



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, January 14, 2015 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

COMMISSION MEMBERS:

MICHAEL DRURY
WILLIAM LA VOIE
BILL MAHAN
FERMINA MURRAY
JUDY ORÍAS
CRAIG SHALLANBERGER
PHILIP SUDING
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BARRY WINICK

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 the 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, January 9, 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 Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

REVIEW AFTER FINAL

A. 515 STATE ST

C-M Zone

Assessor's Parcel Number: 037-172-006
 Application Number: MST2013-00478
 Owner: Ray Mahboob
 Architect: DMHA

(Proposal for a legal change of use and alterations to the State Street elevation including recessing the doors and windows to their original built location. This will result in a credit of 461 square feet of floor area. Also proposed is to reconstruct an enclosed loading dock at the rear elevation and add 16 square feet of floor area, construct a new trash enclosure, and restripe the existing parking lot where eight parking spaces are required but 16 parking spaces are being proposed. The total net credit of non-residential floor area is 445 square feet. This is on the City's List of Potential Historic Resources: "Automotive and Machine Shop, L.N. Diedrich Building.")

(Action can be taken if sufficient information is present. Proposed changes include the addition of scored concrete paving in the rear and front entry ways and changes to proposed landscaping in the rear parking area. Project was last reviewed on May 12, 2014.)

NEW ITEM**B. 1800 EL ENCANTO RD****E-1 Zone**

Assessor's Parcel Number: 019-170-020
Application Number: MST2014-00086
Owner: Suzanne J. Finamore Revocable Living Trust
Agent: Mark Lloyd

(The project consists of the conversion of three existing detached residential units to condominiums. There are currently two (2) two-bedroom units and one (1) four bedroom unit and two three-car garages accessed off of Mira Vista Avenue. No new development is proposed. The project site is 37,000 square feet in the Hillside Design District. The proposal includes a request for a modification to allow a portion of an existing stone wall to be more than 3.5' within the front setback on El Encanto Road. The main house and garage are on the City's List of Potential Historic Resources: Spanish Colonial Revival residence designed by Edwards and Plunkett and constructed in 1930 and 1935.)

(Comments only. Project requires Planning Commission review. Note: this was noticed for HLC Full Board Review.)

NEW ITEM**C. 27 E COTA ST****C-M Zone**

Assessor's Parcel Number: 037-132-033
Application Number: MST2014-00575
Owner: Lyon Building Moving & Storage
Applicant: AT&T Mobility

(Proposal to upgrade an existing wireless facility. The proposal includes the removal of nine existing 6'-0" tall panel antennas and installation of 12 new 6'-0" tall panel antennas, the installation of 24 new remote radio units, and other associated electrical equipment. The new antennas will not be visible from the street. This structure is on the City's List of Potential Historic Resources as a Classical building with Spanish Colonial Revival detailing constructed in 1925 it is eligible as a City Landmark and for listing on the California Register of Historic Resources.)

(Action can be taken if sufficient information provided.)

CONTINUED ITEM**D. 5 W HALEY ST****C-M Zone**

Assessor's Parcel Number: 037-211-006
Application Number: MST2014-00475
Owner: Yee Ling-Chai, Trustee (for) Yee Lim
Applicant: R. Neil Ablitt

(Proposal to request approval for the "as-built" color change to an existing commercial building. The proposal will address violations identified within ENF2014-00781. A separate application will be submitted for the proposed new signage.)

(Action can be taken if sufficient information is present. Project was last reviewed on October 8, 2014.)

NEW ITEM**E. 301 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-211-020
Application Number: MST2015-00005
Owner: Debra L. Uyesaka
Applicant: Tim Fabian

(Proposal to change the exterior color of an existing commercial building. This building is on the City's List of Potential Historic Resources: "Sanchez Building.")

(Action can be taken if sufficient information is presented. This structure is on the City's List of Potential Historic Resources: "Sanchez Building".)

NEW ITEM**F. 201 E FIGUEROA ST****C-2 Zone**

Assessor's Parcel Number: 029-162-028
Application Number: MST2015-00001
Owner: SBBB, LLC
Applicant: Patrick Devericks

(Proposal for the installation of a temporary soil vapor and groundwater remediation system to former dry cleaning operation. The system will use air sparge and soil vapro etraction (AS/SVE). The temporary installation (2 years) will be installed in the northern corner of the asphalt parking lot . Two (2) parking spaces will be temporarily be occupied by the equipment, and will be restored when the work is completed. The existing lot is developed with a two-story commercial building in the El Pueblo Viejo Landmark District.)

(Action can be taken if sufficient information present.)