



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION CONSENT MINUTES FEBRUARY 21, 2018

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

COMMISSION MEMBERS:

William La Voie, *Chair*
Anthony Grumbine, *Vice Chair*
Michael Drury
Steve Hausz
Ed Lenvik
Bill Mahan
Judy Orías
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

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

ATTENDANCE

Members present: Mahan
Staff present: Hernandez and Plummer

REVIEW AFTER FINAL

A. 516 STATE ST **M-C Zone**
Assessor's Parcel Number: 037-173-037
Application Number: MST2017-00815
Owner: Judith Johnson Garrett Living Trust
Architect: Andrulaitis + Mixon

(This structure may be eligible for inclusion on the City's Potential Historic Resources List. Proposal to convert the existing 4,800 square foot restaurant into a brewery. Project improvements include new fenestration at the rear elevation to accommodate the movement of the trash enclosure to the south side and allow for a new glass stile and rail overhead door.)

(Review After Final is requested to replace the frameless glass storefront with a frameless glass sliding window system, raise the storefront curb from 18" to 30", and revise paint colors. Project was last reviewed on December 13, 2017.)

Approval of Review After Final with comment that the improvements are consistent with the mid-century modern design of the building.

REVIEW AFTER FINAL**B. 205 NATOMA AVE****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-063-006
 Application Number: MST2017-00064
 Owner: Jerry Stark
 Applicant: Vanguard Planning
 Designer: Vanguard Planning

(This parcel is on the City's Potential Historic Resources List as a contributing structure to the West Beach Historic District, constructed in 1940 in the Spanish Colonial Revival style. Proposal to remove two existing second-floor windows and install a pair of bifold, six lite French doors leading to a new Juliet balcony. Also proposed are six new awnings and 75 linear feet of new wrought iron fencing.)

(Review After Final is requested for balcony encroachments in the front and interior setback. Comments Only. Project requires review by Staff Hearing Officer. Project was last reviewed on November 29, 2017.)

Continue indefinitely to the Staff Hearing Officer with comments:

1. The proposed modifications for encroachments into the required setbacks are aesthetically appropriate. The encroachments are not an issue as the balconies aesthetically enhance the architecture.
2. The bars should be 1 ½ x 1 ½ square solid steel, with a finial on top, and the brace should have a scroll element.
3. Return for staff approval of the changes to the bar, finial, and brace.

PROJECT DESIGN REVIEW**C. 700 STATE ST****C-G Zone**

Assessor's Parcel Number: 037-092-016
 Application Number: MST2017-00837
 Owner: Ortega Pacific, LLC
 Applicant: Elizabeth Wentling
 Architect: The Cearnal Collective, LLP

(Proposal for exterior alterations to an existing commercial building. The project proposes enclosing 425 square feet of the existing covered patio for new nonresidential Growth Management Plan (GMP) floor area. The addition of a demising wall is proposed to create two new tenant spaces, and will also include a new accessible ramp.)

(Project Design Approval is requested. Project was last reviewed on February 7, 2018.)

Public Comment:

1. Anna Marie Gott expressed concern about signage as the windows are at the front of the property line; concern about the lack of public availability to see the plans in advance of the hearing, when items are continued two weeks; and concern about the property being bifurcated.
2. Chris Barros expressed concern about public availability to see the plans in advance of the hearing, and echoed comments by Ms. Gott.

3. William Rehling expressed concern about accessibility and noted that accessibility will need to be included in the next project for the corner building. He echoed comments regarding public access to plans before the hearing.
4. Pete Dal Bello expressed concern about lack of access to plans before the hearing as it prevents the public from commenting.

Continue two weeks to Consent with comment to return with revised sections that reflect the elevations.