



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, October 1, 2008 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

COMMISSION MEMBERS: SUSETTE NAYLOR, *Chair* (Consent Calendar Representative)
DONALD SHARPE, *Vice-Chair* (Consent Calendar Representative)
ROBERT ADAMS (Consent Calendar Representative)
LOUISE BOUCHER
KEN CURTIS
MICHAEL DRURY
STEVE HAUSZ
FERMINA MURRAY
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. 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 St., during normal business hours. 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 gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- C. **POSTING:** On Friday, September 26, 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.

CONTINUED ITEM

- A. 791 CHAPALA ST C-2 Zone
Assessor's Parcel Number: 037-082-006
Application Number: MST2008-00425
Owner: Ray Mahboob
Architect: Michael Holliday
Business Name: Silvergreens
(Proposal for a new exterior wall vent and new outdoor dining furniture including tables, chairs, umbrellas, and wall mounted heaters. The furniture encroaching into the public right-of-way will require approval of an Outdoor Dining License Application from the Public Works Department.)

(Second Concept Review.)

FINAL REVIEW

- B. 201 E FIGUEROA ST C-2 Zone
Assessor's Parcel Number: 029-162-028
Application Number: MST2008-00424
Owner: Wells Family Trust
Architect: Michael Holliday
(Proposal to remove an existing wood entry trellis and existing wood window grilles and install new wood shutters with wrought iron details. Also proposed is to plaster the existing adobe landscape planters and walls and repaint the exterior of this 3,500 square foot, one-story commercial building.)

(Final Approval of the project is requested.)

CONTINUED ITEM

C. 1117 STATE ST C-2 Zone

Assessor's Parcel Number: 039-231-030
Application Number: MST2008-00414
Owner: 1129 State Street
Applicant: Klaus Graf
Architect: Lenvik and Minor
Contractor: Frank Schipper
Business Name: Antica

(Proposal to remove an existing 165 square foot trash enclosure and construct a new 420 square foot trash enclosure at the rear of a commercial building.)

(First Concept Review continued from September 17, 2008.)

REVIEW AFTER FINAL

D. 1722 STATE ST C-2/R-1 Zone

Assessor's Parcel Number: 027-102-021
Application Number: MST2005-00455
Owner: 1722 State Street Investors, LLC
Applicant: Howard Gross
Architect: Jan Hochhauser

(Proposal for a three story commercial mixed-use development consisting of ten residential condominium units with approximately 8,400 square feet of commercial development. The residential units would consist of six 3-bedroom units and four 2-bedroom units. One 3-bedroom unit would be affordable to middle-income. Parking to accommodate 55 cars will be located in a subterranean parking garage. The existing 7,200 square foot commercial structure on this 28,875 square foot lot will be demolished as part of this proposal.)

(Review After Final of proposed change of approved fountain tile and sandstone cap on garden wall.)

NEW ITEM

E. 1123 STATE ST C-2 Zone

Assessor's Parcel Number: 039-231-037
Application Number: MST2008-00427
Owner: 1129 State Street
Applicant: D.A. Levy & Associates
Architect: RCE Construction & Engineering
Contractor: Burdg, Dunham & Associates
Business Name: Anthropologie

(This structure is on the City's list of potential historic resources and is on the California Inventory of Historic Resources: "San Marcos Court Building." Proposal for front and rear entry door changes in a retail store. At the front elevation, the project will entail relocating a pair of entry doors and enclosing the recessed area with windows to match existing. There will be an increase of 52.5 square feet of Measure "E" commercial square footage. Proposed signage to be reviewed under a separate application by the Sign Committee.)

REVIEW AFTER FINAL

F. 16 E CARRILLO ST C-2 Zone

Assessor's Parcel Number: 039-322-044
Application Number: MST2008-00055
Owner: Masonic Properties Santa Barbara, Inc.
Applicant: Gil García
Business Name: Santa Barbara Bank & Trust

(This structure is on the City's List of Potential Historic Resources: "Masonic Temple." Proposal to relocate an existing ATM, replace a storefront window, add new plant pots and light fixtures, and paint a colored band on the exterior of the office of Santa Barbara Bank & Trust.)

(Review After Final of new awnings at the E. Carrillo Street elevation.)

FINAL REVIEWG. 928 STATE ST C-2 Zone

Assessor's Parcel Number: 039-322-032
Application Number: MST2007-00615
Owner: Llewellyn Goodfield Jr., Trustee
Applicant: Cearnal Andrulatitis
Business Name: Former Pier One Tenant Space

(This structure is on the City's List of Potential Historic Resources: "Rogers Furniture Building." This is a revised project description: Proposal to remove an existing 4,375 square foot interior mezzanine and stairwell and the replacement of an existing elevator and stairs with new elevator and stairs at the rear of the building. Also proposed is a new secondary exit stair at the northeast corner of the building and construction of 3,706 square feet of new second story floor area. The existing north and south parapet wall will be raised to the height of the existing tile roof. The rear facade improvements include the relocation of the secondary exit door, restoring the existing rear door, and the addition of seven new windows.)

(Final Approval of materials details is requested.)

FINAL REVIEWH. 310 & 402 E ORTEGA ST C-M Zone

Assessor's Parcel Number: 031-160-015
Application Number: MST2008-00299
Owner: City of Santa Barbara Public Works Department
Applicant: Bill Davis, City Project Engineer

(Proposal for installation of a 384.3 kilowatt-peak (kWp) photovoltaic solar panel project on eight City corporate yard buildings. The installation will consist of 1,830 modules, flush mounted on roofs. Three electrical equipment enclosures are proposed on grade at the exterior of the buildings.)

(Final Approval of the landscape plan details is requested.)