



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
SEPTEMBER 19, 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 and Grumbine (Items A and C)
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 September 5, 2018.)

Continue indefinitely to staff for Final Approval with comments:

1. Administrative approval for Final Approval is acceptable.
2. Show the swing direction of all new operable windows.
3. Provide a detail showing all new stucco to have soft edges.
4. Correct the detail of the wood lintel above the windows.
5. Correct the speakeasy window to be two planks wide and 5'6" on center.

REVIEW AFTER FINAL

B. 101 E VICTORIA ST

C-G Zone

Assessor's Parcel Number: 029-071-013
 Application Number: MST2011-00204
 Owner: Dehlsen Associates, LLC
 Architect: Kirk Gradin
 Landscape Architect: Derrik Eichelberger

(This project involves two separate parcels at 101 E. Victoria Street and 109 E. Victoria Street. Proposal for alterations at an existing two-story commercial building including a new two-story entry, door and window replacement, partial new roof, new gutters and downspouts, renovation of exterior grilles, new planter areas, new trash enclosure, and modification of one existing parking space to make it van-accessible. (The trash enclosure and modified parking space are on the 109 E. Victoria Street parcel.) The proposal also includes the removal of 50 square feet of floor area, a 42-inch high perimeter wall around the parking lot, four new rooftop HVAC units, and a 30-panel rooftop photovoltaic system which will not be visible from the street.)

(Review After Final is requested to repair the existing planter wall along Anacapa Street, and for new permeable pavers between tire runs in parking lot stalls. Project was last reviewed on September 5, 2018.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL

C. 33 E CARRILLO ST

C-G Zone

Assessor's Parcel Number: 039-282-009
 Application Number: MST2017-00596
 Owner: Levon Investments, LLC
 Architect: Cearnal Collective LLP
 Landscape Architect: Bob Cunningham

(This building is located in El Pueblo Viejo Landmark District. Proposal for two, 8'-10" wrought iron handrails at an existing concrete ramp at the secondary building entrance from the parking lot fronting Anacapa Street.)

(Review After Final is requested for minor improvements necessitated by new construction, including: replacement of a tree, installation of new shrubs and groundcover plants, and replacement of tile pavement at the building entrance on Carrillo Street.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL

D. 1032 SANTA BARBARA ST C-G Zone

Assessor's Parcel Number: 029-212-024
 Application Number: MST2016-00071
 Owner: David Myers
 Applicant: DesignARC, INC.

(The proposal is a mixed-use project using the Average Unit Density (AUD) Program (Priority Housing Overlay) on two lots totaling 7,497 square feet with a density of 48 dwelling units per acre (du/ac). The project is proposed as a three-story building, with eight units and 1,369 square feet of nonresidential development, with 11 covered parking spaces. The units will include 7 two-bedroom units and one studio unit, with an average unit size of 970 square feet. Existing on the site are a one-story office building and a one-story single-family residence that will be demolished. A Voluntary Lot Merger to merge parcels APN 029-212-002 and APN 029-212-024 to create a single lot will be required. Project was granted a zoning modification by the Staff Hearing officer for the reduced area of qualifying private outdoor living space on November 9, 2016.)

(Review After Final is requested for the following: addition of a bike rack at the front of the building on the Santa Barbara Street frontage, pulling the deck trellises back from the property line on the south elevation, elimination of an arched deck opening at the north elevation, addition of an enclosed exit stair from the roof deck, and improvements to the second level exit balcony on the north side of the property line. Project was last reviewed on May 2, 2018.)

Approval of Review After Final as submitted.

NEW ITEM

E. 212 W CABRILLO BLVD HRC-1/SD-3 Zone

Assessor's Parcel Number: 033-101-012
 Application Number: MST2018-00464
 Owner: HHLP Santa Barbara I Associates, LLC
 Architect: Andrulaitis + Mixon
 Business Name: Hotel Milo Santa Barbara

(Proposal for site improvements to two parcels associated with Hotel Milo, located in El Pueblo Viejo Landmark District. At 212 W Cabrillo the alterations include permitting an existing trash enclosure and eliminating four parking spaces to be relocated at 122 W Cabrillo Boulevard. At 122 W Cabrillo Boulevard improvements include the addition of five new parking spaces in a proposed valet parking lot, Americans with Disabilities Act (ADA) improvements, and partial reduction of an existing site hedge. Proposal includes interior alterations and the change of use of an existing storage room into one new hotel room. The proposed parking alterations include one additional parking space for the proposed hotel unit.)

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

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

REVIEW AFTER FINAL**F. 29 W ANAPAMU ST****C-G Zone**

Assessor's Parcel Number: 039-231-002
Application Number: MST2016-00487
Owner: Stuart Fuss
Architect: AB Design Studio Inc

(Proposal to convert attic area to additional 585 square feet of new office on an existing 17,395 square foot, four-story office building. Exterior alterations include raising the ceiling and extending the floor of the attic by approximately 10 feet to convert attic to floor area, and adding a third-floor balcony. The overall building height will remain unchanged at 45'.)

(Review After Final is requested to maintain the existing roof on south and north elevation without expansion of the attic, removal of balconies on the north and south elevation and associated framing to be replaced with Juliet balconies on each side. Project was last reviewed on March 22, 2017.)

Approval of Review After Final with comments:

1. The Juliet windows shall be extended 18 inches as shown on sheet A4.1.
2. Juliet railing detail shall have 3/4 inch intermediate posts and 1 inch exterior posts.