



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

REMINDER: The review of the Consent Calendar will be held in the Fishbowl Conference Room.

Wednesday, May 28, 2008

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

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

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. 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. 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, May 23, 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.

NEW ITEM

- A. 1022 LAGUNA ST R-3 Zone
Assessor's Parcel Number: 029-222-022
Application Number: MST2008-00213
Owner: David and Laura Correia
Architect: Jose Esparza
(Proposal to rebuild an existing 238 square foot garage like-for-like, construct a 408 square foot addition, and add a new front and rear porch on an existing 817 square foot single-family residence. This project will result in a development of 1,225 square feet.)

(Comments only; requires Environmental Assessment.)

NEW ITEM

- B. 915 STATE ST C-2 Zone
Assessor's Parcel Number: 039-321-039
Application Number: MST2008-00245
Owner: Hughes Survivor`s Trust
Architect: Cearnal Andrulaitis
(Proposal to demolish an existing 3,727 square foot commercial building and construct a new one-story commercial building of 3,945 square feet on a 4,495 square foot parcel.)

(Final Approval of the project is requested. The project was revised for complete demolition of the existing building.)

REVIEW AFTER FINAL

C. 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 change to electrical transformer screen as viewed from De La Guerra Street.)

REVIEW AFTER FINAL

D. 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

E. 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.)

(Second Concept Review.)

REVIEW AFTER FINAL

F. 2300 GARDEN ST RETIRED Zone

Assessor's Parcel Number: 025-140-018
Application Number: MST2008-00036
Owner: SRS Garden Street, LLC
Applicant: Mary Rose & Associates
Architect: Jorge Machin, M2

(This is a revised Project Description. The former St. Anthony's Seminary is on the City's List of Potential Historic Resources. Proposal to install 10 temporary portable classroom units and two temporary portable restroom units to be used during previously-approved structural upgrades to existing campus buildings. Nine of the units are 24'x40', one of the units is 36'x60', another unit is 24'x60', and the two bathroom units are 12'x40' for an overall total of 11,520 net square feet. The portable units will be located in the existing play court area and their estimated date of removal is proposed to be September of the year 2011. The project will also include installation of utilities to accommodate the portable classrooms and temporary relocation of the existing play court area.)

(Review After Final of changes to portable building locations and configuration and change to grading, landscaping, lighting, fencing, and architectural details.)

NEW ITEM

G. 1935 STATE ST C-2 Zone

Assessor's Parcel Number: 025-371-007
Application Number: MST2008-00241
Owner: BP West Coast Products, LLC
Agent: Alanna Isaac
Architect: Fiedler Group
Business Name: Arco

(Proposal to install a new Healy clean air separator unit with enclosure and concrete pad, and associated EVR Phase II upgrades to existing fueling system on a 13,394 square foot parcel.)

NEW ITEM

H. 1201 ANACAPA ST C-2 Zone

Assessor's Parcel Number: 039-183-035
Application Number: MST2008-00235
Owner: Rick Sanders
Architect: Cearnal Andrulaitis
Landscape Architect: Katie O'reilly-Rogers

(Proposal for new exterior paint color and landscape plan at an existing three-story commercial building.)