



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, September 23, 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
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, September 18, 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.

NEW ITEM

A. 527 E MICHELTORENA ST

R-3 Zone

Assessor's Parcel Number: 027-260-019
 Application Number: MST2015-00362
 Owner: Gilbert Alajarin

(Proposal for the "as-built" installation of a stone pizza oven with a seven foot chimney, barbeque, and counter in the interior setback of the front unit of a two-residence parcel. A new two foot eight inch stone wall was added within five feet of the existing three foot nine inch sandstone wall on the front property line. The existing western lot line wall was refinished with stone. Staff Hearing Officer review is requested for an interior setback modification. This property is on the City's List of Potential Historic Resources.)

(Concept review; comments only. Project requires environmental assessment, an Administrative Fence Height Exception, and Staff Hearing Officer review for requested interior setback modification.)

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

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

(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.")

(Review After Final for proposed changes to skylights, landscaping, and architectural details. Project must comply with Planning Commission Resolution No. 029-14. Project last reviewed on March 25, 2015.)

REVIEW AFTER FINAL**C. 125 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-075-012
 Application Number: MST2009-00119
 Owner: City of Santa Barbara
 Applicant: Children's Museum of Santa Barbara
 Agent: Trish Allen, SEPPS, Inc.
 Architect: AB Design Studio

(The project includes a new 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 45 feet. The project also includes two uncovered parking spaces accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Final Community Priority Designation by City Council on October 25, 2011.)

(Review After Final for revisions to the rooftop glass railing. Project must comply with Planning Commission Resolution No. 021-11. The project was last reviewed October 8, 2014.)

FINAL REVIEW**D. 212 W VALERIO ST R-4 Zone**

Assessor's Parcel Number: 027-091-012
Application Number: MST2015-00292
Owner: Adam and Jill Sharkey

(Proposal for a 42 square foot addition to the rear of an existing 2,186 square foot single-family residence, a new 117 square foot trellised rear porch, new wooden windows and doors on the rear and western side elevation. The total of 2,603 square feet of development on a 10,878 square foot lot is 68% of the maximum guideline floor to lot area ratio (FAR). This craftsmen style residence is a designated Structure of Merit.)

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

NEW ITEM**E. 508 E MICHELTORENA ST R-2 Zone**

Assessor's Parcel Number: 029-031-002
Application Number: MST2015-00431
Owner: Dan Bocek
Designer: Brian Miller

(Proposal to convert the existing 233 square feet of attic space above a 500 square foot detached garage to habitable space with a half bath. An exterior staircase to the new habitable space above the detached garage encroaches into the required open yard area. Additional exterior alterations to the detached garage include new roof dormers and a skylight. Staff Hearing Officer review is required for an open yard area modification to reduce the size of the required open yard. This project addresses violations associated with enforcement case (ENF2015-00355). This property is a contributing historic resource to The Potential Bungalow Haven Historic District.)

(Concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review for requested open yard modification.)

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

Assessor's Parcel Number: 037-132-033
Application Number: MST2015-00416
Owner: The Lyon Building
Architect: Rex Ruskauff

(Proposal to install 14 new steel industrial windows on the western elevation of an existing five story commercial building. The new windows will be installed on the third and fourth floor and will match the existing windows on the fifth floor. A single new metal window will be installed on the second floor to match the adjacent windows. This building is a designated City Landmark: The Lyon Building.)

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

NEW ITEM**G. 15 W CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 039-321-005
Application Number: MST2015-00451
Owner: 15 West Carrillo Street, LLC
Contractor: Al's Roofing

(Proposal to remove gravel on flat roof at two existing buildings and replace with approximately 5,400 square feet of white cool roof. Tile roof is to remain unaltered. This commercial building is a designated Structure of Merit.)

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

NEW ITEM**H. 703-711 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 037-082-008
Application Number: MST2015-00460
Owner: Nancy Brock Trust
Applicant: Lynx Property Management

(Proposal to refinish an existing CMU commercial building with plaster, the installation of a new wood trellis, removal and replacement of an existing metal framed fabric awning, installation of new light fixtures and equipment, and the replacement of gutters and downspouts. The building will be repainted. Associated site work for this location is permitted under BLD2014-02821.)

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

NEW ITEM**I. 315 E FIGUEROA ST****R-3 Zone**

Assessor's Parcel Number: 029-172-009
Application Number: MST2015-00459
Owner: Proft Family Trust

(Proposal to permit the "as-built" repaired/replaced 444 SF wood deck and stairs at the rear of the existing residential duplex. The proposal will address violations of ENF2015-00712.)

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

NEW ITEM**J. 734 STATE ST****C-2 Zone**

Assessor's Parcel Number: 037-092-028
Application Number: MST2015-00454
Owner: Maike Family Revocable Trust
Engineer: Windward Engineering
Contractor: Skyline Construction, Inc.

(Proposal to construct a new 725 square foot retractable canvas awning with decorative iron posts over an outdoor dining patio of an existing restaurant facing De La Guerra Plaza.)

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

FINAL REVIEW**K. 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 last reviewed July 1, 2015.)