



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, December 14, 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 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 Friday, December 9, 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. 116 CASTILLO ST

HRC-1/SD-3 Zone

Assessor's Parcel Number: 033-061-011
 Application Number: MST2014-00388
 Owner: Adi & Santy Kazali, Trustees
 Architect: Joe Andrulaitis

(Proposal to demolish the existing 8,612 square foot, one-story hotel and construct a new, 14,475 square foot, three-story, 38 room hotel, with a total of 38 parking spaces (20 covered and 18 uncovered) on the 24,956 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes Planning Commission review for a Coastal Development Permit, Development Plan, and Interior Setback Modifications.)

(Final Approval is requested. Project referred to Consent by the Full Commission on December 7, 2016.)

REVIEW AFTER FINAL**B. 215 E FIGUEROA ST****R-O Zone**

Assessor's Parcel Number: 029-162-037
 Application Number: MST2015-00026
 Owner: City of Santa Barbara
 Applicant: Michael Wiltshire

(Proposal to place a new decorative statue designed by Bud Bottoms located in the front of the Police Station, along the Figueroa Street entrance. The statue will be a memorial for fallen Santa Barbara Police Officers.)

(Review After Final is requested for extension of masonry wall, adjacent to statue.)

FINAL REVIEW**C. 225 CALLE MANZANITA****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-272-004
 Application Number: MST2016-00321
 Owner: Mark & Maren Johnston
 Applicant: Dale Pekarek

(Proposal for 60 square feet of additions to an existing 1,218 square foot, one-story, single-family residence with a 324 square foot detached two-car garage. Proposed alterations include the relocation of an existing fireplace and chimney from the east elevation to the south elevation, a new oriel bay window and roof form at the east elevation, enclosure of a covered side porch off of the dining room, a new roof over a raised entry porch, and replacement of existing windows. The project includes a remodel and reconfiguration of interior spaces. The proposed total of 1,602 square feet on a 6,920 square foot lot is 53% of the maximum allowed floor-to-lot area ratio (FAR). This project will address a violation identified in Zoning Information Report #18732. The structure is listed on the City's Potential Historic Resources List as it is a good example of Tea English Vernacular style designed in 1928.)

(Final Approval is requested.)

REVIEW AFTER FINAL**D. 214 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-051-015
 Application Number: MST2016-00409
 Owner: Peter Mangurian
 Applicant: Kevin Moore

(Proposal for alterations to an existing 3,125 square foot commercial building on a 22,108 square foot lot. The project includes the following: converting 280 square feet of floor area to outdoor covered patio, hardscape alterations, removal of an existing 50 foot tall queen palm tree, new landscaping, two new parking spaces, and pedestrian path. The property is located in the non-applicable jurisdiction of the Coastal Zone and requires Coastal Review.)

(Review After Final is requested.)

NEW ITEM**E. 734 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-191-001
 Application Number: MST2016-00547
 Owner: Evans A. Stout
 Owner: John Margolis
 Contractor: Bryan Lynch

(Proposal for landscaping, construction of a new wood pergola, and replacement of existing non-original doors with Marvin, wood, outswing/inswing French doors on the rear elevation. This house is a designated City Landmark: "Little Granada Residence.")

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

NEW ITEM**F. 0 BLK REY RD 2019 SEG ID**

Assessor's Parcel Number: ROW-002-019
 Application Number: MST2016-00551
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara - Downtown Parking

(Proposal to relocate existing access control equipment on Rey Road from its current location to a new location at the intersection of Rey Road and East or West Montecito Street. Install two 4x4 terracotta planters so that Rey Road will have an entry only. This is a temporary installation for one year to assess operations, use, and demand.)

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

REVIEW AFTER FINAL**G. 2020 ALAMEDA PADRE SERRA****SP-7 Zone**

Assessor's Parcel Number: 019-163-004
 Application Number: MST2016-00472
 Owner: Michael Towbes, LLC
 Agent: SEPPS

(Proposal for HVAC air-cooled chiller and SCE transformer pad mounted with a visual and acoustical plaster wall enclosures at the Riviera theater (Furse Hall). The property is a designated City Landmark located within the Riviera Campus Historic District: "Furse Hall, Quadrangle Buildings, Ebbetts Hall, and Grand Stair.")

(Review After Final is requested for minor changes to switchgear walls units, the enclosure wall, ADA added exterior wrap, and the proposed SCE transformer.)