



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
AUGUST 18, 2021

11:00 A.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Dennis Doordan
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Justin Manuel
Robert Ooley

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Kristen Sneddon

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Ted Hamilton, Assistant Planner
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Mahan, Edmunds (Item A and B), and Manuel (Item C and D)

Staff present: Hernandez and Hamilton

NEW ITEM: CONCEPT REVIEW

- A. 1309 STATE ST**
Assessor's Parcel Number: 039-131-010
Zone: C-G (C-2)
Application Number: PLN2021-00229
Owner: Wilshire Gale Associates, Inc
Applicant: Steve Nuhn, Cearnal Collective

(The 2,791 square foot lot is developed with a 3,626 square-foot, two-story building in the El Pueblo Viejo District. The proposed project consists of converting 1,012 square feet on the second floor into two studio apartments and constructing a 2nd floor deck. Unit 1 would be 459 square feet and Unit 2 would be 553 square feet. The project is proposed using the Average Unit Density Incentive Program and would be 37 dwelling units per acre with an average unit size of 506 square feet. A modification is requested to provide less than the amount of required private open yard area. Also a credit of 1,012 square feet is requested per the City's Growth Management Plan.)

Concept Review. No final appealable action will be taken at this hearing.

Continue indefinitely to the Planning Commission with the comment that the deck is appropriate with a natural color wood stain on the railing and the Parking Modification does not present consistency issues with the Project Compatibility Findings.

CONTINUED ITEM: PROJECT DESIGN APPROVAL**B. 433 CHAPALA ST**

Assessor's Parcel Number: 037-203-004
Zone: C-G (C-2)
Application Number: PLN2021-00326
Owner: Zanne Wolfhead
Applicant: Steve Nuhn, Cearnal Collective

(Proposal to remove the existing garage bay doors and install storefront windows and doors, and to add 9 automobile parking spaces and new parking lot landscaping.)

Project Design Approval is requested. Project Compatibility Findings are required. Project was last reviewed July 21, 2021.

Project Design Approval with comments:

1. Return with paint colors and other applicable details.
2. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
 - a. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.

The ten-day appeal period was announced.

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 2014 GARDEN ST**

Assessor's Parcel Number: 025-331-016
Zone: RS-15 (E-1)
Application Number: PLN2021-00279
Owner: SB Restore LLC
Applicant: Serena McClintick

(The Mission Revival Style residence, constructed in 1895, is a contributing structure to Crocker Row and is a Structure of Merit. Proposal to install a new 392 square foot pool and 64 square foot spa in the rear yard of the existing single unit residence. New pool fencing and gates are proposed to enclose the pool area.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Structure of Merit Findings are required.

Project Design Approval and Final Approval with comments:

1. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
 - a. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.
2. The Minor Alterations to a Historic Resource Findings have been met (per Section 30.157.110.C) as follows:
 - a. The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and
 - b. The exterior alterations are consistent with the Secretary of the Interior's Standards.

The ten-day appeal period was announced.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

D.	<u>125 E DE LA GUERRA ST</u>	
	Assessor's Parcel Number:	031-011-012
	Zone:	C-G (C-2)
	Application Number:	PLN2021-00356
	Owner:	Presidio Properties of Santa Barbara
	Applicant:	Jessi Finnicum-Schwartz, Anacapa Architecture

(Proposal to install a new metal, automated security gate and controls to an existing below grade parking garage, Project includes minor alterations to the landscaping to accommodate the gate.)

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

Project Design Approval and Final Approval with comments:

1. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
 - a. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
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 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.

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