ATTENDANCE

Members present: Hausz
Staff present: Hernandez, Burkhart, and Ternovskaya

NEW ITEM: CONCEPT REVIEW

A. **1723 SANTA BARBARA ST**
   Assessor’s Parcel Number: 027-111-003
   Zone: RS-15
   Application Number: PLN2022-00024
   Owner: Matt Fratus & Jason Heyman
   Applicant: Chris Cottrell, Native Son Design Studio

(The barn-turned-cottage was constructed in 1948 and is on the Historic Resources Inventory. Proposal for alterations to a single unit residence to include: demolition and reconstruction of a rear portion of the first floor to include expansion of the rear porch; addition of a second floor dormer on the north elevation; the addition of a deck over the rear porch on the second floor at the east elevation; alterations of east elevation hipped roof to a gable; and addition of wood shingles and barge board to the rear gables. The project also proposes door and window changes, including the rehabilitation and reuse of the existing paired casement windows with diamond paned glass windows at the east elevation, and the addition of windows along the first floor of the north elevation.)

**Memo on Meeting Secretary of the Interior Standards**
*Available for view online at SantaBarbaraCA.gov/HLC*

No final appealable action will take place at this meeting. Project Compatibility Findings and Minor Alterations for Resources on the Historic Resource Inventory Findings will be required for Project Design Approval.
Staff comments: Ms. Burkhart stated that the application for this project is complete with the exception of the Archaeological Letter Report, which is currently being reviewed by the Environmental Analyst. The Commission shall provide conceptual comments on the project’s design, as well as state whether the Commission concurs with the City Architectural Historian’s evaluation of the alterations.

Continue indefinitely with the comment that the Commission agrees with the City Architectural Historian’s Memorandum evaluating the project’s consistency with the Secretary of Interior’s Standards.

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. 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. 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.)

Historic Significance Report* *Available for view online 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 March 2, 2022.

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.
   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 appropriate.
2. As required for Resources on the Historic Resource Inventory in Section 30.157.110 of the Santa Barbara Municipal Code: The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the exterior alterations are consistent with the Secretary of the Interior’s Standards.

The ten-day appeal period was announced.