



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

**630 Garden Street**

**11:00 A.M.**

**Wednesday, April 30, 2008**

**COMMISSION MEMBERS:**

WILLIAM LA VOIE, *Chair* (Consent Calendar Representative)  
DONALD SHARPE, *Vice-Chair* (Consent Calendar Representative)  
ROBERT ADAMS (Consent Calendar Representative)  
LOUISE BOUCHER  
KEN CURTIS  
STEVE HAUSZ  
FERMINA MURRAY  
SUSETTE NAYLOR  
ALEX PUJO

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:**

ROGER HORTON

**PLANNING COMMISSION LIAISON:**

STELLA LARSON

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
JAKE JACOBUS, Urban Historian  
SUSAN GANTZ, 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 Calendar 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 calendar agenda.

The applicant's presence is suggested so that the applicant can answer 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 Calendar agenda are reported to the Full Board. The Full Board 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. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street, within ten (10) calendar days of the date the action is ratified.

**NOTICE:**

- A. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden Street 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 Susan Gantz, at (805) 564-5470, between the hours of 8:30 a.m. and 4:00 p.m., Monday through Thursday, and every other Friday; or by e-mail at [sgantz@SantaBarbaraCA.gov](mailto:sgantz@SantaBarbaraCA.gov). Please check our website under City Calendar to verify closure dates.
- B. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- C. **POSTING:** On Friday, April 25, 2008, at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov/hlc](http://www.SantaBarbaraCa.gov/hlc).

**REVIEW AFTER FINAL**

- A. 333 JUNIPERO PLAZA E-1 Zone  
 Assessor's Parcel Number: 025-261-003  
 Application Number: MST2003-00911  
 Owner: Rowland and Mary Hanson  
 Architect: Kent Mixon  
 Landscape Architect: David Pfifer

(This is a City Landmark (Francisca de la Guerra Dibblee Residence). Proposal to convert an existing 520 square foot garage to storage use and construct a detached 440 square foot, two-car garage with an attached 150 square foot storage area on the east side of the house. The project also includes removing two sets of trellis and fruit trees on the west side of the house, the construction of a new 280 square foot master bath, a new door entry, and the reconfiguration of six courtyard openings on the south elevation. Additionally proposed is a 12 by 40 foot swimming pool, arbor, fountain, Zen garden, and new access to the upper garden. As part of the building construction, the existing plaster and brick substrate will be removed and replaced with dimensional framing and replastered to exactly match the existing condition.)

**(Review After Final of building colors.)**

**REVIEW AFTER FINAL**

- B. 219 EQUESTRIAN AVE R-3 Zone  
 Assessor's Parcel Number: 029-122-013  
 Application Number: MST2005-00127  
 Owner: Berkus Family Partnership, LP  
 Architect: Keith Rivera  
 Landscape Architect: Earthform Design

(Proposal to demolish an existing 1,683 square foot duplex and construct a new, one-story 784 square foot one-bedroom residence with a 792 square foot non-habitable cellar and a 438 square foot two-car carport on a 3,444 square foot lot. A modification was granted to provide less than the required 10% open space.)

**(Review After Final of proposed changes to approved landscape plan, including hardscape material, removal of potted plants from roof, hedge material, patio arrangement, and other planting materials.)**

**REVIEW AFTER FINAL**

C. 2300 GARDEN ST E-1 Zone

Assessor's Parcel Number: 025-140-018  
Application Number: MST2006-00311  
Owner: SRS Garden Street, LLC  
Applicant: Mary Rose & Associates  
Architect: Machin & Mead  
Contractor: Plant Construction

(This structure is on the City's List of Potential Historic Resources. Proposed upgrade of site utilities including electrical, gas, and plumbing comprised of trenchwork on existing roadways and in front of the main building, new transformer on concrete pad, new switchgear, and four new fire hydrants. Accessibility improvements will be in conformance with current California Building Code to be implemented in phases related to building upgrades under separate permits. Some parking spaces are proposed to be either slightly shifted or relocated to accommodate accessibility route.)

**(Review After Final of location of electrical enclosure, fencing, gates, and landscaping.)**

**REVIEW AFTER FINAL**

D. 631 GARDEN ST C-M Zone

Assessor's Parcel Number: 031-152-028  
Application Number: MST2007-00089  
Owner: City of Santa Barbara  
Applicant: Renee Brooke  
Architect: Paul Poirier

(Proposal for the interior and exterior remodel of an existing 3,746 square foot building and an existing 1,443 square foot building including the following improvements: Provide ADA compliant restrooms for new community arts workshop use. Provide new overhead door with man door and transom window in three existing open bays. Install new doors and windows in other existing openings. Site improvements to include replacing existing gates and fencing with new brick walls and wrought iron gates, changes to the parking layout to accommodate future City Water Department facility improvements, partial replacement of existing landscaping and new additional landscaping, and minor grading to allow for ADA accessibility. No additional floor area will be added.)

