



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, March 25, 2015 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
JULIO J. VEYNA

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
JOANNA KAUFMAN, 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: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the HLC Commission Secretary at (805) 564-5470, extension 3310, or by email at HLCSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

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 Joanna Kaufman, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4472, or by email at JKaufman@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 Thursday, March 20, 2015, this Agenda was posted on the outdoor bulletin board 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 Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

CONTINUED ITEM

A. 6 W DE LA GUERRA ST

C-2 Zone

Assessor's Parcel Number: 037-400-013
Application Number: MST2015-00068
Owner: Hughes Land Holding Trust 5/9/84
Applicant: Carolyn Doyle
Architect: William Lushbough

(Proposal to replace an existing ATM with a new ATM with a revised design for Wells Fargo in the approximate location. This is a designated Structure of Merit: Las Tienditas Building.)

(Action can be taken if sufficient information is present. This project was last reviewed on February 25, 2015.)

REVIEW AFTER FINAL**B. 3626 SAN REMO DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-231-011
Application Number: MST2013-00440
Owner: Nancy and Robert Madsen
Designer: Kate Svensson
Applicant: Capital Pacific Development Group

(Lot 3: Proposal to demolish an existing two-story, 2,907 square foot single-family dwelling and construct a new two-story, 2,767 square foot single-family dwelling and an attached 443 square foot garage. (The original four-lot subdivision project proposed a restoration of the dwelling at 3626 San Remo Drive. The proposal has been revised to demolish and reconstruct the dwelling because the existing building was structurally unstable, as per the engineering report.) The proposed development total of 3,210 square feet, located on a 14,810 square foot lot, is 74% of the required floor-to-lot area ratio (FAR). The front facade, which was found to be eligible as a Structure of Merit, would be reconstructed in accordance with the Secretary of the Interior's Standards for Reconstruction, as per the Historic Structures/Sites Report Addendum prepared by Alexandra C. Cole of Preservation Planning Associates that was accepted by the Historic Landmarks Commission on February 12, 2014. A Historic Structures/Sites Report prepared by Alexandra C. Cole of Preservation Planning Associates was accepted by the Historic Landmarks Commission in March of 2010 for the subdivision of the property. This property is on the City's List of Potential Historic Resources.)

(Review After Final for revised exterior lighting details. Project requires compliance with Planning Commission Resolution No. 022-14. The project was last reviewed by the Full Commission on October 22, 2014.)

FINAL REVIEW**C. 1130 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-232-020
Application Number: MST2013-00237
Owner: County of Santa Barbara
Applicant: Suzanne Elledge Planning & Permit
Architect: Kupiec Architects
Landscape Architect: Arcadia Studio
Business Name: Santa Barbara Museum of Art

(Proposed addition and alterations to the Santa Barbara Museum of Art consisting of a 7,944 net new square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing four-story 64,511 net square foot building. Also proposed is a new approximately 1,420 unenclosed square feet public rooftop pavilion, garden and terrace area with associated access elevator and stairway, new rooftop mechanical equipment and skylights. A new art receiving facility will add 402 square feet to the building footprint and a 5-foot long low curb wall at the northerly corner of the building will encroach onto City Central Library grounds. Miscellaneous site structure demolition will occur to support implementation of the proposed design. Two oak trees are proposed for removal with replacement of one oak tree on site and two others off site. A new electrical power transformer would be located on City property at Public Parking Lot No. 7. The net new square feet of new floor area will result in 72,455 net square feet of development. Construction staging would occur on the adjacent City library property. This building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art.")

(Final Approval for door surround details is requested. Project must comply to Planning Commission Resolution No. 029-14. Project was last reviewed by the Full Commission on February 25, 2015.)

FINAL REVIEW**D. 224 LOS AGUAJES AVE****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-032-007
 Application Number: MST2014-00405
 Owner: Arne Richard Pedersen
 Applicant: Michelle Lang
 Contractor: Santa Barbara Design & Build

(Proposal to construct a total of 654 square feet of one- and two-story additions to an existing, one-story, 839 square foot, single-family residence, and an existing, detached, 165 square foot one-car garage, located on a 3,242 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposed 654 square feet of additions includes a new 544 square foot second-story addition, and the proposed one-story additions include 82 square feet to the existing residence and 28 square feet to the existing garage. The proposed one-story additions will attach the residence to the one-car garage. The proposal includes one new uncovered tandem parking space, a total of 589 square feet of ground level patios, 177 square feet of second level patios, and a 378 square foot roof deck. The project also includes the removal of an "as-built" shed, and portions of a concrete patio and porch canopy at the rear of the house. Staff Hearing Officer review is requested for interior setback modifications. This residence is on the City's List of Potential Historic Resources and is eligible as a Structure of Merit for its exemplification of the Spanish Colonial Revival style.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 012-15. Project was last reviewed by the Full Commission on November 19, 2014.)

FINAL REVIEW**E. 1721 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 027-111-005
 Application Number: MST2014-00456
 Owner: WGH Ventures, Inc.
 Architect: Jose Luis Esparza, AIA

(Proposal to reconstruct a total of 1,072 square feet of one- and two-story additions (including 523 square feet on the ground floor, and 549 square feet on the second floor) at the rear of the an existing 2,119 square foot two-story, single-family residence. Also proposed is to relocate two garage doors from the north to the east on the existing 543 square foot, detached two-car garage. This application addresses violations identified in enforcement case ENF2014-00237. The proposed total of 3,734 square feet, located on a 12,792 square foot lot, is 92% of the required floor-to-lot area ratio (FAR). This structure is on the City's List of Potential Historic Resources: Edwards-Abraham House designed by architect Thomas Nixon c. 1875.)

(Final Approval is requested. Project last reviewed by the Full Commission on March 11, 2015.)

FINAL REVIEW**F. 101 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-075-006
Application Number: MST2011-00171
Owner: Romasanta Family Living Trust
Architect: Cearnal Andrulaitis, LLP

(This is a revised project description. Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 22,133 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage totaling 9,943 square feet.)

(Final Approval of architectural details is requested. Requires compliance with Planning Commission Resolution No. 002-13. Project was last reviewed by the Full Commission on November 20, 2013.)

NEW ITEM**G. 931 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-141-002
Application Number: MST2015-00103
Owner: Laurie Ashton & Lynn Sarko
Applicant: Jarrett Gorin
Architect: Eric Swenumsen Residential Design

(Proposal to permit five (5) "as-built," ground-mounted heating, ventilation, and air conditioning (HVAC) units with 37 inch tall screening fences and an "as-built" six foot high chain link fence surrounded by a hedge for a 240 square foot dog run area to an existing 7,930 square foot, two-story, single family residence with an 726 square foot garage. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00044). The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the HVAC units to be located in the required front setback. The residence is a designated City Landmark "Mont Joie Residence" constructed in 1928.)

(Comments only; project requires Staff Hearing Officer review for front setback modifications.)

NEW ITEM**H. 918 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-252-003
Application Number: MST2015-00129
Owner: Jim D. Machen Trust 10/13/05
Landscape Architect: Chris Gilliland

(Proposal to remove existing site wall and replace the wall not to exceed 42" in height within the public right of way. Permit an "as-built" outdoor shower to address the violation listed in Zoning Information Report (ZIR2014-00067). This home is on the City's List of Potential Historic Resources and is eligible as a Structure of Merit.)

(Action can be taken if sufficient information is present.)