



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

**Wednesday, October 14, 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  
   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](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.

**FINAL REVIEW**

A. 536 STATE ST C-M Zone

Assessor's Parcel Number: 037-173-001  
Application Number: MST2009-00444  
Owner: 536 State Street, LLC  
Architect: Dawn Sherry  
Business Name: Joe's Cafe

(Proposal to remove existing abandoned rooftop equipment and install four new air conditioning units and associated equipment. New equipment will be concealed behind a parapet and will not be visible from the street.)

**(Final Approval of details is requested.)**

**NEW ITEM**

B. 536 BRINKERHOFF AVE C-2 Zone

Assessor's Parcel Number: 037-163-001  
Application Number: MST2009-00448  
Owner: Elizabeth Terry  
Applicant: Celeste Varner  
Business Name: Loop & Leaf

(This is a Structure of Merit: "Huffman House." Proposal to repaint the exterior of an existing one-story building.)

**CONTINUED ITEM**

C. 1316 STATE ST C-2 Zone

Assessor's Parcel Number: 039-133-001  
Application Number: MST2009-00364  
Business Name: Café Buenos Aires  
Designer: Ernesto Busnelli  
Owner: Ronchietto Trust

(Proposal to install new windows to act as wind barriers in an existing streetscape dining patio. The area of work will be in three arched openings and two currently wrought iron-gated entries on the Arlington Avenue elevation.)

**(Final Approval of the project is requested.)**

**FINAL REVIEW**D. 702 ANACAPA ST C-2 Zone

Assessor's Parcel Number: 031-081-012  
Application Number: MST2009-00407  
Owner: Hortensia Ortega Luera  
Architect: Designarc Architects  
Business Name: Paradise Cafe

(Proposal to construct a new 612 square foot wood trellis with retractable canvas awning over an existing outdoor dining patio.)

**(Final Approval of the project is requested.)**

**FINAL REVIEW**E. 301 W PEDREGOSA ST R-4 Zone

Assessor's Parcel Number: 027-012-008  
Application Number: MST2009-00025  
Owner: Edward Gutiérrez  
Architect: David Ferrin

(This structure is on the City's List of Potential Historic Resources: "Reynolds Bungalow/Etchelecu House." Proposal to demolish an existing, 159 square foot carport and construct an attached, 225 square foot one-car garage with a partially covered, 228 square foot roof deck. Also proposed is to demolish 70 square feet of interior floor area of the existing, one-story 955 square foot residence and construct a 372 square foot first floor addition and new rear deck totaling 297 square feet. No grading or excavation is proposed on this 5,264 square foot parcel. The proposed total of 1,482 square feet is 58.9% of the maximum guideline floor-to-lot area ratio.)

**(Final Approval of the project is requested.)**

**NEW ITEM**F. 100 CASTILLO P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-021  
Application Number: MST2009-00441  
Owner: City of Santa Barbara  
Architect: Doug Reeves

(This site contains a City Landmark: "Plaza del Mar Band Shell." Proposal to demolish an existing softball dugout and replace it with a new dugout, demolish an existing backstop and fencing and replace with new backstop and fencing, resurface the existing infield area with new dirt, and construct a new 240 square foot maintenance building at the Pershing Park ballfields. Excavation will not exceed 12" deep. A portion of the area is within the Appealable jurisdiction of the Coastal Zone.)

**(Project requires a Coastal Exemption prior to issuance of Building Permit.)**

**NEW ITEM**

G. 28 E VALERIO ST R-3 Zone

Assessor's Parcel Number: 027-182-022  
Application Number: MST2009-00453  
Owner: Ullom Trust  
Designer: Richard Gonzales

(This structure is on the City's List of Potential Historic Resources: "Gale House." Proposal for alterations to an existing carport including repairs and a new gabled roof, and new second floor windows on a two-story, single-family residence.)

**NEW ITEM**

H. 700 E ANAPAMU ST R-3 Zone

Assessor's Parcel Number: 029-240-008  
Application Number: MST2009-00439  
Owner: Santa Barbara High School District  
Applicant: City of Santa Barbara Public Works

(This is a City Landmark: "Santa Barbara High School Building, Peabody Stadium, Stadium Ticket Booth, Manual Training Building, Gymnasium." Courtesy review of a proposal for upgrades to the water well easement on Santa Barbara High School property. The project will include 110 linear feet of new seven foot high black chain link fence, resurfacing the area with decomposed granite, a new concrete path, sidewalk, and curb replacement, selective demolition of temporary construction access, surfaces, and sign posts, extension of existing recycled water irrigation system, and installation of low water use landscaping. The area of work is at the E. Anapamu streetscape approximately 25 yards south of the main entry to the school.)

**REVIEW AFTER FINAL**

I. 911 LAGUNA ST C-2 Zone

Assessor's Parcel Number: 029-301-012  
Application Number: MST2007-00210  
Owner: Mr. and Mrs. Nick Tomkins  
Architect: Ray Ketzler  
Landscape Architect: Chuck McClure

(Proposal to demolish two single-family residences totaling 1,676 square feet and construct a new, three story, single-family residence of 3,732 net square feet including a 796 square foot basement mechanical room and cellar, and a 440 square foot attached two-car garage. The project will require overall site grading of 439 cubic yards. Zoning modifications are requested for the proposed garage to encroach into the front and interior yard setbacks, for portions of the second floor roof to encroach into the interior yard setback, and for the third floor to encroach into the interior yard setback. The proposal has a floor-to-lot area ratio of .74 on this commercially-zoned, 5,031 square foot parcel.)

**(Review After Final of changes to approved landscape plan.)**