



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, October 21, 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
MICHELLE BEDARD, Planning Technician
AMBER FLEMMINGS, 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 4577, 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 Friday, October 16, 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.

REVIEW AFTER FINAL

A. 1723 SANTA BARBARA ST

E-1 Zone

Assessor's Parcel Number: 027-111-003
 Application Number: MST2013-00457
 Owner: Clifford Fujimoto Trust
 Architect: Tom Smith

(Proposal to permit as-built improvements in an existing 1,476 square foot, two-story, single-family dwelling. The improvements comprise the conversion of a 290 square foot one-car garage to interior floor area, conversion of an existing 55 square foot covered porch to interior floor area, two new uncovered parking spaces, and 92 lineal feet of 8'-0" tall redwood fencing. An unpermitted trellis and shed are proposed to be removed, and over-height hedges will be trimmed to the required 8'-0". The project will result in 1,820 square feet of enclosed floor area, which is 67% of the required maximum floor-to-lot-area ratio. This application addresses violations identified in enforcement case ENF2013-00956. This building is on the City's List of Potential Historic Resources.)

(Review After Final requested for proposed reroof. Project was last reviewed on November 13, 2013.)

FINAL REVIEW**B. 36 W GUTIERREZ ST****C-M Zone**

Assessor's Parcel Number: 037-211-021
Application Number: MST2015-00467
Owner: Mark Vestal
Applicant: Michelle Lang

(Proposal for a tenant improvement to convert an existing auto service building to an office use. Changes include refinishing the existing masonry walls with stucco, repairing and replacing the existing tile roof, installing new skylights, replacing gutters and downspouts, removing the existing auto service doors to be replaced with bifold doors, and replacing the existing windows and exterior door. A new handicap space will be provided for a total of one parking space. One parking space is required. No new non-residential square footage is proposed.)

(Final approval is requested. Project was last reviewed on October 7, 2015.)

FINAL REVIEW**C. 1978 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-001
Application Number: MST2014-00184
Owner: Nazerian Family Trust
Architect: Thea Van Loggerenberg
Agent: Jeff Shelton

(This is a revised project description. Proposal to demolish an existing 165 square foot, detached, one-story, accessory building, and construct first- and second-story floor additions totaling approximately 1,500 square feet to an existing two-story, single-family residence. The proposed additions will connect the existing residence to the existing, detached accessory buildings. The proposal includes remodeling the existing, detached accessory buildings, to result in two covered parking spaces in a carport; remodeling existing habitable floor area on the first story and for new habitable area above the carport; and adding a 223 square foot balcony. An existing pool equipment shed is proposed to be demolished and replaced with pool equipment screened by a wall, and an existing pergola on the north side of the garage will be removed and a new portico, fireplace, and balcony above will be constructed. The proposal includes 33 cubic yards of grading excavation and 29 cubic yards of fill. This project will result in a total development of 7,139 square feet and is 125% of the guideline floor-to-lot area ratio [FAR]. The project received Staff Hearing Officer approval of an interior setback modification. This structure is on the City's List of Potential Historic Resources.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 070-14. Project was last reviewed March 25, 2015.)

REVIEW AFTER FINAL**D. 00 E CABRILLO BLVD****P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-ORW
Application Number: MST2004-00878
Owner: City of Santa Barbara
Agent: Applied Earthworks, Inc.
Applicant: Adam Hendel
Architect: Appleton & Associates
Landscape Architect: David Black

(This is a revised project. The original Cabrillo Boulevard Bridge project was approved by the Planning Commission and Historic Landmarks Commission. The revised proposal involves the relocation of the beachway component of the bridge. The proposed bridge is to be a stand-alone bridge approximately 59 feet to the south of the originally approved location. The beachway bridge width dimension would change from 18.5 feet wide to approximately 14 feet wide. The proposed 148 foot long beachway (pedestrian/bicycle) bridge would replace the approved temporary beachway bridge. The relocated beachway bridge would also provide room for the harbor dredge pipeline underneath.)

