



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

**Wednesday, December 3, 2014**    **David Gebhard Public Meeting Room: 630 Garden Street**    **11:00 A.M.**

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**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  
JOANNA KAUFMAN, Planning Technician  
GABRIELA FELICIANO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

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#### 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:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the HLC Commission Secretary at (805) 564-5470, extension 3310, or by email at [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

CEQA Guidelines §15183 Exemptions (Projects Consistent with the 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](http://www.SantaBarbaraCA.gov/HLC). . If you have any questions or wish to review the plans, please contact Joanna Kaufman, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4472, or by email at [JKaufman@SantaBarbaraCA.gov](mailto:JKaufman@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 Wednesday, November 26, 2014, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov/HLC](http://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](mailto:HLCSecretary@SantaBarbaraCA.gov) or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

## **FINAL REVIEW**

### **A. 1003 SANTA BARBARA ST A**

**C-2 Zone**

Assessor's Parcel Number: 029-211-013  
 Application Number: MST2013-00418  
 Owner: Robert Dibley  
 Applicant: Vanguard Planning, LLC  
 Architect: Arketype Architects, Inc.

(This is a revised project description. Proposal for a 1,731 square foot two-story addition to be constructed on top of an existing 1,489 square foot, one-story commercial building. The commercial building will be converted to residential use and will be used as a four-car garage and storage. The resulting three-story single-family dwelling unit will be 40'-6" tall on an approximately 2,000 square foot parcel. Total floor area on site will be 3,312 square feet, or a 1.65 floor-to-lot-area ratio. A total of 969 square feet of outdoor decks and landings is also proposed. There will be 124 square feet of permeable paving installed in the driveway. The project received Staff Hearing Officer review for requested zoning modifications for setback encroachments and open yard area.)

**(Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 020-14, and Neighborhood Preservation Ordinance findings. Project was last reviewed by HLC on May 7, 2014.)**

**PROJECT DESIGN AND FINAL REVIEW****B. 1325 MORRISON AVE****R-2 Zone**

Assessor's Parcel Number: 029-091-023  
 Application Number: MST2014-00307  
 Owner: Marina Wolf  
 Applicant: Douglas Gheza  
 Engineer: Patrick Marr

(This is a revised project description. Proposal to demolish and reconstruct 50 square feet of the existing residence and construct 44 square feet of new one-story additions to an existing, 755 square foot, one-story, single-family residence, with an existing, 173 square foot, detached, one-car garage. Site alterations include the construction of a new trash enclosure and patio cover. The proposed total of 972 square feet, located on a 4,411 square foot lot, is 43% of the guideline floor-to-lot area ratio (FAR). The proposal received Staff Hearing Officer review for a requested zoning modification. The parcel is located within the Lower Riviera Special Design District and the residence is on the City's list of Potential Historic Resources as a contributing historic resource to the potential Bungalow Haven Historic District. The proposal will address violations listed in Zoning Information Report ZIR2013-00335.)

**(Action can be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution 051-14. Project was last reviewed on July 16, 2014.)**

**CONTINUED ITEM****C. 800 GARDEN ST****C-2 Zone**

Assessor's Parcel Number: 031-021-014  
 Application Number: MST2014-00451  
 Owner: Islay Investments  
 Applicant: Howard Kantor

(Proposal to replace all of the existing aluminum frame windows with bronze trimmed Style Line™ Milgard® vinyl retrofit windows.)

**(Action may be taken if sufficient information is provided. This project was last reviewed on November 19, 2014.)**

**NEW ITEM****D. 200 E CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 029-292-025  
 Application Number: MST2014-00574  
 Owner: Joe A. Freitas and Sons  
 Tenant: AT&T

(Proposal to remove (12) twelve existing four foot panel antennas and install (12) twelve four foot panel antennas, thirty remote radio units (RRUs), and various electrical equipment on the roof of an existing commercial building.)

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

**NEW ITEM****E. 26 W ANAPAMU ST C-2 Zone**

Assessor's Parcel Number: 039-530-001  
Application Number: MST2014-00591  
Owner: Hutton Foundation  
Architect: Pete Ehlen

(Proposal to demolish and replace an existing balcony on the second level of an existing four-story mixed use building. The proposal will address the enforcement case (ENF2014-00731).)

**(Action can be taken if sufficient information provided. This project addresses violations in Code Enforcement case ENF2014-00731.)**

**NEW ITEM****F. 1125 ANACAPA ST C-2 Zone**

Assessor's Parcel Number: 039-232-019  
Application Number: MST2014-00593  
Library Owner: City of Santa Barbara  
Museum Owner: County of Santa Barbara

(Proposal to add a new SCE Transformer to be located on the city parking lot (#7) parcel adjacent to La Arcada Plaza/Art Museum and the Library. Additional work includes realignment of existing walkway, new planting, add a new decorative fence to screen the transformer, and add a new guardrail to an existing retaining wall (adjacent to La Arcada).)

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