



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, March 26, 2014 David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
BARRY WINICK, *Vice-Chair*
MICHAEL DRURY
WILLIAM LA VOIE
BILL MAHAN
FERMINA MURRAY
JUDY ORÍAS
CRAIG SHALLANBERGER
DONALD SHARPE

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON: SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNÁNDEZ, Urban Historian
MICHELLE BEDARD, Planning Technician
GABRIELA FELICIANO, Commission Secretary

Website: www.SantaBarbaraCA.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent 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 consent agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda.

Actions on the Consent 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. The Consent Calendar reviewing member of the HLC may refer items to the Full Board for review.

Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the HLC).

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the HLC Commission Secretary at (805) 564-5470, extension 3310, or by email at HLCSecretary@SantaBarbaraCA.gov. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) They are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

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. If you have any questions or wish to review the plans, please contact Michelle Bedard, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4551, or by email at MBedard@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the HLC and that are distributed to a majority of all of the members of the HLC during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

NOTICE: On Friday, March 21, 2014, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCA.gov/HLC.

PUBLIC COMMENT: Any member of the public may address the Historic Landmarks Commission Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. Public comment submitted prior to the scheduled meeting, can be submitted via email to: HLCSecretary@SantaBarbaraCA.gov or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

REVIEW AFTER FINAL

A. 26 CHAPALA ST

R-4/SD-3 Zone

Assessor's Parcel Number: 033-102-001
 Application Number: MST2010-00176
 Owner: Dario Pini
 Architect: Bryan Murphy

(The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including the replacement of all existing windows, extending an existing second-floor balcony corridor and adding a 36" porch wall, a facade remodel, relocation of an as-built trash enclosure, and a revised landscape plan including the replacement of two existing 12 foot tall palm trees with canopy trees. The discretionary applications required for this project are zoning modifications to allow alterations within the required 10'-0" front setback on Mason Street and a reduction of the required outdoor living space. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved with permeable pavers and reconfigured to comply with the Americans with Disabilities Act. This application addresses violations called out in ENF2010-00250.)

(Review After Final to revise the roof pitch to remove the pitch break and extend the ridge slightly at the south wing, and revise windows to double-hung from in-swing casements.)

REVIEW AFTER FINAL**B. 1520 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 027-252-039
Application Number: MST2014-00090
Owner: John Hileman Living Trust

(Proposal to construct a new 6-foot tall, 57 linear foot, wood fence, located adjacent to the driveway and a new 6-foot tall wood entry gate set back from front elevation of house at least 1-foot, color to be driftwood grey, fence to be capped, located on a 12,000 square foot lot within the Lower Riviera Special Design District, and developed with an existing two story house and a detached garage. The existing residence is on the City's List of Potential Historic Resources and based upon a survey was found to be eligible as a Structure of Merit.)

(Review After Final for revised fence design and color.)

REVIEW AFTER FINAL**C. 9 W VICTORIA ST****C-2 Zone**

Assessor's Parcel Number: 039-182-001
Application Number: MST2013-00024
Owner: 1221 Victoria Court
Architect: Amy Taylor
Business Name: Bouchon

(Proposal to remove an existing unpermitted 247 square foot canvas patio cover and construct a 353 net square foot, one-story, 16'-0" tall addition at the front of an approximately 3,550 square foot building. There are four buildings on this site.)

(Review After Final for minor roof alterations at the Victoria Court entry, add a new backflow device to be located behind an existing hedge within the Victoria Street parkway (against the building), and to add a new awning at the patio entry. A new awning sign will be concurrently reviewed by the Sign Committee.)

NEW ITEM**D. 1201 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-182-021
Application Number: MST2014-00113
Owner: Ealand Charles Delaney II
Architect: Dawn Sherry

(Proposal to replace the existing exterior stucco finish with a new smooth trowel plaster replace, replace the existing canvas awning above the entry doors with new, and to add two new canvas awnings above the windows along the State Street façade. The awnings are proposed to be Sunbrella "Charcoal Grey."

(Action may be taken if sufficient information is provided.)

NEW ITEM**E. 635 LAGUNA ST****C-M Zone**

Assessor's Parcel Number: 031-160-015
Application Number: MST2014-00123
Owner: City of Santa Barbara
Applicant: Gary Horwald

(Proposal for interior remodel to convert three existing vehicle maintenance bays, of approximately 2,690 square feet, into new office and storage. The exterior alterations include removal of the existing overhead sectional doors and replacement with new doors and windows, approximately 10 new site parking spaces, including accessible parking, loading aisles and pathways.)

(Action may be taken if sufficient information is provided.)