



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, February 24, 2016 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M**

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
CRAIG SHALLANBERGER, *Vice-Chair*
MICHAEL DRURY
ANTHONY GRUMBINE
WILLIAM LA VOIE
BILL MAHAN
FERMINA MURRAY
JUDY ORÍAS
JULIO JUAN VEYNA

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

JASON DOMINGUEZ

PLANNING COMMISSION LIAISON: SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNANDEZ, Urban Historian
JOANNA KAUFMAN, Planning Technician
JENNIFER SANCHEZ, 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, February 19, 2016, 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. 901 E CABRILLO BLVD

HRC-1/SD-3 Zone

Assessor's Parcel Number:	017-313-018
Application Number:	MST2008-00313
Owner:	Richard Gunner
Applicant:	Michael Gunner
Architect:	William La Voie
Architect:	Marks Bloxom Architects, Inc.
Architect:	John Von Doren
Architect:	Arcanum Architecture
Landscape Architect:	Suding Design
Business Name:	Santa Barbara Inn

(Proposal for a major façade remodel to the existing four-story, 43,354 square foot Santa Barbara Inn. The project will consist of the following: change the exterior facade design; enlarge the main entry; remove and relocate two units; relocate existing bar and restaurant; relocate existing hotel rooms; replace existing swimming pool and spa; remove existing equipment shed and replace it with a new, partial below-ground vault; redesign the landscape and hardscape; remove the entry area drive and two curb cuts and replace with landscaping; install new sidewalk on the Milpas Street side; and repave and landscape the parking area. The proposal will result in 492 square feet of new floor area; however, there is a net decrease of 1,082 square feet of commercial floor area. The project will result in a 43,191 square foot structure. The original project approval was granted under application MST2004-00052. The project is currently under construction under BLD2012-00380.)

(Review After Final for changes to alter the previously approved pergolas and propose a new 18 to 24 inch tall site wall along the sidewalk facing Milpas Street. Project last reviewed on October 7, 2015.)

NEW ITEM**B. 516 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-173-037
Application Number: MST2016-00069
Owner: Judith Johnson Garrett Living Trust
Applicant: Andrew Morgan
Business Name: Caffe Primo

(Proposal for outdoor dining furniture including umbrellas, tables, chairs, planters, string lighting, and a hostess stand at Caffe Primo.)

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

NEW ITEM**C. 00 BLK STATE ST SEG ID 2093**

Assessor's Parcel Number: ROW-002-093
Application Number: MST2016-00059
Owner: City of Santa Barbara
Applicant: Derrick Bailey, Public Works
Engineer: Adam Hendel, Public Works
Contractor: Lash Construction

(Proposal to relocate an existing decorative light signal pole at the northeastern corner of State Street and Cabrillo Boulevard for a new decorative light signal with a nine foot mast arm. This new light signal will serve traffic exiting Stearns Wharf. The existing light signal pole will be relocated to the adjacent crossing at the same intersection to serve the Cabrillo Boulevard crossing. This project is in the state permit jurisdiction of the Coastal Zone.)

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

NEW ITEM**D. 703 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 037-082-008
Application Number: MST2016-00049
Owner: Nancy Brock Trust
Applicant: Lauren Deason
Architect: Sherry & Associates

(Proposal for new outdoor dining furniture comprising tables, chairs, and benches for tenant space that contains 703, 709, and 711 Chapala Street.)

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

NEW ITEM**E. 922 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-322-023
Application Number: MST2016-00050
Owner: Ronald & Nancy Hays, Trustees
Architect: Sherry & Associates

(Proposal for fire repairs with interior and the following minor exterior alterations to the rear of an existing commercial/office building: a new 192 square foot second-story rear deck and new 90 square foot detached storage shed. This building is a Designated City Landmark: Nardo Building.)

(Action can be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)

PROJECT DESIGN REVIEW**F. 621 E SOLA ST****R-2 Zone**

Assessor's Parcel Number: 029-033-016
Application Number: MST2015-00369
Owner: John & Karen Abraham Revocable Living Trust
Architect: Dennis Thompson

(This is a revised project description. Proposal for a new 667 square foot one-story addition on a 7,500 square foot parcel located in the Hillside Design District and the Lower Riviera Special Design District. One new uncovered parking space is proposed, and seven linear feet of a sandstone wall along the front property line and driveway will be removed. The existing 1,045 square foot single-family residence will be increased by more than 50% in floor area with the addition, triggering the need to update the parking to meet the current requirement of two covered parking spaces. The existing 144 square foot one-car garage will be enlarged by 43 square feet to meet current parking design standards. A new six foot tall fence around the interior property lines is also proposed. The total of 1,902 square feet of development on a 7,500 square foot lot is 62% of the guideline maximum FAR. There will be 30 cubic yards of grading excavation. This residence is a contributing historic resource to the Potential Bungalow Haven Historic District.)

(Project Design Approval is requested. Project last reviewed on December 16, 2016.)

NEW ITEM**G. 7 E ANAPAMU ST****C-2 Zone**

Assessor's Parcel Number: 039-183-041
 Application Number: MST2016-00066
 Owner: Sullivan Goss 2009 Family Trust
 Agent: Ernesto Botello

(Proposal to permit "as-built" changes to the rear courtyard area of an existing 2,245 square foot commercial building comprising of new exterior dining layout, planter areas for trees, and a new CMU/stone rubble veneer wall at the rear property line. Also proposed is the removal of an existing guardrail at the front terrace to be replaced with a 42 inch high stucco pony wall and the replacement of the existing the awnings on the front façade. Interior improvements proposed are the addition of a bar and dining areas, accessible restrooms and storage room, a remodel of the existing kitchen area for a proposed restaurant use, and the demolition of restrooms. The project addresses enforcement violations in case ENF2015-00856. This building is on the City's List of Potential Historic Resources: Hitchcock Building.)

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

NEW ITEM**H. 229 E VICTORIA ST****R-O Zone**

Assessor's Parcel Number: 029-072-009
 Application Number: MST2016-00058
 Owner: Architectural Foundation of Santa Barbara
 Architect: Lori Kari

(Proposal to replace 800 square feet of existing lawn area at an existing office building to low-water landscaping. Existing concrete pathways will be replaced with brick in a herringbone pattern. No alterations are proposed to the existing office building. This building is a designated historic resource: Acheson Residence.)

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

REVIEW AFTER FINAL**I. 1309 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-131-010
 Application Number: MST2015-00410
 Owner: State Street GBF, LLC
 Architect: Henry Lenny

(Proposal for a new seven foot tall wrought iron gate and a six foot tall wrought iron fence above an existing one foot plaster wall extending for 28 linear feet on the front property line of an existing historic commercial property. Removal of two existing display cases, a 14-foot tall silk oak, and a concrete planter in the front courtyard are also proposed. One of the display cases will be replaced with a planter area including the planting of four king palms. This property is on the City's List of Potential Historic Resources: former Lou Rose Annex, Drake Building.)

(Review After Final for changes to the entry patio, including removal of concrete to be replaced with brick and the relocation of the entry gate. Project last reviewed on August 26, 2015.)