



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, January 13, 2016 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M**

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
MICHAEL DRURY
ANTHONY GRUMBINE
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
JENNIFER SANCHEZ, 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 Agenda reviewing member of the HLC may refer items to the Full Commission 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 Street. 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 Commission 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 4572 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, January 8, 2016, 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. 1816 STATE ST

C-2 Zone

Assessor's Parcel Number: 027-032-021
 Application Number: MST2009-00281
 Owner: Alamar Ii, LLC
 Architect: Bryan Murphy
 Business Name: Fiesta Inn & Suites

(This is a revised project description: Proposal for an addition and exterior alterations to an existing three-story commercial building. The proposal includes façade alterations, a 210 square foot lobby addition and 92 square foot entry porch, a tower addition with a 138 square foot storage room, a 270 square foot storage room addition on the third floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square feet, widening of the second-floor corridor by 164 square feet, removal of exterior stairs, new wall fountain, and alterations to the existing parking lot. This project received Planning Commission approval. Approval of this project will abate violations outlined in ENF2008-01335.)

(Review After Final is requested for proposed changes to enclose the tower element with windows and convert to maid/storage space for a total of 138 square feet of new non-residential additions, the relocation of a trash enclosure, two parking spaces, bike parking, and a new mechanical equipment enclosure at the rear of the hotel. Requires compliance with Planning Commission Resolution No. 018-10. Project last reviewed on October 9, 2013.)

FINAL REVIEW**B. 420 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-173-005
 Application Number: MST2005-00442
 Owner: Jeffrey P. Shuman 2009 Trust
 Agent: Jarrett Gorin
 Architect: RRM Design Group

(Proposal to demolish an existing 259 square foot one-car garage and construct two new residential condominium units above three new two-car garages. The proposal will result in three residential condominiums: Unit A, an existing 1,382 square foot one-story single-family residence, which will remain unaltered; Unit B, a proposed 1,158 square foot two-story unit; and Unit C, a proposed 1,365 square foot two-story residential unit. The existing residence, Unit A, is Landmark-worthy and therefore the project was concurrently reviewed by the Historic Landmarks Commission.)

(Final Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 008-07. Project last reviewed on December 16, 2015.)

FINAL REVIEW**C. 2559 PUESTA DEL SOL****E-1 Zone**

Assessor's Parcel Number: 023-271-003
 Application Number: MST2015-00613
 Owner: Santa Barbara Museum of Natural History
 Applicant: Heidi Jones

(This is a revised project description. Proposal for a new six to eight foot tall, 120 linear foot sound wall at the Santa Barbara Museum of Natural History. Landscaping alterations and parking space relocation are also proposed. The Santa Barbara Museum of Natural History is a Designated Structure of Merit.)

(Final Approval is requested. Project last reviewed on December 16, 2015.)

FINAL REVIEW**D. 29 E VICTORIA ST****C-2 Zone**

Assessor's Parcel Number: 039-133-009
 Application Number: MST2015-00087
 Owner: Tioga Holdings LP
 Contractor: Total Heating & Air
 Business Name: Ca' Dario

(This is a revised project description. Proposal to address violations of enforcement case ENF2014-01029 and permit five (5) "as-built" heating, ventilation, and air conditioning [HVAC] rooftop units with new equipment screening on an existing commercial building. Additional "as-built" exterior alterations include an on-demand water heater, lot line fence, and additional decorative elements. This building is on the City's List of Potential Historic Resources: Spanish Colonial building designed by Soule, Murray, and Hastings c. 1922.)

(Final Approval is requested. Project last reviewed on March 25, 2015.)

CONTINUED ITEM**E. 326 E ARRELLAGA ST****R-3 Zone**

Assessor's Parcel Number: 027-251-005
Application Number: MST2015-00582
Owner: Mark R. Jacobsen
Agent: James Macari

(Proposal for "as-built" alterations to an existing two-story duplex. Exterior changes to the duplex include removal of two existing doors and a window and installation of a set of new French doors leading to a proposed 167 square foot wood raised deck at the rear of the building. Interior changes include unit reconfiguration so that Unit A occupies the upper floor [street grade] and Unit B occupies the basement. The total square footage of the building will not change. One existing covered parking space will remain unaltered. This building is on the City's List of Potential Historic Resources.)

(Action can be taken if sufficient information is provided. Project last reviewed on December 16, 2015.)

NEW ITEM**F. 1116 GARDEN ST****R-3 Zone**

Assessor's Parcel Number: 029-172-001
Application Number: MST2015-00586
Owner: Cory Spieler
Applicant: Paul Spieler

(Proposal for a total of 106 square feet of first- and second-story additions associated with interior remodels to an existing 1,492 square foot duplex. An 86 square foot living room addition to the lower unit and a 27 square foot addition to the upper-level unit are proposed for a total of 1,598 square feet of development. A three and a half foot tall deck to serve the lower-level unit is proposed. A 155 square foot upper-level deck located at the rear of the residence will be constructed for the upper-level unit. A new exterior staircase will provide access to the second-level unit. Two uncovered parking spaces are provided on site. The existing concrete driveway will be replaced with a new concrete driveway. This duplex is on the City's List of Potential Historic Resources: Queen Anne house, Brownsill/Poole Residence.)

(Action can be taken if sufficient information is provided. Private outdoor fence waiver required.)