



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

**Wednesday, November 2, 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](http://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 Agenda reviewing member of the HLC may refer items to the Full Commission 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 Street. 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).

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 & REPORTS:** Copies of documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also posted online at [www.SantaBarbaraCA.gov/HLC](http://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](mailto: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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the HLC during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

**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](mailto: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.

**NOTICE:** On Friday, October 28, 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](http://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](mailto:HLCSecretary@SantaBarbaraCA.gov) or by mail to City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

## **PROJECT DESIGN AND FINAL REVIEW**

### **A. 1414 PARK PL**

**P-R/SD-3 Zone**

Assessor's Parcel Number: 017-381-001  
 Application Number: MST2015-00349  
 Owner: City of Santa Barbara  
 Applicant: Parks & Recreation Department

(Proposal to install a new playground and patio at the Municipal Tennis Courts. Site amenities will include a new playground structure and pad, playground fencing, a new patio area, benches, trash and recycle cans, two drinking fountains, signage, and new landscaping. An area of the existing parking lot will be demolished to accommodate the new playground and a portion of the existing landscaping will be converted to the new patio. Asphalt and concrete pathways around the existing tennis courts and proposed playground will be repaired. Safety improvements will include installation of two pole lights near the playground, new exterior lighting at the restrooms, two chain link gates at the practice tennis courts, and a new swing gate at the parking lot entrance. A portion of the existing parking lot will be restriped to improve circulation. The project will result in the loss of one parking space for a total of 72 uncovered spaces. A total of 69 cubic yards of cut and fill will be balanced on site for the proposed project. Requires Planning Commission review of a Coastal Development Permit and Planning Commission and Parks and Recreation Commission findings pursuant to Municipal Code §28.37.010 and §28.37.025. The tennis facility is on the City's List of Potential Historic Resources.)

**(Project Design Approval and Final Approval are requested. Project must comply with Planning Commission Resolution No. 025-16. Project was last reviewed by the Full Commission on September 9, 2015.)**

**CONTINUED ITEM****B. 1336 ALTA VISTA RD****R-2 Zone**

Assessor's Parcel Number: 029-100-031  
 Application Number: MST2016-00442  
 Owner: John & Jenny Van Camp  
 Applicant: Morando Design

(Proposal for a 449 square foot two-car, detached garage with 301 square feet of accessory living space on the upper level and a 107 square foot covered deck. The project also proposes to remove a shed from the required front setback, remove an unpermitted air conditioning unit, eliminate a secondary driveway access, permit an as-built fountain, and lower over-height hedges and fences. The proposed total of 3,281 square feet on a 19,601 square foot lot in the Hillside Design District is 74% of the guideline maximum allowed floor-to-lot area ratio [FAR]. This project requires Staff Hearing Officer review for an encroachment into the required front setback. It also addresses violations identified in Zoning Information Report ZIR2015-00404 and Enforcement Case ENF2015-00742. The residence is on the City's List of Potential Historic Resources.)

**(Comments only; project requires an Environmental Assessment and Staff Hearing Officer review for a requested Zoning Modification.)**

**REVIEW AFTER FINAL****C. 1735 BATH ST****R-4 Zone**

Assessor's Parcel Number: 027-082-007  
 Application Number: MST2015-00590  
 Owner: Joyce Peneau & Antoine Shabazz  
 Applicant: Lisa Stidd-Silver  
 Architect: Ed DeVicente

(This is a revised project description. Proposal for a 576 square foot second-story master bedroom addition and a 49 square foot first floor addition to an existing 1,273 square foot single-family residence with a detached 170 square foot one-car garage. The existing one-car garage will be demolished and replaced with a new 218 square foot one-car garage for a total of one-covered parking space on site. The proposal includes construction of a new three foot high fence on top of an existing 30 inch high stone wall and will result in a five foot six inch high cumulative height of the wall/fence. An "as-built" fence and trellis will be demolished. This project will address violations in a Zoning Information Report [ZIR2015-00063]. The total of 2,116 square feet of development on a 5,289 square foot lot is 84% of the maximum guideline floor to lot area ratio [FAR]. The project requires an Administrative Height exception for the over height wall/fence and for an over height hedge and wall at the property. Staff Hearing Officer review is requested to allow a conforming second-story addition resulting in changes to the basic exterior characteristics of an existing non-conforming building in the required front setback. This residence is on the City's List of Potential Historic Resources.)

