



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, June 4, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M**

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
BARRY WINICK, *Vice-Chair*
MICHAEL DRURY
WILLIAM LA VOIE
BILL MAHAN
FERMINA MURRAY
JUDY ORÍAS
CRAIG SHALLANBERGER
DONALD SHARPE

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON:

SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNÁNDEZ, Urban Historian
MICHELLE BEDARD, 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 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 consent agenda.

The applicant's presence is suggested in order to respond to 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 Agenda are reported to the Full Commission at the 1:30 P.M. meeting on the same day. The Full Commission 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, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the HLC).

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 HLC Commission Secretary at (805) 564-5470, extension 3310, or by email at HLCSecretary@SantaBarbaraCA.gov. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) They are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

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. If you have any questions or wish to review the plans, please contact Michelle Bedard, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4551, or by email at MBedard@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates. 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 Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the HLC and that are distributed to a majority of all of the members of the HLC during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

NOTICE: On Friday, May 30, 2014, 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.

PUBLIC COMMENT: Any member of the public may address the Historic Landmarks Commission Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. Public comment submitted prior to the scheduled meeting, can be submitted via email to: HLCSecretary@SantaBarbaraCA.gov or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

REFERRED BY FULL COMMISSION

A. 1242 DOVER LN

E-1 Zone

Assessor's Parcel Number: 019-203-002
Application Number: MST2014-00100
Owner: Hugh Malinowski
Designer: Tom Branson

(Proposal to permit the following "as-built" site improvements, to include the construction of an 83 linear foot long, 3'-6" tall, stucco wall with two gates located along the front property line, a 40 linear foot long, 6'-10" tall, stucco wall at the interior lot line. The "as-built" walls and gates will be reduced in height where necessary to comply with the maximum 42" height requirements (located within the 10' setback along the front property line and within the 10' by 20' area adjacent to the driveway). The proposal includes the "as-built" replacement of 650 square feet of concrete paving at the driveway, and construction of an approximately 140 square foot redwood covered deck (with clay "S" tile roof). The proposal includes the removal of two unapproved built-in light fixtures within the "as-built" wall/gate. The project will address violations called identified within enforcement case ENF2013-01357. The Parcel is on the City's List of Potential Historic Resources.)

(Final Approval requested. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval.)

CONTINUED ITEM**B. 801 STATE ST****C-2 Zone**

Assessor's Parcel Number: 037-400-013
Application Number: MST2014-00229
Owner: Hughes Land Holding Trust
Architect: Ryan Mills
Business Name: Hoffman Brat Haus

(Proposal to revise outdoor dining area with a new fence/railing design, (3) new gas lanterns, (20) metal chairs, (11) tables, (8) woodbenches, (4) gas patio heaters, (2) fire pits, and (3) umbrellas for the Hoffman Brat Haus restaurant located within the Paseo Nuevo Mall.)

(Action may be taken if sufficient information is provided.)

NEW ITEM**C. 601 PASEO NUEVO****C-2 Zone**

Assessor's Parcel Number: 037-400-002
Application Number: MST2014-00237
Applicant: David Peters
Owner: I & G Direct Real Estate 3, LP

(Request to revise the outdoor dining area with new heaters and umbrellas. This application will address violations identified in enforcement case ENF2014-00137.)

(Action may be taken if sufficient information is provided.)

NEW ITEM**D. 821 STATE ST****C-2 Zone**

Assessor's Parcel Number: 037-400-009
Application Number: MST2014-00193
Owner: Pilkington Properties
Applicant: Thermalair Inc

(Proposal to replace an existing 8' x 6' x 5' tall rooftop HVAC unit with a new 7'-9" x 7' x 6'-3" tall unit in the same location. The proposal includes adding new screening material to screen the new unit.)

(Action may be taken if sufficient information is provided.)

NEW ITEM**E. 705 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 031-091-008
Application Number: MST2014-00251
Owner: City of Santa Barbara Housing Authority
Architect: Christine Pierron

(Proposal to replace the existing wood handrails with new aluminum handrails and brackets, painted a bronze color, at ten existing stair wells located within the existing senior residential housing complex.)

(Action may be taken if sufficient information is provided.)

NEW ITEM**F. 1716 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 027-112-018
Application Number: MST2014-00249
Owner: Villard Family Revocable Trust
Applicant: David Sears

(Proposal to construct a new 7-foot tall, wrought iron, automatic entry driveway gate, two, 8-foot tall, brick columns with light fixtures, 5-foot tall wrought iron fencing, and a 5-foot tall pedestrian gate. The proposal requests the exceptions to both the fence and hedge height limitations to allow the 5-foot tall wrought iron fence and pedestrian gate to be located 6'-6" from the front property line instead of the required 10-foot setback, and to allow hedges to exceed 42-inches in height located within the required 10-foot setback. The proposal may also submit a request for the Public Works exception to allow the proposed pillars and gate to exceed 42-inches in height where adjacent to the driveway. The parcel is located on the City's List of Potential Historic Resources: "T.M. Storke House.")

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170.)

REVIEW AFTER FINAL**G. 34 W VICTORIA ST****C-2 Zone**

Assessor's Parcel Number: 039-131-016
Application Number: MST2009-00266
Owner: Victoria Street Partners, LLC
Architect: Cearnal Andrulaitis, LLP
Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (formerly Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 26,538 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 81 parking spaces in a subterranean garage. Buildings would be two and three stories in height.)

(Review After Final to revise exterior light fixtures, decorative tile and equipment screening details.)