



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

**Wednesday, April 20, 2016**

**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 HERNANDEZ, Urban Historian  
JOANNA KAUFMAN, Planning Technician  
JENNIFER SANCHEZ, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://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 special meeting of April 20, 2016 at 1:00 p.m. 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 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](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 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 Friday, April 15, 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](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 Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

## **REVIEW AFTER FINAL**

### **A. 917 LAGUNA ST**

**C-2 Zone**

Assessor's Parcel Number: 029-301-009  
 Application Number: MST2013-00497  
 Owner: Rudolf & Rosemarie Mosel, Trustees  
 Owner: Mosel Properties  
 Designer: Gary Mosel

(Proposal for minor residential additions and alterations to an approximately 5,800 square foot parcel containing two one-story single-family dwellings. The proposal includes construction of two new laundry rooms totaling 102 square feet at the rear of the 689 square foot dwelling unit at 917 Laguna Street. Also proposed to the front unit are exterior alterations including new windows to replace the existing windows, new and replaced doors, reroof, new fencing, a new trash area, rebuilding the existing front porch, replacing the existing ribbon driveway with concrete, two new uncovered parking spaces, a covered parking space repaving the parking area with permeable pavers, and new landscaping. No exterior changes are proposed to the rear dwelling unit at 917 1/2 Laguna Street. Staff Hearing Officer approval was granted for a zoning modification.)

**(Review After Final for proposed carport. Project must comply with Staff Hearing Officer Resolution 043-14. Project last reviewed on December 16, 2015.)**

**FINAL REVIEW****B. 2535 ANACAPA ST****E-1 Zone**

Assessor's Parcel Number: 025-032-003  
 Application Number: MST2016-00096  
 Owner: Carolyn Butcher Trust  
 Architect: Susan Sherwin

(Proposal for an interior remodel to an existing single-family residence to create a new master bath, closet, new guest bathroom, and add interior stairway down to bottom story. Three exterior doors will be replaced with windows. A porch on the east side of residence will be removed, and a new shade trellis is proposed to cover the interior courtyard. An existing circular driveway in the front of the residence facing Anacapa Street will be abandoned, removed, and replaced with site work. An administrative fence height exception is being requested to allow a six-foot tall stone wall along both front property lines on Constance Street and Anacapa Street and an eight-foot tall wall along the rear yard property line. The project will address violations identified in ZIR2013-00589. This residence is on the City's List of Potential Historic Resources: Palmer Residence, constructed 1929.)

**(Final Approval is requested. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character. Project last reviewed on April 6, 2016.)**

**CONTINUED ITEM****C. 922 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-322-023  
 Application Number: MST2016-00050  
 Owner: Ronald & Nancy Hays, Trustees  
 Architect: Sherry & Associates

(Proposal for fire repairs with interior and the following minor exterior alterations to the rear of an existing commercial/office building: a new 192 square foot second story rear deck and new 90 square foot detached storage shed. This building is a Designated City Landmark: Nardo Building.)

**(Action can be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan and Historic Resource findings. Project last reviewed April 6, 2016.)**

**CONTINUED ITEM****D. 209 PASEO NUEVO****C-2 Zone**

Assessor's Parcel Number: 037-400-002  
 Application Number: MST2016-00121  
 Owner: I & G Direct Real Estate 3, LP  
 Applicant: Robert Shelton

(Proposal to remove and replace the canvas on three existing awnings at Paseo Nuevo.)

**(Action can be taken if sufficient information is provided. Project last reviewed on April 6, 2016.)**

**NEW ITEM****E. 800 GARDEN ST****C-2 Zone**

Assessor's Parcel Number: 031-021-014  
Application Number: MST2016-00143  
Owner: Islay Investments

(Proposal for a new elevator shaft on the Garden Street elevation of an existing commercial building. An existing staircase will be demolished and relocated. No other exterior changes are proposed.)

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

**CONTINUED ITEM****F. VARIOUS LOCATIONS**

Assessor's Parcel Number: ROW-001-776  
Application Number: MST2015-00391  
Owner: City of Santa Barbara  
Applicant: Crown Castle/NG West, Inc.

(Conceptual review for the proposed installation of new small cell wireless antennas and radios in the right-of-way at six separate site locations in El Pueblo Viejo Landmark District. Project sites include the intersection of State and De La Guerra Streets, the 400 block of State Street, State and Anapamu Streets, Ortega and Anacapa Streets, Anacapa and Carrillo Streets, and the 900 block of Chapala Street. Proposed designs include underground vaults and new antennas on existing streetlights.)

**(Action can be taken if sufficient information is provided. No Visual Impact findings are required. Project last reviewed on April 6, 2016.)**

**CONTINUED ITEM****G. VARIOUS LOCATIONS**

Assessor's Parcel Number: ROW-002-084  
Application Number: MST2015-00392  
Owner: City of Santa Barbara  
Applicant: Crown Castle/NG West, Inc.

(This is a revised project description. Proposed wireless facilities in the right-of-way at three separate site locations in El Pueblo Viejo Landmark District. 1) 100 Block W. Gutierrez Street: Removal of an existing parking sign pole to be replaced with a 19' tall decorative street pole with a canister antenna and an adjacent electrical meter cabinet containing Radio Remote Units [RRUs]. 2) 100 Block W. Cota Street: Proposed installation of a canister antenna atop an existing 33'-9" service pole with a below grade equipment vault containing RRUs. This proposal is in the Brinkerhoff Avenue Landmark District. 3) 100 Block Chapala Street: Proposed removal of a streetlight to be replaced with a 29'-6" decorative light standard with a canister antenna. Also proposed are a new service meter pedestal, pad, and equipment cabinet containing RRUs. This proposal is in the potential West Beach Historic District.)

**(Action can be taken if sufficient information is provided. No Visual Impact findings are required. Project last reviewed on April 6, 2016.)**

**NEW ITEM**

**H. 331 W MONTECITO ST**

**C-2/SD-3 Zone**

Assessor's Parcel Number: 033-031-001  
Application Number: MST2016-00151  
Owner: Ashita Ventures, LLC  
Applicant: Henry Naidu  
Architect: Chris Schneider

(Proposal for a six-foot high wrought iron fence to run a total of 62 lineal feet to protect a tree and planter at an existing 7-Eleven convenience store. The fence will run alongside W. Montecito Street.)

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