**(Review After Final of new sidewalk, tree gates, handicap parking space, paving changes, relocation of drinking fountain to interior of building, exterior lighting and trash enclosure)**

**NEW ITEM**

E. 525 STATE ST C-M Zone

Assessor's Parcel Number: 037-172-002  
Application Number: MST2008-00199  
Owner: John R. Lindgren  
Architect: Dawn Sherry  
Business Name: Madison's

(Proposal to abate violations outlined in ENF2006-00954 by legalizing the "as-built" exterior canvas and vinyl awning.)

**NEW ITEM**

F. 2201 LAGUNA ST E-1 Zone

Assessor's Parcel Number: 025-140-005

Application Number: MST2008-00200

Owner: Old Mission Santa Barbara

(This is a National Designated Historic Resource. Proposal to demolish an existing shed, and rebuild new enclosure for disposal and trash bins and a new shed on a 13 acre lot in El Pueblo Viejo District.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)**

**NEW ITEM**

G. 116 E PADRE ST E-1 Zone

Assessor's Parcel Number: 025-321-002

Application Number: MST2008-00162

Owner: Jerry and Virginia McFerran

Designer: Patrick Poulter

(This structure was found to be worthy of Structure of Merit status. Proposal to demolish a 128 square foot second floor sitting room and rebuild a new 128 square foot second floor sitting room. Also proposed on this 4,425 square foot lot is to demolish an existing elevator tower, replace the existing ground floor patio with new brick and plaster materials, and demolish a 73 square foot storage room at the rear of an existing one-car garage. A Zoning Modification will be required because the area of work is located in the front setbacks.)

**NEW ITEM**

H. CITY PARKING LOT #9 C-2 Zone

Assessor's Parcel Number: 039-322-052

Application Number: MST2008-00183

Owner: City of Santa Barbara

Applicant: Jessica Grant, Project Planner

(Proposal for a new five-foot tall wood guard rail to replace an existing, underheight railing, and increase the height of an existing plaster wall to five feet, at the stairway to Parking Lot #9, adjacent to the new public restroom.)

**REVIEW AFTER FINAL**I. 721 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 037-082-026  
Application Number: MST2002-00405  
Owner: Chadwick Pacific, LP  
Applicant: Bermant Development Company  
Architect: Peikert Group Architects  
Architect: Michael Holliday

(Proposal to demolish an existing 9,788 square foot commercial building and six residential units totaling 2,700 square feet, and to construct 9,788 square feet of commercial space, 29 residential units (including 12 bonus density units) totaling 43,357 square feet, and a 25,533 square foot on-grade parking structure.)

**(Review After Final of outdoor patio dining tables, chairs, umbrellas and heaters to be placed outside of the public right-of-way.)**

**CONTINUED ITEM**J. 101 W GUTIERREZ ST C-2 Zone

Assessor's Parcel Number: 037-245-003  
Application Number: MST2008-00152  
Owner: Gutierrez Limited Partnership  
Architect: Cearnal Andrulaitis

(Proposal to rebuild two exterior stairways and replace railings and banisters on an existing mixed-use building on a 14,336 square foot lot.)

**(Continued Concept Review.)**

**NEW ITEM**

## K. 00 W DE LA GUERRA ST

Assessor's Parcel Number: 037-400-0RW  
Application Number: MST2008-00186  
Owner: City of Santa Barbara  
Applicant: Downtown Organization

(Proposal for a temporary, portable information kiosk for the Downtown Host program to be located on State Street at the entrance to Paseo Nuevo retail shopping mall. The proposal consists of a portable podium, umbrella, and chair.)

**NEW ITEM**

- L. 1528 STATE ST C-2 Zone  
Assessor's Parcel Number: 027-232-012  
Application Number: MST2008-00187  
Owner: Camilla Chandler Frost  
Agent: Sharon Spear  
Designer: Melgoza Odale, Inc.  
(Proposal to replace two existing 4' x 6' windows with 8' x 5' windows on the streetscape elevation of an existing one-story commercial building.)

**NEW ITEM**

- M. 2410 STATE ST E-3 Zone  
Assessor's Parcel Number: 025-072-017  
Application Number: MST2008-00189  
Owner: Steven Szabo  
(This structure is on the City's List of Potential Historic Resources: "Freeman House." Proposal for an exterior paint color change on an existing two-story single-family residence.)

**NEW ITEM**

- N. 1324 STATE ST C-2 Zone  
Assessor's Parcel Number: 039-132-015  
Application Number: MST2008-00197  
Owner: Arlington Plaza, LLC  
Contractor: Signs By Ken  
(Proposal to abate an enforcement case violation with a request to legalize eight flags displayed on the exterior of the building.)