers are typically galvanized steel to prevent from melting, and perhaps that would be an alternative.

FINAL REVIEW

F. 800 GARDEN ST C-2 Zone

Assessor's Parcel Number: 031-021-014
 Application Number: MST2016-00143
 Owner: Islay Investments

(Proposal for a new elevator shaft on the Garden St. elevation of an existing commercial building. An existing staircase will be demolished and relocated. No other exterior changes are proposed.)

(Final Approval is requested. Project was last reviewed April 20, 2016.)

Final Approval with comment that the rake and proposed colors are to match the existing on site.

REVIEW AFTER FINAL

G. 101 STATE ST HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-075-011
 Application Number: MST2011-00171
 Owner: Romasanta Family Living Trust
 Architect: Cearnal Andrulaitis

(This is a revised project description. Proposal to demolish an existing 714 square foot laundry building and 40-space parking lot and construct a new 22,133 square foot, three-story hotel with 34 guest rooms and a 33-space, at-grade parking garage totaling 9,943 square feet.)

(Review After Final is requested for the second-floor balcony guardrail on the south and east elevations to be revised to a solid plaster wall, for the window on the south elevation to be replaced with decorative grille and louver, and to eliminate the decorative grille and louver on the west elevation.)

Approval of Review After Final as submitted.

FINAL REVIEW**H. 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. Final Approval is requested. Project was last reviewed on June 28, 2017.)

Final Approval with conditions:

1. There shall be two 4x6 tree grates implemented.
2. The tree and tree grates shall be at the edge of the curb, not at the center of the sidewalk as shown.
3. The tile color as submitted is acceptable.
4. Root barriers shall be implemented to protect the trees.