



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, November 18, 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
JENNIFER SANCHEZ, Interim 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 4572, 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, November 13, 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. 2300 GARDEN ST

E-1 Zone

Assessor's Parcel Number: 025-140-024

Application Number: MST2015-00543

Owner: San Roque School Charitable Trust

(Proposal to replace a dead California Fan Palm with one Jacaranda mimosifolia in the athletic field of the Garden Street Academy. This location is a Designated City Landmark: St. Anthony's Seminary and Grounds.)

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

PROJECT DESIGN AND FINAL REVIEW**B. 924 GARDEN ST C****C-2 Zone**

Assessor's Parcel Number: 029-301-031
Application Number: MST2015-00180
Owner: Jill M. Sattler Trust
Applicant: Mark Morando

(This is a revised project description. Proposal to permit the "as-built" construction of a 188 square foot ground floor bedroom addition and the "as-built" enclosure of a 147 square foot porch into a study room on a two-story, one bedroom single-family residence. The proposal includes the "as-built" conversion of the 140 square foot garage and 52 square foot storage area into a family room and full bath and relocation of an 82 square foot "as-built" shed. One uncovered parking space is proposed on site. Two parking covered spaces are required. The proposal received Staff Hearing Officer approval for interior setback, front setback, and parking reduction modifications. The proposal will address violations identified in ENF2015-00260 and ZIR2014-00517. The "as-built" total of 1,273 square feet of development on a 4,298 square foot lot is 56% of the guideline floor-to-lot area ratio [FAR]. This residence is a designated City Landmark: El Caserio, built c. 1930.)

(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 052-15. Project last reviewed on May 20, 2015.)

NEW ITEM**C. 635 LAGUNA ST****C-M Zone**

Assessor's Parcel Number: 031-160-015
Application Number: MST2015-00555
Owner: City of Santa Barbara
Applicant: Ben Steckler

(Proposal for a new 10,000 gallon capacity above-ground fuel storage tank approximately nine feet in height to be screened by a nine-foot tall CMU wall facing Ortega Street at the existing City of Santa Barbara Public Works facilities. This fuel tank will be located adjacent to an existing fueling facility. Additional equipment proposed include a new spill containment drum, double-track omega flex piping, and new bollards. An existing underground storage tank and six-foot tall chain link fence will be removed. Existing asphalt will be removed and replaced with a total of 11,018 square feet of new concrete paving. No new non-residential square footage is proposed.)

(Action can be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program requirements.)

NEW ITEM**D. 1209 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 039-171-010
Application Number: MST2015-00557
Owner: 1209 De La Vina Co., LLC
Architect: East Beach Ventures

(Proposal involves two adjacent parcels [APNs 039-171-010 and 039-171-011], including site work at 1201 De La Vina Street to provide access and paths of travel for existing ground floor tenants, and work proposed on the 1209 De La Vina Street parcel including a new trash enclosure. The proposal includes 350 square feet of impervious surfaces and 634 square feet of permeable pavers. The project includes a total of 66 cubic yards of grading for both parcels. The property at 1209 De La Vina Street is listed on the City's List of Potential Historic Resources as it was constructed in 1871 in the Italianate Style, named the Shoemaker Cottage after the first owners.)

(Comments only. Project requires environmental assessment.)

FINAL REVIEW**E. 340 W CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 039-262-036
Application Number: MST2012-00295
Owner: George Dumas, Trustee
Applicant: Tesoro Refining
Engineer: A & S Engineering, Inc.
Architect: LMA Architects
Business Name: USA Gas

(The proposed project involves the as-built conversion of the interior of an existing 1,478 square foot automobile service station building to a mini-mart. The proposal includes minor exterior changes to the existing building consisting of replacing the two existing overhead doors at the auto repair bays with storefront windows, minor changes to the front entry door, and landscaping improvements with additional planter areas. Nine parking spaces would be provided, and no new floor area is proposed on the 15,600 square foot parcel. The existing pump islands and canopy would remain.)

(Final Review of proposed landscaping plan. Project must comply with Planning Commission Resolution 008-15. Project was last reviewed on September 23, 2015.)

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

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

(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 on July 1, 2015.)