(Review After Final for new sandstone creek wall caps, changes to the approved iron fence color, and proposed sidewalk and beachway scoring pattern to match the adjacent scoring pattern. Project requires compliance with Planning Commission Resolution No. 029-07. Project was last reviewed on November 5, 2014.)

NEW ITEM**E. 633 E CABRILLO BLVD****HRC-1/SP-1/SD-3 Zone**

Assessor's Parcel Number: 017-680-013
Application Number: MST2015-00484
Owner: Parker Fess Doubletree Hotel
Applicant: SAC Wireless

(Proposal for a new wireless communication facility on the roof of the Fess Parker Doubletree Hotel. An existing cupola will be extended four feet in height to house one [1] new antenna with RFP screening. One [1] new equipment cabinet, six [6] new radio remote units [RRU], one [1] new GPS antenna, three [3] new diplexers, and two [2] new diplexers will be installed behind an existing parapet wall.)

(Action can be taken if sufficient information is provided. Visual Impact findings are required.)

NEW ITEM**F. 617 DE LA VINA ST R-3/R-4 Zone**

Assessor's Parcel Number: 037-121-009
Application Number: MST2015-00394
Owner: Paul J. Orfalea Living Trust
Designer: Mark Morando

(Proposal to remove a 45 foot tall avocado tree to be replaced with seven [7] Valencia orange trees in an existing 18-unit residential development. Also proposed is the demolition of a two-car garage and a one-car garage, to be replaced with three uncovered parking spaces in the existing location. The garage demolition will be located at the rear of 617 and 623 De La Vina Street. The tree removal will be located adjacent to 617 De La Vina Street. A total of 18 existing parking spaces will remain. These residences are on the City's List of Potential Historic Resources: Casalino Court.)

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

NEW ITEM**G. 820 E MASON ST M-1 Zone**

Assessor's Parcel Number: 017-123-002
Application Number: MST2015-00504
Owner: Paul N. Franz
Applicant: John Sikich

(Proposal to remove a 16 inch trunk diameter Tipuana in the front of an existing single-family residence. This structure is on the City's List of Potential Historic Resources. No other exterior changes are proposed.)

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

FINAL REVIEW**H. 1220 CHAPALA ST C-2 Zone**

Assessor's Parcel Number: 039-181-019
Application Number: MST2015-00274
Owner: City of Santa Barbara
Landscape Architect: Arcadia Studios
Engineer: Laura Yanez

(Proposal to realign the existing sidewalk, curbs, and gutters to improve the pedestrian right of way and create the future potential for outside dining. New landscaping will be installed in the parkway, and Victoria Street will be restriped to accommodate the new right-of-way improvements. The project also includes the following improvements to City Parking Lot 5: replacement of existing landscaping with xeriscaping; removal of six [6] London Plane Trees to be replaced with three [3] Paperbark Trees, four [4] Jerusalem Thorn Trees, and two [2] Queen Palms; and new hoop-style bicycle racks. One [1] 15-minute parking space on Victoria Street will be removed.)

(Final approval is requested. Project was last reviewed July 1, 2015.)

NEW ITEM**I. 901 CHANNEL DR****R-1/SD-3 Zone**

Assessor's Parcel Number: 017-393-002
Application Number: MST2015-00501
Owner: Santa Barbara Cemetery Association
Agent: Randy Thwing
Engineer: Harry Fowler

(Proposal to permit the "as-built" temporary stockpiling of 1,053 cubic yards of dirt generated from a crypt installation project at the Santa Barbara Cemetery. The dirt will be removed in two separate phases. The first phase consists of relocating 614 cubic yards of fill to the project area in the original project location to backfill the installed crypts. The second phase will be conducted at some time in the future when the remaining 439 cubic yards will be brought back to the Santa Barbara Cemetery as part of a future project to develop additional grave sites. The total estimate for completion is approximately two years. This parcel contains a Designated City Landmark: Charles Caldwell Park Watering Trough.)

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