



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, August 12, 2015 **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
JULIO J. VEYNA

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
AMBER FLEMMINGS, 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: 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 4577, or by email at 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 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 Joanna Kaufman, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4472, or by email at 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 Friday, August 7, 2015, this Agenda was posted on the outdoor bulletin board 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 Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

REVIEW AFTER FINAL

A. 1721 SANTA BARBARA ST

E-1 Zone

Assessor's Parcel Number: 027-111-005
 Application Number: MST2014-00456
 Owner: WGH Ventures, Inc.
 Architect: Jose Luis Esparza, AIA

(Proposal to reconstruct a total of 1,072 square feet of one- and two-story additions (including 523 square feet on the ground floor, and 549 square feet on the second floor) at the rear of the an existing 2,119 square foot two-story, single-family residence. Also proposed is to relocate two garage doors from the north to the east on the existing 543 square foot, detached two-car garage. This application addresses violations identified in enforcement case ENF2014-00237. The proposed total of 3,734 square feet, located on a 12,792 square foot lot, is 92% of the required floor-to-lot area ratio (FAR). This structure is on the city's List of Potential Historic Resources: Edwards-Abraham House designed by architect Thomas Nixon c. 1875.)

(Review After Final for proposed landscaping plans and widening of garage doors to 9.5 feet. Project last reviewed on March 25, 2015.)

FINAL REVIEW**B. 202 W CABRILLO BLVD****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 033-092-008
Application Number: MST2015-00258
Business Name: Hotel Milo
Owner: HHLP Santa Barbara I Association, LLC
Architect: Cernal Andrulaitis, LLP
Contractor: Allen Construction

(Proposal to add new post-lanterns in the patio of buildings 5 and 6 and decorative outdoor LED string lights above four patio areas at buildings 2 and 3 for the existing Hotel Milo. All lighting will be affixed to existing building elements and connected to existing electrical service for each building. There are contributing resources to the Potential West Beach Historic District onsite.)

(Final review of proposed lighting details. Project last reviewed July 29, 2015.)

FINAL REVIEW**C. 407 E PADRE ST****E-1 Zone**

Assessor's Parcel Number: 025-263-021
Application Number: MST2015-00285
Owner: Christine Garvey
Applicant: Mark Morando

(Proposal for two single-story additions totaling 55 square feet on the rear of an existing 2,090 square foot single-family residence, the removal of two windows on rear east elevation to be replaced with wood, French doors with side lights. The rear patio will be surfaced with 396 square feet of Saltillo tile. The installation of a Juliette balcony railing over the original double French doors at the Porte cochere, installation of gates at the front elevation at the arch of Porte cochere, and landscaping and hardscape alterations are also proposed. The total of 2,478 square feet of development on a 5,996 square foot lot is 91.8 percent of the required maximum floor-to-lot area ratio (FAR). This residence is on the City's List of Potential Historic Resources and is a contributing structure in the Mission Gardens Potential Historic District.)

(Final review of landscaping plans. Project last reviewed July 29, 2015.)

FINAL REVIEW**D. 340 E LOS OLIVOS ST****E-1 Zone**

Assessor's Parcel Number: 025-261-004
Application Number: MST2013-00340
Owner: Winn Family Trust
Architect: Mark Shellnut Architects, Inc.
Applicant: Suzanne Elledge Planning & Permitting Services, Inc.

(This property is on the City's List of Potential Historic Resources: "Edwards/Dole House." Proposal for alterations and additions to an existing, three-story, 5,203 square foot, single-family residence, located on a 13,510 square foot parcel. The project includes a request to permit the 139 square foot "as-built" dormer addition, a 142 square foot "as-built" deck constructed on the third floor, and the 362 square foot "as-built" second-story sunroom addition, the replacement of aluminum windows on the "as-built" second-story sunroom with (period-correct) wood windows, and the replacement and installation of new skylights. The proposal also includes additions and alterations to the existing garage including relocating the existing 408 square foot, two-car garage (and 244 sq. ft. loft above the garage) to comply with required front setback, adding 60 square feet to meet the minimum interior dimensions, and window and door changes. The existing driveway material is to be removed and replaced with a 540 square foot brick driveway including an integrated brick inlaid vehicular turntable. This project will address violations identified within enforcement case ENF2013-00546 including "as-built" window and skylight changes to the existing 267 square foot detached accessory building and the demolition of other unpermitted structures. The proposed site development totals 6,683 square feet. The project is 149% of the required floor-to-lot area ratio (FAR). The application received Planning Commission review and approvals for requested floor area and setback modifications.)

(Final review of garage and window details. Project must comply with Planning Commission Resolution No. 012-15. Project last reviewed July 29, 2015.)

CONTINUED ITEM**E. 655 DEL PARQUE DR C****R-3/SD-3 Zone**

Assessor's Parcel Number: 017-410-001
Application Number: MST2015-00318
Owner: East Beach Homeowners Association
Applicant: Arbor Services, Inc.

(Proposal to remove two (2) Monterey Pines and replace with two (2) trees of equivalent biomass in an existing condominium development in El Pueblo Viejo Landmark District.)

(Action can be taken if sufficient information is provided. Project last reviewed on July 15, 2015.)

NEW ITEM**F. 1103 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-231-014
Application Number: MST2015-00370
Owner: Ronald J. Gillio 2006 Revocable Trust
Applicant: Chris Gillio

(Proposal for a new six-foot tall, swinging, iron security gate at the rear of an existing commercial property. No other exterior alterations are proposed.)

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

NEW ITEM**G. 236 E CABRILLO BLVD****P-R/SD-3 Zone**

Assessor's Parcel Number: 017-191-004
Application Number: MST2014-00596
Owner: City of Santa Barbara

(Proposal for limited repairs and maintenance of the existing Laguna Pump Station Facility, tide gate structure, and restoration plan. The project is proposed in four phases. Phase 1 includes removal of sedimentation and vegetation in the channel, repairs to channel wall, installation of an additional debris rack, repairs to the existing wet well inlet screen, improved lighting, and cameras for monitoring of conditions. Phase 2 includes the repair of the internal mechanics of Tide Gate No. 3, sedimentation removal between the Cabrillo Beachway and tide gates, and replacement of the outflow cover for the storm drain outlet. Phase 3 includes planting native vegetation to replace what is removed from the channel. This will extend the area of restoration for the Cabrillo Bridge Replacement and Lower Mission Creek Flood Control Lagoon Restoration projects scheduled for 2016. Phases 2 and 3 of the project are within Coastal Commission original permit jurisdiction. Phase 4 includes the on-going maintenance of the channel, which entails the removal of excess sedimentation prior to anticipated major storm events.)

(Concept review; comments only. Project requires Coastal Development Permit from the Planning Commission.)