**(Review After Final is requested for revisions to the staircase windows, other select windows to meet egress requirements, and for in-kind replacement of sunroom windows.)**

**NEW ITEM****D. 136 W YANONALI ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-033-013  
Application Number: MST2016-00491  
Owner: Bosco KT, LLC  
Applicant: Karl Kras

(Proposal to permit "as-built" alterations to an existing single-family residence, including a new garage door, storage room door, and pedestrian gate, and windows at the master bathroom and storage area to match existing. Additional "as-built" work to be permitted includes an interior remodel of the master bathroom, relocation of the laundry room to the interior, and a new FAU, air conditioning condenser, water softener, and tankless water heater. This project will address violations in enforcement case ENF2016-00849. The structure is listed on the City's Potential Historic Resources List as a contributor to the proposed West Beach Historic District.)

**(Action may be taken if sufficient information is provided.)**

**NEW ITEM****E. 1034 SANTA BARBARA ST****C-2 Zone**

Assessor's Parcel Number: 029-212-001  
Application Number: MST2016-00492  
Owner: Bunn, Nadine Living Trust

(Proposal to replace a window that has been stuccoed without permits. The structure is a designated Structure of Merit: "International Hotel.")

**(Action may be taken if sufficient information is provided.)**

**NEW ITEM****F. 232 E LOS OLIVOS ST****E-1 Zone**

Assessor's Parcel Number: 025-252-002  
Application Number: MST2016-00477  
Owner: J & J Trust  
Owner: Sean Black  
Applicant: Derrick Eichelberger

(Proposal for landscape alterations including a new pool and spa totaling 648 square feet, pool equipment, new paving totaling 1,740 square feet, landscape planting, and 120 cubic yards of site grading. The property is a designated City Landmark: "Frothingham House," designed by George Washington Smith in 1922.)

**(Comments only; project requires Environmental Assessment.)**

**REVIEW AFTER FINAL****G. 9 W VICTORIA ST****C-2 Zone**

Assessor's Parcel Number: 039-182-001  
Application Number: MST2014-00359  
Owner: 1221 Victoria Ct  
Architect: Richard Six  
Engineer: John Maloney

(Proposal for site alterations to the north courtyard to include revised stairs and landings, new railings to match existing, new potted plants, a new wall fountain, resurfacing of various areas of courtyard and revised site lighting in various courtyards and paseos.)

**(Review After Final is requested for additional string lights over a second-floor dining terrace, to match lighting approved elsewhere on the site.)**

**CONTINUED ITEM****H. 36 STATE ST****HRC-2/S-D-3 Zone**

Assessor's Parcel Number: 033-111-013  
Application Number: MST2016-00460  
Owner: 35 State Street Hotel Partners, LLC  
Applicant: Sherry & Associates

(Proposal for new wrought iron barrier fencing for an outdoor dining patio, and new patio furniture including tables, chairs, umbrellas, and portable heaters.)

**(Action may be taken if sufficient information is provided.)**

**REVIEW AFTER FINAL****I. 35 STATE ST****HRC-2/S-D-3 Zone**

Assessor's Parcel Number: 033-102-018  
Application Number: MST97-00357  
Owner: 35 State Street Hotel Partners, LLC  
Agent: Ken Marshall  
Applicant: Michael Rosenfeld  
Architect: DesignARC, Inc.  
Engineer: Penfield & Smith Engineers, Inc.  
Landscape Architect: Suding Design  
Business Name: Entrada De Santa Barbara

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area and approximately 264 parking spaces. Area A [35 State Street] includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B [36 State Street] includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C [118 State Street] includes approximately 11,305 square feet of commercial space.)

**(Review After Final is requested for an updated fountain plaza design at Area C [120 State Street] with engraved permeable dedication pavers for the Dream Foundation, bronze plaque, and updated layout and material selection.)**