



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION

REVISED CONSENT CALENDAR

630 Garden Street

11:00 A.M.

Wednesday, November 30, 2011

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. **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.

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

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, extension 3310. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

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.

REVIEW AFTER FINAL

A. 34 W VICTORIA ST

C-2 Zone

Assessor's Parcel Number: 039-131-016
Application Number: MST2009-00266
Owner: Victoria Street Partners, LLC
Architect: Cearnal Andrulaitis Architecture
Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (formerly Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 26,538 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 81 parking spaces in a subterranean garage. Buildings would be two and three stories in height.)

(Review After Final of changes including refinements to construction documents and details, new gate and wall refinement at market trash area, and reconfiguration of market roof skylights.)

REVIEW AFTER FINAL**B. 114 NATOMA AVE****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-072-009
Application Number: MST2011-00155
Owner: Steven D. Krieg
Architect: Amy Taylor

(Proposal to repair and rebuild dryrot-damaged rear decks and stairs at the front and rear of a multi-family complex. The front elevation second floor walkway will also be widened by 18" and the rotted wood balcony railing will be replaced with a new wrought iron railing. New exterior light fixtures are also proposed.)

(Review After Final of the following changes: door replacements; door alteration at unit 118; repair of plaster guardrail and increase of plaster to 42" height; cripple wall repair; framing replacement; and waterproofing.)

NEW ITEM**C. 1800 EL ENCANTO RD****E-1 Zone**

Assessor's Parcel Number: 019-170-020
Application Number: MST2011-00432
Architect: Eric Mossman
Owner: Suzanne Finamore

(Proposal for alterations to the main residence and two legal guest houses to include the following: In the main house, replacement of several existing windows with French doors, replacement of aluminum sliders with new French doors, installation of new French doors facing the courtyard; demolition of approximately 100 square feet of floor area illegally constructed in the 1960's and located in the courtyard; like-for-like replacement of six existing wood garage doors on the two detached three-car garages; six new fireplace chimneys; and replacement of existing aluminum windows with new wood windows. In the guest houses: addition of new fireplace chimneys, addition of a new window, and replacement of an aluminum slider with new French doors. All colors to match existing. No new floor area is proposed.)

REVIEW AFTER FINAL**D. 424 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-212-025
Application Number: MST2011-00342
Owner: Ray Mahboob
Applicants: ATC Design Group/Henry Lenny Design Studio
Architect: DeVicente Mills Architecture
Business Name: 99 Cent Store

(Proposal to enclose a 733 square foot patio/arcade on an existing 11,500 square foot, two-story commercial building and alterations including the following: a new facade on the State Street elevation, infill of several overhead roll-up doors and new entry on the north elevation, new parking lot striping and landscaping, and a new trash enclosure. Also proposed is to repave the existing paseo between State Street and the existing, 25-space parking lot in the rear with brick. Total development on site will total 12,233 square feet.)

(Review After Final of the addition of new awnings on the State Street frontage.)

CONTINUED ITEM**E. 1111 E CABRILLO BLVD****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-352-004
Application Number: MST2011-00279
Owner: HDG Associates/Jeffrey Hansen
Applicant: Tynan Group

(This is on the **City's List of Potential Historic Resources: "Mar Monte Hotel."** Proposal to convert 10 underground parking spaces to 1,900 sq. ft. of storage space, create a valet parking plan for the underground parking, and to relocate two existing ADA accessible parking spaces for 1111 E. Cabrillo Blvd. and 1039 Orilla Del Mar. Project requires Development Plan Approval findings.)

(Second Concept Review; project requires Development Plan Approval findings. Project was last reviewed on July 20, 2011.)

NEW ITEM**F. 731 DE LA GUERRA PLAZA****C-2 Zone**

Assessor's Parcel Number: 037-092-026
Application Number: MST2011-00436
Owner: Richard Schmidt & Gwen Buswell
Applicant: Gloria Gonzalez
Architect: Henry Lenny
Business Name: Tony Ray's Restaurant

(Proposal for a 1,033 square foot retractable awning with wrought iron posts to be installed over the rear patio of an existing restaurant.)