



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
MARCH 20, 2019

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

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
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
Staff present: Hernandez and Plummer

NEW: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 1732 SANTA BARBARA ST
Assessor's Parcel Number: 027-112-001
Zone: RS-15
Application Number: PLN2019-00101
Owner: James Morouse
Applicant: Jarrett Gorin
Architect: Michael Ober

(The Huning House is a designated City Landmark. Proposal to install two new air conditioning units on the east side of the main residence, to be screened by existing landscaping.)

Project Design Approval and Final Approval are requested. Landmark Findings are required.

Project Design Approval and Final Approval granted with the following finding as required for Landmarks in section 22.22.080 of the Municipal Code: 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 APPROVAL**B. 1227 STATE ST**

Assessor's Parcel Number: 039-182-003
Zone: C-G
Application Number: PLN2018-00417
Owner: 1221 Victoria Court, LP
Architect: Jeff Gorrell

(Proposal for site improvements to Victoria Court, a designated Structure of Merit, including a new paint color scheme, awnings, lighting, landscaping, skylights, and miscellaneous decorative additions.)

Review After Final is requested to install a retractable fabric patio cover between Scarlett Begonia and Arigato Sushi. Project was last reviewed on September 19, 2018.

Approval of Review After Final with conditions:

1. The retractable awning is acceptable as submitted.
2. The utility panels and door at Arigato Sushi are to be painted rust to match the existing rear of the building.

NEW: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 813 ANACAPA ST**

Assessor's Parcel Number: 037-052-033
Zone: C-G
Application Number: PLN2019-00085
Owner: Sima El Paseo LP
Applicant: Jamie Slone

(El Paseo is a City Landmark. Proposal for outdoor dining furnishings at the Street of Spain and De La Guerra facing entrance for Jamie Slone Wines. The proposal consists of new outdoor dining tables, chairs, and pole stanchions.)

Project Design Approval and Final Approval are requested. Landmark Findings are required.

Continue two weeks with comments:

1. The concept of the project is acceptable for El Paseo.
2. Provide complete design drawings of the proposed permanent stanchions and include sample detail of the chain.
3. The North end of the patio at the Street of Spain is to be pulled in so that it does not block the column which is a significant feature of the arcade, and the South end, nearest to De La Guerra Street is to be pulled 13" in from the edge of the corner, so that the corner of the building is fully expressed.
4. The fixed posts are to be placed near grout lines, so that if the posts are ever removed the flagstone can be easily patched and repaired.
5. Provide the material and color of the proposed tables and chairs.

CONTINUED ITEM**D. 878 PASEO FERRELO**

Assessor's Parcel Number: 029-272-001
Zone: RS-15
Application Number: PLN2019-00022
Owner: Evelyn Proctor
Applicant: Sarah Bronstad

(The Spanish Colonial Revival residence constructed in 1925 is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal for an 80 square foot bathroom addition at the northeast corner of the residence. Project includes abatement of violations listed in ZIR2018-00156 and ZIR2014-00476 by permitting miscellaneous site improvements including: widening the concrete driveway, retaining walls, fencing, gates, and an air conditioning unit. A Minor Zoning Exception is required for the location of the trash enclosure. Staff Hearing Officer review is required for a Front Setback Modification to allow the bathroom addition to encroach into the required 30'-0" front setback, an Open Yard Modification for the reduction of qualifying open yard, and a Hedge Modification to permit the existing hedge height. The proposed total of 1,372 square feet on a 5,663 square foot lot is 53% of the maximum required floor-to-lot area ratio.)

No final appealable decision will be made at this hearing. A Minor Zoning Exception is required for the location of the trash enclosure. Staff Hearing Officer review is required for a Front Setback Modification to allow the bathroom addition to encroach into the required 30'-0" front setback, an Open Yard Modification for the reduction of qualifying open yard, and a Hedge Modification to permit the existing hedge height. Project was last reviewed on February 20, 2019.

Public Comment:

The following individual spoke:

1. Lon Bailey

Continue indefinitely to the Staff Hearing Officer with comments:

1. The reduced open yard and setback encroachment due to the bathroom addition location and size is aesthetically appropriate to the existing residence listed as a historic resource and does not pose consistency issues with the Neighborhood Preservation Ordinance.
2. "Door A" at the bathroom addition is required to be a solid core door to address the potential for noise, and to be sensitive to the adjacent residence.
3. It would be appropriate for the window on the North elevation of the bathroom addition to be enlarged to allow for increased light and air.
4. The existing hedge heights are aesthetically appropriate to the site and do not pose consistency issues with the Neighborhood Preservation Ordinance.
5. A Minor Zoning Exception for the trash enclosure location and material would be acceptable when the project returns for project design approval.
6. The air conditioning unit and additional as-built site improvements are acceptable.