



# City of Santa Barbara Planning Division

## HISTORIC LANDMARKS COMMISSION CONSENT CALENDAR

**630 Garden Street**

**11:00 A.M.**

**Wednesday, June 22, 2011**

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.

Actions on the Consent Calendar agenda are reported to the Full Commission at the 1:30 meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions.

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, extension 3310. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCA.gov/hlc](http://www.SantaBarbaraCA.gov/hlc).

### NEW ITEM: PUBLIC HEARING

**A. 2300 DE LA VINA ST**

**R-4 Zone**

Assessor's Parcel Number: 025-113-017  
Application Number: MST2011-00239  
Owner: Bartlein Robert & Jacobs Priscilla  
Applicant: Natalie Greenside  
Architect: Cearnal Andrulaitis

(This is on the **City's List of Potential Historic Resources: "Hall Apartments & Grocery."** Proposal to replace the building foundation and all exterior plaster, replace windows and doors, and remodel the interior of a two-story, eight unit apartment building. Staff Hearing Officer review is requested for zoning modifications to allow changes in window sizes and locations within the front setback on Pueblo Street. No new floor area is proposed.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a zoning modification.)**

**NEW ITEM: PUBLIC HEARING****B. 1919 STATE ST****C-2/R-4 Zone**

Assessor's Parcel Number: 025-371-009  
Application Number: MST2011-00245  
Owner: State Street II, LP  
Applicant: Tricia Knight  
Architect: Omni Design Group

(Proposal for the installation of a new wireless communication facility consisting of 12 panel antennas and two GPS antennas for AT&T Mobility. The antennas will be mounted on the roof of an existing two-story building and concealed behind the existing antenna screening and roof parapet.)

**(Project requires No Visual Impact Findings.)**

**REVIEW AFTER FINAL****C. 330 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-254-014  
Application Number: MST2011-00031  
Architect: Jeff Shelton  
Owner: Hicks & Topakas Family Trust  
Landscape Architect: Suding Design Landscape Architects  
Business Name: Río Bravo Del Norte

(This is a **Structure of Merit: "Former Seaside Oil Co. Building and Showroom, aka Andaluca Building."** Proposal for exterior alterations to a commercial building including new outdoor dining patio, patio walls, entry doors on east elevation, building finishes, light fixtures, fencing, landscaping, backflow device, and trash enclosure relocation. New roof-top mechanical equipment will be completely screened by an existing parapet. No new floor area is proposed. The parking requirement for this parcel in the 80% Parking Zone of Benefit is five spaces, with the parking lot to be restriped to maintain the 17 previously-approved parking spaces. No other parking lot work is being proposed.)

**(Review After Final to restripe parking lot to comply with ADA, delete previously-approved seating area from 2001 plans shown in northeast corner that was never built, and install new transformer and landscaping.)**

**NEW ITEM****D. 118 E ORTEGA ST****C-M Zone**

Assessor's Parcel Number: 031-151-002  
Application Number: MST2011-00247  
Owner: Eldridge Trust  
Architect: Jeff King

(Proposed tenant improvement of an existing commercial building including a new accessible parking space, remodel main entry to accessible standard, and infill an existing exterior roll-up door opening.)

**NEW ITEM****E. 101 E VICTORIA ST****C-2 Zone**

Assessor's Parcel Number: 029-071-013  
Application Number: MST2011-00204  
Owner: Dehlsen Associates, LLC  
Architect: Kirk Gradin

(This project involves two separate parcels at 101 E. Victoria Street and 109 E. Victoria Street. Proposal for alterations at an existing two-story commercial building including a new two-story entry, door and window replacement, partial new roof, new gutters and downspouts, renovation of exterior grilles, new planter areas, new trash enclosure, and modification of one existing parking space to make it van-accessible. (The trash enclosure and modified parking space are on the 109 E. Victoria Street parcel.) The proposal also includes the removal of 50 square feet of floor area, a 42 inch high perimeter wall around the parking lot, four new rooftop HVAC units, and a 30-panel rooftop photovoltaic system which will not be visible from the street.)

**(Comments only; project requires Tier 2 Stormwater Management Program Best Management Practices.)**

**FINAL REVIEW****F. 26 CHAPALA ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-102-001  
Application Number: MST2010-00176  
Owner: Dario Pini  
Architect: Bryan Murphy

(The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including the replacement of all existing windows, extending an existing second-floor balcony corridor and adding a 36 inch porch wall, a facade remodel, relocation of an as-built trash enclosure, and a revised landscape plan including the replacement of two existing 12 foot tall palm trees canopy trees. The discretionary applications required for this project are zoning modifications to allow alterations within the required 10 foot front setback on Mason Street and a reduction of the required outdoor living space. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved with permeable pavers and reconfigured to comply with the Americans with Disabilities Act. This application addresses violations called out in ENF2010-00250.)

**(Final Approval of the project is requested. Requires compliance with Staff Hearing Officer Resolution No. 057-10. Project was last reviewed on May 25, 2011.)**

**REVIEW AFTER FINAL****G. 217 HELENA AVE****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-051-020  
Application Number: MST2011-00064  
Applicant: Rodney Shull Memorial Foundation  
Applicant: City of Santa Barbara Redevelopment Agency  
Agent: Penfield & Smith  
Architect: Arcadia Studio

(Review After Final of changes to a proposed public parking lot. The number of parking spaces will be reduced from 31 to 29 parking spaces (with 2 motorcycle spaces) to accommodate additional planters and provide parking stalls consistent with current parking standards. The project will also include a runoff filtration system and groundwater monitoring equipment. HLC Approval was given under MST95-00044.)

**(Review After Final of changes to color of pavers and fence details.)**