



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION SPECIAL MEETING CONSENT AGENDA

Wednesday, December 7, 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
PILAR PLUMMER, 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 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. If you have any questions or wish to review the plans, please contact Pilar Plummer, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 2687 or by email at PPlummer@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. 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 Thursday, December 1, 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.

FINAL REVIEW

A. 634 ANACAPA ST

C-M Zone

Assessor's Parcel Number: 031-151-001
Application Number: MST2015-00300
Owner: Georgetta Craviotto, Trustee
Owner: Craviotto Primo Investments, LLC
Applicant: Anatega Partners, LLC
Architect: The Cearnal Collective, LLP

(Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa St.) totaling 28,145 square feet. The new project consists of 4,955 square feet (net) of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 733 square feet. The project includes Staff Hearing Officer review for a zoning modification to allow the project to exceed the allowed density.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 046-16. Project must comply with Tier 3 Storm Water Management Requirements prior to Final Approval. Project was last reviewed on November 30, 2016.)

NEW ITEM

B. 1015 ANACAPA ST C-2 Zone

Assessor's Parcel Number: 039-282-034
Application Number: MST2016-00522
Owner: City of Santa Barbara

(Proposal to remove six existing light poles and fixtures at City Parking Lot 8 and replace them with new poles and energy efficient LED fixtures. The project will result in a total of 8 poles and 12 light fixtures.)

(Final Approval is requested.)

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
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 the addition of interactive kinetic water and musical exhibit structures, and viewing scopes on the rooftop of the museum.)

FINAL REVIEW

D. 100 BLK W GUTIERREZ ST 2035 SEG ID

Assessor's Parcel Number: ROW-002-035
Application Number: MST2013-00312
Owner: City of Santa Barbara
Applicant: Public Works Department
Engineer: Drake Haglan & Associates, Inc.

(Proposal to remove and replace the Gutierrez Street Bridge over Mission Creek. The existing bridge is 37 feet long and 36 feet wide and was constructed in 1926. The new bridge will be approximately 55.5 feet long and 47 feet wide.)

(Final Approval is requested.)

FINAL REVIEW

E. 3135 CALLE MARIPOSA

E-3/SD-2 Zone

Assessor's Parcel Number: 053-175-001
Application Number: MST2016-00330
Owner: The Harris-Halpert Family Revocable Trust
Architect: Becker Hensen Niksto Architects

(Proposal for additions and alterations to an existing 1,096 square foot, one-story, single-family residence with a detached 315 square foot, two-car garage. The project includes a 272 square foot second floor addition and four new roof dormers at an existing and expanded attic space, 110 square feet of ground floor additions for a potting shed and outdoor storage, and permitting 159 square feet of "as-built" additions at the rear of the garage. The project also includes the demolition of an unpermitted 198 square foot patio cover, and construction of a new 192 square foot concrete patio, site walls, pedestrian gate, and new walkways steps. The proposed total of 1,952 square feet of development on a 10,890 square foot lot is 51% of the maximum allowed floor-to-lot area ratio (FAR). The structure is on the Potential Historic Resources List as it is an excellent example of the Tudor revival style constructed in 1934 and is eligible to be designated as a Structure of Merit.)

(Final Approval is requested.)

NEW ITEM

F. 814 LAGUNA ST

R-3 Zone

Assessor's Parcel Number: 031-022-011
Application Number: MST2016-00520
Owner: Housing Authority of the City of Santa Barbara

(Proposal to replace the existing paving and walkways with new, and restripe the parking lot. The project also includes the creation of a non-van accessible parking space, installation of new planters, and the enlargement of an existing trash enclosure at an existing mixed-use commercial and residential development.)

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