



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

**Wednesday, May 20, 2015**     **David Gebhard Public Meeting Room: 630 Garden Street**     **11:00 A.M**

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**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](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 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 Commission 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 Commission 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](mailto: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](http://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](mailto: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, May 15, 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](http://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](mailto: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. 1554 ALAMEDA PADRE SERRA**

**E-1 Zone**

Assessor's Parcel Number: 019-183-011  
Application Number: MST2015-00207  
Owner: Fred J. Krupica  
Applicant: Steve Paul

(Proposal to construct a new 510 square foot area plaster and wood trellis attached to the east elevation of the existing two-story single-family residence. Other site improvements including site walls, a pool, and spa were recently approved under separate applications. No other alterations are proposed. This residence 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 provided. Project last reviewed May 6, 2015.)**

**REVIEW AFTER FINAL****B. 35 STATE ST****HRC-2/S-D-3 Zone**

Assessor's Parcel Number: 033-102-018  
 Application Number: MST97-00357  
 Owner: 35 State Street Hotel Partners, LLC  
 Applicant: Michael Rosenfeld  
 Agent: Ken Marshall  
 Architect: DesignArc, Inc.  
 Landscape Architect: Suding Design  
 Engineer: Penfield & Smith Engineers, Inc.  
 Business Name: Entrada de Santa Bárbara

(Proposal for a mixed-use development, Entrada de Santa Bárbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.)

**(Review After Final for minor exterior alterations and changes to the landscaping and lighting on Areas A, B, and C. The Project requires compliance with City Council Resolution No. 01-103. Project last reviewed on May 21, 2014.)**

**NEW ITEM****C. 1325 N SALSIPUEDES ST****R-2 Zone**

Assessor's Parcel Number: 029-091-010  
 Application Number: MST2015-00216  
 Owner: Rodney and Allison Gustafson  
 Designer: Richele Design Associates

(Proposal for a 135 square foot addition to a 1,337 square foot, two-story residence on a 7,768 square foot lot. The lot has a detached, 151 square foot, one-car garage and a detached 263 square foot, one-car garage that will remain unaltered. The project will result in the enclosure of an exterior stair to provide interior access from the main residence. The former hobby room and storage area on the lower level will be converted to habitable space. An existing 1,374 square foot asphalt driveway will be replaced with permeable pavers. The total proposed 1,472 square feet of development on a 7,768 square foot lot is 47% of the maximum Guideline Floor-to-Lot Area Ratio (FAR). This residence is on the City's List of Potential Historic Resources, a contributing historic resource to the proposed Bungalow Haven Historic District, and is in the Lower Riviera Special Design District.)

**(Action can be taken if sufficient information is provided.)**