ATTENDANCE

Members present: Hausz, Manuel (Items A - C), and Butler
Staff present: Kokinda, Hernandez, William Russell, Assistant Planner, and Ternovskaya

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 812 GARDEN ST
Assessor’s Parcel Number: 031-021-014
Zone: C-G
Application Number: PLN2021-00479
Owner: Arvand Sabetian
Applicant/Architect: Clay Aurell, AB Design Studio, Inc.

(Proposal to convert an office building located in El Pueblo Viejo Landmark District, to a 30-room hotel including the addition of a 998 square foot mezzanine. Project includes window and door replacements, exterior plaster patching and painting, and the demolition of an exterior staircase and construction of an elevator in its place.)

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

Staff comments: Ms. Kokinda stated that the HLC’s purview for this project is limited to the aesthetics of the project and any exterior changes proposed. The project received full zoning review and has been reviewed by the Transportation Department. No other discretionary reviews are required besides the HLC’s design review. Based on the scale of the exterior changes, it has been determined that the project is appropriate for the Consent Calendar level.
Public Comment:

The following individuals spoke:

1. David Landecker
2. Beebe Longstreet

Correspondence from Susan Shields, Beebe Longestreet, Barbara Allen, David Landecker, Sheilash Fox, and Bill Nelson was acknowledged.

**Project Design Approval and continue two weeks with comments:**

1. The plant palette is acceptable, but provide planting with some height such as a vine for the white wall near the elevator.
2. Consider an exterior lighting fixture with same style but different finish. Consider a traditional Spanish style lantern with seedy glass. Consider adding more lighting locations for better safety.
3. The roof decks that are individual to each of the units are appreciated.
4. 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 amount of open space and landscaping is not applicable.

The ten-day appeal period was announced.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

B. **806 ORANGE AVE**
   Assessor’s Parcel Number: 037-024-009
   Zone: R-M
   Application Number: PLN2021-00199
   Owner: James M. Lambert
   Applicant: Ernesto Botello

(The Italianate residence constructed in c. 1880 is a designated Structure of Merit. For Reference, the City’s Architectural Historian prepared a Significance Report. All reports can be found at SantaBarbaraCA.gov/HLC. Proposal for two uncovered tandem parking spaces in the driveway. Project includes replacing the existing unpaved driveway with a permeable paver driveway. A Minor Zoning Exception is requested to allow an as-built 7.5 foot tall gate to be located within 10 feet of the front lot line along Wentworth Avenue. All reports and memos can be viewed at SantaBarbaraCA.gov/HLC.)
Historic Landmarks Commission Consent Minutes  March 2, 2022  Page 3 of 4

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Minor Alterations to a Historic Resource Findings are required.

Public Comment:

Correspondence from Belinda Olivera was acknowledged.

Continue two weeks with comments:
1. Restrict the gates to the width of the driveway. Provide elevations and details of the gate, showing gate posts, etc. as well as a materials palette. The style of the gate is a bit modern for the Italianate style and the high gloss finish material is not appropriate for the project, especially since it is located near a historic resource.
2. One Commissioner suggests revising the driveway to move it away from the structure if possible. Make the surface materials consistent throughout the whole tandem parking area. One Commissioner would support making the driveway centered in the space with 18 inches of planting sample along the structure and ample planting space along the fence.

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. 2720 DE LA VINA ST
Assessor’s Parcel Number: 051-220-021
Zone: C-G/ USS
Application Number: PLN2021-00561
Owner: William Meller
Applicant: Ken Dickson, Windward Design Services

(The 1937 brick commercial building and storefront is listed on the Historic Resources Inventory designed by noted architect Keith Lockard as a Safeway grocery store, one of the first grocery stores on the outskirts of the City. For reference, the City’s Architectural Historian prepared a Significance Report. All reports can be found at SantaBarbaraCA.gov/HLC. The project proposes installation of new pavers, planter boxes, and bollards to accommodate an expanded outdoor seating area; and to permit the "as-built" removal of 524 square feet of parking lot landscape planter beds. Approval of an Alternative Parking Lot Landscape Design Waiver is required to allow variations to parking area landscape and fence standards. The project would abate violations associated with ENF2021-00193. All reports and memos can be viewed at SantaBarbaraCA.gov/HLC.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Minor Alterations to a Historic Resource Findings are required. Project was last reviewed on February 2, 2022.

Continue two weeks with comments:
1. The 3’8” planter south of the driveway is not adequate mitigation for loss of previously approved planter area. The 3 1/2 foot planter area north of the driveway is acceptable. In all locations the 8” strip of pavers is not necessary, it can be removed and provide additional width to planters.
2. The corten planter boxes to the north are acceptable.
3. Look into additional mitigation measure for loss of planting areas, consult with the City arborist on planting additional street trees along sidewalk.
4. Provide more diversity in planting in the in-ground planters.
NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

D. **113 HARBOR WAY**
   Assessor's Parcel Number: 045-250-004
   Zone: HC/SD-3
   Application Number: PLN2021-00555
   Owner: City of Santa Barbara
   Applicant: Greg Gorga, Santa Barbara Maritime Museum

(The Naval Reserve Armory is a designated City Landmark. For reference, The City’s Architectural Historian prepared a Significance Report. All reports can be found at SantaBarbaraCA.gov/HLC. Proposal to permit exterior patio furniture located on an approximately 892 square foot patio, part of the Santa Barbara Maritime Museum. Project will address violations outlined in ENF2021-00459. All reports and memos can be viewed at SantaBarbaraCA.gov/HLC)

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

Continue two weeks with the comment to return with a paint sample for the portable beverage cart. The furniture and tables are appropriate.

FINAL APPROVAL

E. **433 CHAPALA ST**
   Assessor's Parcel Number: 037-203-004
   Zone: C-G
   Application Number: PLN2021-00326
   Owner: Zanne Wolfhead
   Applicant/Architect: Jeff Hornbuckle, Cearnal Collective, LLP

(Proposal for exterior improvements to a commercial site located in El Pueblo Viejo Landmark District. Project includes removal of the existing garage bay doors, installation of storefront windows and doors, restoration of original pilasters and plaster, removal of an existing metal canopy, and to add 9 automobile parking spaces and new parking lot landscaping. Project will address violations outlined in ENF2020-00224.)

Final Approval is requested. Project requires substantial conformance to the plans that were granted Project Design Approval on August 18, 2021, which is when the project was last reviewed.

Final Approval with the comment that the existing masonry areas with the sandblasted finish shall remain. The paint color of the building that matches the existing tone of the sandblasted masonry will be on other areas of the building that are renovated.

The ten-day appeal period was announced.