



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
JULY 25, 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
Heidi Reidel, Commission Secretary

ATTENDANCE

Members present: Mahan, Veyna, and Grumbine (Item A &B)
Staff present: Hernandez and Plummer

CONTINUED ITEM

A. 2932 HERMOSA RD

RS-7.5/USS Zone

Assessor's Parcel Number: 051-194-017
Application Number: MST2017-00668
Owner: 2932 Hermosa Rd LP
Architect: James Mayo Macari
Contractor: Jacobsen Builders

(This is a revised scope of work. Project includes restoring the front elevation to the original condition as the plaster and chimney were previously removed without a permit. The Spanish Colonial Revival style residence, constructed in 1924, may be eligible for designation as a Structure of Merit. Proposal for additions and alterations to the single-unit residence, including enclosing an existing second story deck, addition of a patio area on the south elevation, and reconfiguration of the non-conforming one-car garage. The project includes removal of the non-original entry canopy, replacing the existing windows to match the original and restoring the fireplace to match the original. The proposed total of 2,152 square feet on a 7,358 square foot lot is 64% of the maximum required floor-to-lot area ratio.)

(Action may be taken if sufficient information is provided. Project was last reviewed on May 2, 2018.)

Continue two weeks with comments:

1. The two windows on the west elevation are to be 6-lite, wood casements to match the original in size, configuration and profile.
2. The plank door is to have a small speakeasy window.

3. The small window on the south elevation within the front gable is to have wrought iron to match.
4. The area of the rear deck addition will have a tile parapet.
5. All new construction will have soft edges in stucco.
6. The French door will have divided lights.
7. The two major windows on the north elevation are to be 9-lites with the middle section fixed to match original in material, size, configuration and profile.
8. Add the wood lintels over the windows to match original on front and north side elevations.
9. Update drawing to show the 6-lite windows at the stair so that it reads as an angled window.

REVIEW AFTER FINAL

B. 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 a designated 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).)

(Review After Final is requested for the uncovered parking space located in the front yard. Project requires a Design Review Waiver for the parking space to be partially screened by a 3'-6" inch high hedge.)

Approval of Review After Final with conditions:

1. The proposal for the uncovered parking space as shown is not supported.
2. The alternative of Tandem parking is supported subject to approval by the Public Works Director.
3. The Tandem parking will be more compatible with the Structure of Merit building in style of architecture and with the neighborhood.

REVIEW AFTER FINAL**C. 103 CHAPALA ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-073-003
Application Number: MST2015-00152
Owner: 103 Chapala, LLC
Architect: Jeff Gorrell

(This is a revised project description. Proposal for an addition, exterior alterations and an interior remodel to an existing 4,444 net square foot, four-unit, three-story apartment building with a detached 574 square foot four-car garage with an attached 137 square foot storage building on a 6,116 square foot lot. The proposal includes a new second floor wrap around balcony, new exterior stairs, changes to the size and location of windows and doors, removal and replacement of an existing second-story deck on the west side of the property, a 40 square foot entry addition, four new condenser units and site alterations, including new landscaping. No new bedrooms will be added to existing units. The proposal also includes demolition of the existing four-car garage to be replaced with four uncovered parking spaces. The existing 137 square feet of storage building will remain. This project received Staff Hearing Officer approvals for two front setback modifications, an interior setback modification, a rear setback modification, a lot area modification, and an outdoor living space modification. This building is a conditional contributing historic resource to the proposed West Beach Historic District and on the City's List of Potential Historic Resources. This parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone.)

(Review After Final is requested for field changes. Project was last reviewed on April 5, 2016.)

Approval of Review After Final as submitted.

NEW ITEM**D. 630 GARDEN ST****M-C Zone**

Assessor's Parcel Number: 031-160-015
Application Number: MST2018-00386
Owner: City of Santa Barbara
Applicant: Brad Klinzing

(Proposal for site improvements to an existing commercial building located in El Pueblo Viejo Landmark District. Project includes removal of the existing parking lot asphalt pavement at the south side of the building and installation of new asphalt pavement over the existing base. The proposal will also include restriping the parking lot, replacement of Americans with Disabilities Act parking signs, and installation of a new bike parking rack.)

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

Project Design Approval and Final Approval as submitted.

NEW ITEM

E. 29 W ANAPAMU ST

C-G Zone

Assessor's Parcel Number: 039-231-002
Application Number: MST2018-00389
Owner: Stuart Fuss
Architect: Paul Rupp

(Proposal for minor alterations to an existing commercial building located in El Pueblo Viejo Landmark District. Project includes adding four skylights into the existing third floor roof.)

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

Project Design Approval and Final Approval as submitted.