



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
MARCH 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 and Veyna

Staff present: Hernandez and Plummer

NEW ITEM

A. 502 BRINKERHOFF AVE

C-G Zone

Assessor's Parcel Number: 037-163-013
Application Number: MST2018-00026
Owner: Edward St. George
Architect: On Design Architects

(The Folk Victorian residence constructed c. 1985 is a designated Structure of Merit and located in the Brinkerhoff Avenue Landmark District. Proposal for an 84 square interior remodel to convert existing closet space to a new laundry room with rear exterior access. Project includes addressing violations listed in ENF2017-00290 by permitting existing landscape improvements.)

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

Project Design Approval and Final Approval as submitted.

NEW ITEM**B. 336 STATE ST****M-C Zone**

Assessor's Parcel Number: 037-254-016
Application Number: MST2018-00091
Owner: Topakas/Hicks Family Living Trust
Applicant: Raymond Hicks

(Proposal for site improvements at an existing commercial parking lot, including re-striping to meet accessibility requirements, adding a new accessible route, and new concrete sidewalk. Project will also address violations listed in ENF2018-00089 for the unpermitted removal of mature canopy trees in the parking lot area that were damaged in the micro-burst.)

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

Item postponed two weeks due to the applicant's absence.

FINAL REVIEW**C. 3014 PASEO DEL REFUGIO****RS-7.5 Zone**

Assessor's Parcel Number: 053-201-011
Application Number: MST2018-00044
Owner: Nancy Tuomey and Frederick Graham
Architect: Jonathan Villegas

(The Spanish Colonial Revival residence, constructed in 1927, is eligible for designation as a Structure of Merit. Proposal for a 1,345 square foot addition and interior remodel to the one-story, single-unit residence. The existing 476 square foot detached garage is proposed to be demolished and will be replaced with a new detached accessory building, consisting of a two-car garage and second floor Accessory Dwelling Unit (ADU); per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Other improvements include a new trellis, outdoor fireplace, new ribbon driveway, and alterations to the front façade and entry patio. The proposed total of 2,748 square feet of development on an 8,959 square foot lot is 80% of the maximum guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project received Project Design Approval and was last reviewed on March 7, 2018.)

Final Approval with the condition that the applicant return to the Urban Historian with detail for the tile and ironwork at the steps of the primary residence.

REVIEW AFTER FINAL**D. 35 STATE ST HRC-2/S-D-3 Zone**

Assessor's Parcel Number: 033-102-018
 Application Number: MST2018-00104
 Owner: 35 State Street Hotel Partners, LLC
 Architect: Dawn Sherry

(Proposal for landscaping improvements at the Hotel Californian. Project includes relocating an existing Palm and replacing with a Brisbane Box.)

(Review After Final is requested for the proposed replacement tree species. Project was last reviewed on March 7, 2018.)

Approval of Review After Final with comment:

1. Relocation of the existing Canary Island Palm is acceptable.
2. The applicant will replace the existing Canary Island Palm and adjacent Brisbane Box with a Kentia Palm.

NEW ITEM**E. 1295 COAST VILLAGE RD C-1/SD-3 Zone**

Assessor's Parcel Number: 009-293-007
 Application Number: MST2018-00138
 Owner: Montecito Copus, LP
 Applicant: Parkev Krmoian

(This is a designated Structure of Merit: Montecito Inn. Proposal to replace the existing black canvas dome awning with white canvas.)

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

Application withdrawn by the applicant.

FINAL REVIEW**F. 214 STATE ST HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-051-015
 Application Number: MST2017-00758
 Owner: State Street Mango, LLC

(Proposal for a façade and interior remodel at an existing commercial building. The project includes replacing the existing wood and plaster trellis structure at the State Street entry patio with a steel shade structure, replacing existing doors with bi-fold doors, creating a new outdoor dining window, and replacing the existing black awning with a dark red canvas awning.)

(Final Approval is requested. Project was last reviewed on January 10, 2018.)

Item postponed two weeks due to the applicant's absence.

PROJECT DESIGN AND FINAL REVIEW**G. 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

(This is revised project description. Proposal for improvements at an existing commercial building. The project includes enclosing 425 square feet of the existing covered patio for new nonresidential Growth Management Plan (GMP) floor area, infilling two arched openings along State Street with a storefront window and door, and adding a new demising wall to create two new tenant spaces.)

(Project Design Approval and Final Approval is requested. Project was last reviewed on February 21, 2018.)

Public Comment:

Anna Marie Gott spoke with concerns about signage as the windows are at the front of the property line. Correspondence from Ms. Gott was also acknowledged.

Project Design Approval and Final Approval as submitted.

NEW ITEM**H. 128 E CANON PERDIDO ST****C-G Zone**

Assessor's Parcel Number: 031-011-004
Application Number: MST2018-00124
Owner: Pueblo Viejo Properties Ltd.
Architect: Andrulaitis + Mixon

(The Spanish Colonial Revival building may be eligible for inclusion on the City's Potential Historic Resources List. Proposal to replace two single-leaf entry doors with one double-leaf door, with color to match existing.)

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

Project Design Approval and Final Approval as submitted.