



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT CALENDAR

Actions on the Consent Calendar agenda are reported to the Full Commission at the 1:30 meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions.

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

**630 Garden Street 11:00 A.M. Wednesday, July 11, 2007**

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/hlc](http://www.SantaBarbaraCa.gov/hlc).

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

### **REVIEW AFTER FINAL**

A. 721 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 037-082-026  
Application Number: MST2002-00405  
Owner: Chadwick Pacific, LP  
Architect: Michael Holliday  
Architect: Peikert Group Architects  
Applicant: Bermant Development Company

(Proposal to demolish an existing 9,788 square foot commercial building and six residential units totaling 2,700 square feet, and to construct 9,788 square feet of commercial space, 29 residential units (including 12 bonus density units) totaling 43,357 square feet, and a 25,533 square foot on-grade parking structure.)

**(Review After Final of proposed revision to move a recessed exterior door and glass sidelight and changes to an exterior paved planting area. Relocation of the door will result in 29 net square feet of new interior square footage.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 005-04.)**

**REVIEW AFTER FINAL****B. 523 CHAPALA ST C-2 Zone**

Assessor's Parcel Number: 037-163-021  
Application Number: MST2004-00854  
Owner: Leon Olson  
Architect: Jeff Shelton

(Proposal for a three-story, mixed-use development consisting of seven residential condominium units and two commercial units. The total net residential square footage is proposed at 17,281 square feet and the commercial units are 1,218 and 1,334 net square feet each, for a total of 2,552 square feet. Nineteen parking spaces are proposed.)

**(Review After Final lighting details including the addition of seven ground-mounted bollard fixtures proposed in the public alley.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 001-06.)**

**CONTINUED ITEM****C. 801 GARDEN ST C-2 Zone**

Assessor's Parcel Number: 031-012-029  
Application Number: MST2007-00308  
Owner: FBK Investments, LLC  
Contractor: Gencon Development, Inc.  
Business Name: Antioch University

(This structure is on the City's Potential List of Historic Resources: "Neighborhood House" and is eligible for designation as a City Landmark. Proposal to approve an as-built second floor wrought iron railing installed to replace a deteriorated Monterey style wooden railing. This is to abate violation ENF2007-00528.)

**(Second Concept Review.)**

**CONTINUED ITEM****D. 431 STATE ST C-M Zone**

Assessor's Parcel Number: 037-211-008  
Application Number: MST2007-00237  
Owner: William and Dolores Faulding  
Applicant: Santokh Singh  
Contractor: Joe Khalaf  
Business Name: All India Cafe

(Proposal to permit new "as-built" rooftop equipment to abate violation ENF2007-00294.)

**(Fourth Concept Review.)**

**FINAL REVIEW**

E. 1710 MIRA VISTA AVE E-1 Zone

Assessor's Parcel Number: 019-090-015  
Application Number: MST2007-00014  
Owner: Christine Mclaughlin  
Applicant: Vadim Hsu  
Contractor: Douglas Dafoe

(This structure is on the City's List of Potential Historic Resources. Proposal for a new swimming pool and a 313 square foot cabana structure on a 16,094 square foot parcel currently developed with an existing single-family residence. Zoning modifications are requested to allow the cabana to encroach into the front yard setback and to be located in the remaining front yard. This application includes abatement of ENF2007-00139 for overheight hedges.)

**(Final Approval of architectural details is requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 041-07.)**

**CONTINUED ITEM**

F. 1 STATE ST HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-102-017  
Application Number: MST2007-00297  
Owner: Romasanta Family Living Trust 12/3/03  
Architect: Larry Clark  
Business Name: Eladio's Restaurant

(Proposal for rooftop equipment screening with wrought iron grillework and bird netting.)

**(Second Concept Review.)**

**NEW ITEM**

G. 800 STATE ST C-2 Zone

Assessor's Parcel Number: 037-052-010  
Application Number: MST2007-00341  
Owner: Westen Family Group  
Architect: M2 Architecture

(Proposal to install one 4'-2" tall iron bollard at the service alley on De La Guerra Street.)

**NEW ITEM**

- H. 1021 STATE ST C-2 Zone  
Assessor's Parcel Number: 039-281-016  
Application Number: MST2007-00340  
Owner: ITC Group, LLC  
Applicant: Joseph Schweke  
Business Name: Bella Rosa (Formerly Day Dreams)  
(Proposal to change the exterior paint color of an existing commercial building and abate ENF2007-00606 by posting address number on street frontage.)

**REVIEW AFTER FINAL**

- I. 700 E ANAPAMU ST R-3 Zone  
Assessor's Parcel Number: 029-180-009  
Application Number: MST2007-00240  
Owner: Santa Barbara High School District  
(This is a City Landmark: "Santa Barbara High School Building." Courtesy review of a proposal for new outdoor benches and trash receptacles.)

**(Review After Final of proposed change in specified benches.)**

**NEW ITEM**

- J. 428 CHAPALA ST C-M Zone  
Assessor's Parcel Number: 037-211-026  
Application Number: MST2005-00079  
Owner: Casa De Sevilla Partners, LP  
Architect: DesignARC  
Business Name: Casa De Sevilla  
(Proposal to reinstate a previously approved project that expired. The project includes a 1,000 square foot dining patio including an additional restroom, masonry wall, fountain, bar, and fabric awnings for an existing restaurant.)

**(Request for reinstatement of Historic Landmarks Commission approval previously granted on September 28, 2005.)**