



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
NOVEMBER 14, 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:

Tava Ostrenger, Assistant City Attorney
 Irma Unzueta, Design Review Supervisor
 Nicole Hernandez, Urban Historian
 Pilar Plummer, Planning Technician
 Heidi Reidel, Commission Secretary

ATTENDANCE

Members present: Mahan and Grumbine (Item A)
 Staff present: Hernandez and Plummer

NEW ITEM

A. 841 CIMA LINDA LN **RS-25 Zone**
 Assessor's Parcel Number: 015-202-030
 Application Number: MST2018-00573
 Owner: Zeus Trust
 Architect: Diana Kelly

(The Spanish Colonial Revival Residence, designed by Carleton Monroe Winslow, and constructed in 1926 is eligible for designation as a Structure of Merit. Proposal to demolish the existing, non-original, carport and construct a new 797 square foot garage. Project includes demolition of the existing pool and spa for a new in-ground pool and spa, construction of two driveway gates, a trash enclosure, and replacement of non-original windows, Juliette balconies, and French doors with those that match the original. The proposed total of 7,226 square feet on a 75,992 square foot lot is 46% of the maximum guideline floor-to-lot area ratio.)

(No appealable decision will be made at this hearing. Environmental assessment is required.)

Public Comment:

Kathy Mora, resident of 820 Cima Linda Lane, spoke in support.

Continue indefinitely to the Consent Calendar with the comment that the Commission is in support of the improvements and appreciative of the restoration.

REVIEW AFTER FINAL**B. 909 LAGUNA ST****C-G Zone**

Assessor's Parcel Number: 029-301-013
 Application Number: MST2016-00510
 Owner: Hector Munoz 2010 Revocable Trust
 Agent: Jarrett Gorin
 Applicant: Vanguard Planning, LLC

(The Folk Victorian Style residence constructed in 1895 is a designated Structure of Merit. Proposal for an additional dwelling unit to be developed under the Average Unit-Size Density (AUD) program. The project includes permitting the "as-built" conversion of a portion of an existing single-family dwelling and garage to create a new dwelling unit on a 4,900 square foot lot designated Medium-High Density (15-27 du/ac). The resulting two 887 and 674 square foot dwelling units will have an average unit size of 780 square feet and a density of 18 du/ac. The project includes two uncovered parking spaces, the demolition of an existing breezeway and storage shed, and "as-built" interior alterations. The project will address violations in Enforcement Case ENF2015-00693 and Zoning Information Report ZIR2015-00392.)

(Review After Final is requested to include a new exterior door for the tankless water heater, new skylights, and revisions to the exterior door material. Structure of Merit Findings are required. Project was last reviewed on October 31, 2018.)

Approval of Review After Final with the following findings as required for Structures of Merit in section 22.22.090 of the Municipal Code: #1. The exterior alterations are being made for the purposes of restoring the Structure of Merit to its original appearance.

NEW ITEM**C. 2407 ANACAPA ST****RS-15 Zone**

Assessor's Parcel Number: 025-072-010
 Application Number: MST2018-00595
 Owner: Whilt Family 2002 Trust
 Architect: Lori Kari

(The Spanish Colonial Revival style residence, constructed in 1931 is a designated Structure of Merit. Proposal to address violations listed in ENF2018-00703 by permitting an interior remodel of the residence, and window replacements of the aluminum sliding windows with white vinyl sliding windows at the family room and sunroom.)

(Action may be taken if sufficient information is provided. Structure of Merit Findings are required.)

Project Design Approval and Final Approval with the following findings as required for Structures of Merit in section 22.22.090 of the Municipal Code: #1. The exterior alterations are being made for the purposes of restoring the Structure of Merit to its original appearance.

NEW ITEM**D. 1216 STATE ST****C-G Zone**

Assessor's Parcel Number: 039-590-006
 Application Number: MST2018-00488
 Owner: 1216 State Street, LLC

(The Granada Building is a designated City Landmark. Proposal to install upgrades to an existing wireless facility on the roof of the Granada Building. Changes include the replacement of three existing antennas with three new panel antennas, installation of 15 remote radio units (RRUs) at existing antenna locations, and associated electrical equipment. All equipment will be screened behind the existing building roof.)

(Action may be taken if sufficient information is provided. Landmark Findings are required.)

Project Design Approval and Final Approval with the following findings as required for Landmarks in section 22.22.080 of the Municipal Code: #1. The exterior alterations are being made primarily for the purposes of restoring the Landmark to its original appearance or in order to substantially aid in the preservation or enhancement of the Landmark.

REVIEW AFTER FINAL**E. 500 BLK STATE ST****1879 SEG ID**

Assessor's Parcel Number: ROW-001-879
 Application Number: MST2017-00323
 Owner: City of Santa Barbara, Downtown Parking
 Applicant: Heather Buck

(Proposal to temporarily install plants within the existing non-operational sidewalk fountains adjacent to the Hotel Santa Barbara as part of the State Street Beautification Project.)

(Review After Final is requested to remove the two existing planter fountains and replace with brick sidewalk to match existing. Project was last reviewed on June 28, 2017.)

Public Comment:

Tamara Erickson spoke in support of the removal of the planter fountains and indicated that a star pattern tile would be an acceptable alternative to the brick sidewalk.

Continue two weeks with comments:

1. The removal of the two existing planter fountains is acceptable.
2. Study a star pattern tile to replace the fountains.

REVIEW AFTER FINAL**F. 834 STATE ST****C-G Zone**

Assessor's Parcel Number: 037-052-021
Application Number: MST2018-00134
Owner: Bank of America
Agent: Reza Hadaegh
Applicant: Lizette Vargas

(Proposal to replace and upgrade the existing five ATM's at an existing commercial building located in El Pueblo Viejo. Project will involve modifying and enlarging the existing ATM wall openings.)

(Review After Final is requested to replace the three existing ATM's located on the north facade with new ATM's, and add a fourth ATM.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**G. 29 E CABRILLO BLVD****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-112-006
Application Number: MST2016-00540
Owner: Hannah Beachside, LLC
Architect: Henry Lenny

(Proposal for exterior alterations to an existing mixed-use building located in the Appeal Jurisdiction of the Coastal Zone. The project proposes a complete remodel of the building façades that includes changes to the building articulation, windows, doors, lighting, and finish details. It also proposes a new attached trash enclosure at the rear, the conversion of 94 square feet of interior space into an outdoor dining patio, and the creation of additional outdoor dining areas. Interior work includes the subdivision and remodel of the existing restaurant into two new restaurant tenant spaces. No change in uses are proposed for the one-bedroom apartment and office spaces on the second floor. Staff Hearing officer review is required for exterior changes in the required 20 foot front setback.)

(Review After Final is requested to substitute the saltillo patio paving for scored colored concrete. Project was last reviewed on May 16, 2018.)

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