



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, April 15, 2009 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

COMMISSION MEMBERS: SUSETTE NAYLOR, *Chair*
 DONALD SHARPE, *Vice-Chair* (Consent Calendar Representative)
 ROBERT ADAMS (Consent Calendar Representative)
 LOUISE BOUCHER
 KEN CURTIS
 MICHAEL DRURY
 FERMINA MURRAY
 ALEX PUJO
 CRAIG SHALLANBERGER

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:

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.

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.

POSTING: On Friday, April 10, 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.

REVIEW AFTER FINAL

A. 1715 STATE ST C-2/R-4 Zone

Assessor's Parcel Number: 027-101-021
Application Number: MST2008-00578
Owner: Girsh Family Trust
Owner: Ruth Hochman
Architect: Lenvik & Minor Architects

(This property is on the City's List of Potential Historic Resources: "Site of the Samuel Edwards House." Proposal to replace entry doors and install new wood windows on the east and south elevations, canvas awnings, roof equipment and screening, photovoltaic roof panels, and hardscape.)

(Review After Final of change to windows at rear of building.)

NEW ITEM

B. 314 E CARRILLO ST C-2 Zone

Assessor's Parcel Number: 029-301-002
Application Number: MST2009-00133
Owner: Jackson & Jackson 314, LLC
Applicant: Meridian Group Real Estate Management
Architect: Poirier & David Architects

(Proposal to abate violation outlined in ENF2008-01352 to legalize "as-built" HVAC rooftop equipment. The proposal includes construction of a 4'-0" tall parapet to screen the HVAC equipment and repair of an existing sandstone wall and concrete entry pathway to the building.)

NEW ITEM**C. 500 ANACAPA ST C-M Zone**

Assessor's Parcel Number: 031-201-031
Application Number: MST2009-00128
Owner: Louis and Leonila Sanchez
Architect: Studio G
Business Name: EOS Lounge

(Proposal to install a new awning along the Anacapa Street frontage, change exterior paint color, replace the existing wood wall treatment with smooth-troweled plaster, replace the existing frosted glazing with clear glazing, and construct a new trellis at the rear patio. Approval of a similar project under MST2007-00052 (without the proposed new trellis) has expired.)

CONTINUED ITEM**D. 500 N MILPAS ST C-2 Zone**

Assessor's Parcel Number: 031-241-038
Application Number: MST2009-00155
Owner: Leslie, Ann Elizabeth Leslie Trust
Architect: Garcia Architects

(This structure is on the City's List of Potential Historic Resources and was found to be worthy of Structure of Merit status. Proposal for exterior changes to a commercial building including replacement of the front and rear entry doors, installation of security system lights and cameras, and a wrought iron security fence at the trash enclosure wall.)

(Second Concept Review.)

CONTINUED ITEM**E. 914 CHAPALA ST C-2 Zone**

Assessor's Parcel Number: 039-321-047
Application Number: MST2007-00541
Owner: City of Santa Barbara Redevelopment Agency
Applicant: Victor Garza
Agent: Jessica Grant, Project Planner
Architect: Paul Poirier

(Proposal to demolish five arcades at City Parking Lot #2 and replace with enhanced landscaping and planters at the W. Canon Perdido Street elevation. The existing raised planters on the north and east elevations are proposed to be clad in sandstone. On the north elevation, new landscaping will include four Sweetshade trees, one Queensland Umbrella tree, two Giant Birds of Paradise, one Jacaranda tree, and nine Tree Ferns. One eight foot tall King Palm tree will be removed. On the east elevation, one Cork Oak tree will be replaced with a more appropriate specimen, and six Tree Ferns and six Pygmy Date Palms will be planted. On the south elevation, two Eucalyptus citriodora trees will be replaced. Project includes five (5) light pole fixtures.)

(In-Progress review of five exterior pole lights for paseo/alley adjacent to Parking Lot 2.)

FINAL REVIEW

F. 209 E PEDREGOSA ST E-1 Zone

Assessor's Parcel Number: 025-382-009
Application Number: MST2008-00074
Owner: Gary Ricks
Architect: Kurt Magness

(This structure is on the City's List of Potential Historic Resources: "Palmer House," and is considered to be eligible for City Landmark status. This is a revised project description: Proposal to demolish 209 square feet of floor area in an existing, 5,603 square foot one-story, single-family residence and construct an 815 square foot single-story addition. Ten cubic yards of grading excavation is proposed. This project will result in 6,209 square feet of development on a 33,750 square foot parcel, which is 127% of the maximum guideline floor-to-lot-area ratio. The project will be required to meet a Built Green two-star rating or equivalent.)

(Final Approval of the project is requested.)

NEW ITEM

G. 320 E CARRILLO ST C-2 Zone

Assessor's Parcel Number: 029-301-004
Application Number: MST2009-00105
Owner: Everildo and Maria Mendez
Architect: Jose Luis Esparza

(Proposal for various alterations and a minor addition to a single-family residence including the demolition and reconstruction of a deck, new stairs, new wood fence, new water heater enclosure, and roof replacement on an as-built, 54 square foot bathroom.)

NEW ITEM

H. 118 E ORTEGA ST C-M Zone

Assessor's Parcel Number: 031-151-002
Application Number: MST2009-00177
Owner: Gary and Rebecca Eldridge Family Trust
Applicant: Jesse Kent

(Proposal to change the exterior paint color of an existing commercial building.)

REVIEW AFTER FINAL

I. 928 STATE ST

C-2 Zone

Assessor's Parcel Number: 039-322-032
Application Number: MST2007-00615
Owner: Llewellyn Goodfield Jr., Trustee
Applicant: Cearnal Andrulaitis
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.)

(Review After Final of the plaster-to-brick relationship at the north elevation and front corner and the giant bird of paradise in the parking lot planter, both of which were conditions of final project approval on October 1, 2008.)