



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, September 9, 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, September 4, 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.

NEW ITEM

A. 418 CHAPALA ST G

C-M Zone

Assessor's Parcel Number: 037-320-007
Application Number: MST2015-00434
Owner: Hill Partnership
Designer: Dale Pekarek
Engineer: Frolenko Engineering

(Proposal for a new ADA compliant elevator and second floor balcony extension on an existing 8,008 square foot commercial condominium complex. The elevator will be adjacent to Suite G. The total additional non-residential square footage is 45 square feet for a total of 8,053 square feet of non-residential square footage at this location.)

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

NEW ITEM**B. 1227 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-182-003
Application Number: MST2015-00447
Owner: 1221 Victoria Court, LP
Architect: Richard Six
Business Name: Victoria Court

(Proposal for a new 400 square foot brick, two foot in height raised patio with wrought iron railing adjacent to the rear of Buchon restaurant. This proposal is associated with the site improvements on the adjacent parcel at Victoria Court under a separate application (MST2014-00359). Also proposed is a new understairs screening and gate.)

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

REVIEW AFTER FINAL**C. 101 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-075-006
Application Number: MST2011-00171
Owner: Romasanta Family Living Trust
Architect: Cearnal Andrulaitis, LLP

(This is a revised project description. Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 22,133 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage totaling 9,943 square feet.)

(Review After Final for requested changes to sidewalk hardscaping. Requires compliance with Planning Commission Resolution No. 002-13. Project was last reviewed on March 25, 2015.)

REVIEW AFTER FINAL**D. 1003 SANTA BARBARA ST A****C-2 Zone**

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

(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.)

(Review After Final for proposed changes to the elevator shaft. Project requires compliance with Staff Hearing Officer Resolution No. 020-14. Project last reviewed December 3, 2014.)

CONTINUED ITEM**E. 129 E ANAPAMU ST****C-2 Zone**

Assessor's Parcel Number: 029-121-013
Application Number: MST2015-00233
Owner: 129 Anapamu, LLC
Business Name: The Little Door
Applicant: Ross Miller

(Proposal for tenant improvements to an existing commercial building, including the demolition of an existing 450 square foot deck to be replaced with a new 320 square foot raised deck, new wooden trellis, new windows, a new ADA wheelchair lift, and minor landscaping alterations. A new two foot tall sandstone planter wall will be constructed at street level. The existing tables and chairs will remain.)

(Action can be taken if sufficient information is provided. Project last reviewed on August 26, 2015.)

PROJECT DESIGN AND FINAL REVIEW**F. 101 E CABRILLO BLVD****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-113-004
Application Number: MST2014-00081
Architect: Craig Burdick
Owner: Anthony Schrillo

(This is a revised project description. Proposal to construct a new 345 square foot trellis for an existing restaurant in the Appealable Jurisdiction of the Coastal Zone. The trellis will be located on the western side of the building at an existing outdoor patio area. This project received Staff Hearing Officer approval of a zoning modification to locate the trellis in the required front setback.)

(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 028-15.)

REVIEW AFTER FINAL**G. 1130 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-232-020
 Application Number: MST2013-00237
 Owner: County of Santa Barbara
 Business Name: Santa Barbara Museum of Art
 Architect: Kupiec Architects
 Applicant: Suzanne Elledge Planning & Permitting Services, Inc.
 Landscape Architect: Arcadia Studio

(Proposed addition and alterations to the Santa Barbara Museum of Art consisting of a 7,944 net new square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing four-story 64,511 net square foot building. Also proposed is a new approximately 1,420 unenclosed square foot public rooftop pavilion, garden and terrace area with associated access elevator and stairway, new rooftop mechanical equipment, and skylights. A new art receiving facility will add 402 square feet to the building footprint and a 5-foot long low curb wall at the northerly corner of the building will encroach onto City Central Library grounds. Miscellaneous site structure demolition will occur to support implementation of the proposed design. Two oak trees are proposed for removal with replacement of one oak tree on site and two others off site. A new electrical power transformer would be located on City property at Public Parking Lot No. 7. The net new square feet of new floor area will result in 72,455 net square feet of development. Construction staging would occur on the adjacent City library property. This building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art.")

(Review After Final for proposed changes to skylights, landscaping, and wall details. Project must comply with Planning Commission Resolution No. 029-14. Project last reviewed on March 25, 2015.)

NEW ITEM**H. 2020 ALAMEDA PADRE SERRA 101****SP-7 Zone**

Assessor's Parcel Number: 019-163-004
 Application Number: MST2015-00435
 Owner: Michael Towbes, LLC
 Applicant: True Nature Design

(Proposal to replace 7,142 square feet of existing lawn with waterwise and firewise landscaping and to renovate 1,880 square feet of existing waterwise landscaping, install drip irrigation, and renovate the existing turf irrigation system. This is a City Landmark: Riviera Campus Historic District.)

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