



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, May 4, 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
DAVID ENG, 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 Commission 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 Street, 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 David Eng, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 5541, or by email at DEng@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, April 29, 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. 1601 STATE ST

C-2 Zone

Assessor's Parcel Number: 027-181-008
 Application Number: MST2012-00429
 Owner: 1601 State Street Hotel Investors, LP
 Architect: The Cearnal Collective, LLP
 Landscape Architect: Arcadia Studio
 Business Name: El Prado - La Quinta

(Major exterior remodel and renovations to existing three-story El Prado Inn. Improvements include refinish of exterior windows, doors, lighting, trim, railings, and new landscaping. Construct new porte-cochère, open beam exercise pavilion, security gates, site repairs to paving, stairs, and restoration of building elements. Remodel of adjoining annex, pool deck areas, and add spa area. Add new second-story balconies and deck areas. Two additional parking spaces are provided for future two-guest room conversions. The El Prado Inn is a Designated Structure of Merit.)

(Review After Final requested for removal of previously proposed porte-cochère, exterior stairs, and enclosure of stairs behind screen wall. Project last reviewed on December 2, 2015.)

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

Assessor's Parcel Number: 033-075-012
 Application Number: MST2009-00119
 Owner: City of Santa Barbara
 Agent: Trish Allen, SEPPS, Inc.
 Applicant: Children's Museum of Santa Barbara
 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 is requested for proposed change to the roof comprising a 710 square foot structural glass floor system. Project must comply with Planning Commission Resolution No. 021-11. Project last reviewed September 23, 2015.)

FINAL REVIEW**C. 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

(This is a revised project description. 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 and planter areas for trees and a new three inch CMU/stone rubble veneer wall at the rear property line. Also proposed are the removal of an existing guardrail at the front terrace to be replaced with a 42 inch high stucco pony wall and the removal of a majority of the existing 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.)

(Final Approval of lighting details. Remainder of project was approved on April 20, 2016. Project last reviewed on April 20, 2016.)

FINAL REVIEW**D. 800 GARDEN ST****C-2 Zone**

Assessor's Parcel Number: 031-021-014
Application Number: MST2016-00143
Owner: Islay Investments

(Proposal for a new elevator shaft on the Garden Street elevation of an existing commercial building. An existing staircase will be demolished and relocated. No other exterior changes are proposed.)

(Final Approval is requested. Project last reviewed on April 20, 2016.)

CONTINUED ITEM**E. 209 PASEO NUEVO****C-2 Zone**

Assessor's Parcel Number: 037-400-002
Application Number: MST2016-00121
Owner: I & G Direct Real Estate 3, LP
Applicant: Robert Shelton

(Proposal to remove and replace the canvas on three existing awnings at Paseo Nuevo.)

(Action can be taken if sufficient information is provided. Project last reviewed April 6, 2016.)

NEW ITEM**F. 653 VERDE MAR DR A****R-3/SD-3 Zone**

Assessor's Parcel Number: 017-420-013
Application Number: MST2016-00175
Owner: Peter & Grace Leeson Trust
Architect: Michelle Mctoldridge

(Proposal to remodel an existing condominium in Eastbeach Townhomes including new access to 405 square feet of attic space. Exterior changes include new sliding windows, HVAC unit, skylights, and entry door.)

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

FINAL REVIEW**G. 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.)

(Final Approval is requested. Project last reviewed on February 24, 2016.)

PROJECT DESIGN AND FINAL REVIEW**H. VARIOUS LOCATIONS**

Assessor's Parcel Number: ROW-002-084
Application Number: MST2015-00392
Owner: City of Santa Barbara
Applicant: Crown Castle/NG West, Inc.

(This is a revised project description. Proposed wireless facilities in the right-of-way at three separate site locations in El Pueblo Viejo Landmark District. 1) 100 Block W. Gutierrez Street: Removal of an existing parking sign pole to be replaced with a 19' tall decorative street pole with a canister antenna and an adjacent electrical meter cabinet containing Radio Remote Units [RRUs]. 2) 100 Block W. Cota Street: Proposed installation of a canister antenna atop an existing 33'-9" service pole with a below grade equipment vault containing RRUs. This proposal is in the Brinkerhoff Avenue Landmark District. 3) 100 Block Chapala Street: Proposed removal of a streetlight to be replaced with a 29'-6" decorative light standard with a canister antenna. Also proposed are a new service meter pedestal, pad, and equipment cabinet containing RRUs. This proposal is in the potential West Beach Historic District.)

(Project Design and Final Approval are requested for the wireless facility proposed at 100 Block W. Gutierrez Street. No adverse visual impact findings are required. Project last reviewed on April 20, 2016.)