



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, March 9, 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, March 4, 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. 920 SUMMIT RD****A-2 Zone**

Assessor's Parcel Number: 015-211-009
Application Number: MST2005-00831
Owner: MCC BB Property, LLC
Agent: Suzanne Elledge Planning & Permitting Services, Inc.
Applicant: Ty Warner Hotels and Resorts
Architect: Henry Lenny
Business Name: Montecito Country Club

(Proposal for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: façade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building; add a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 [Resolution No. 035-09] for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor's Parcel Numbers: 015-300-001, 015-300-002, 015-300-03, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Final review of the clubhouse exterior and employee building are requested. Project received Planning Commission Substantial Conformance Determination on January 27, 2014 for reduced scope of work and requires compliance with Planning Commission Resolution No. 035-09. Clubhouse and employee building last reviewed on May 21, 2014.)

REVIEW AFTER FINAL**B. 1330 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 039-131-001
 Application Number: MST2013-00169
 Owner: Metropolitan Theatres Corporation
 Architect: RRM Design Group
 Business Name: Arlington Village

(This is a revised project description. Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of West Sola and Chapala Streets. The project will comprise 33 residential apartments [totaling 28,049 square feet] and two commercial units [895 square feet]. The new building will total 61,456 square feet, including a 665 square foot exercise room and a 13,884 square foot partially below-grade parking garage. The parking garage will contain 41 spaces, and a surface lot will contain 50 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units, and 56 spaces allocated to the Arlington Theatre. Also proposed is the removal of 19 mature trees, with 12 existing trees to be protected on site, and six mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch.")

(Review After Final for proposed addition of an elevator machine room to the southern elevation. The project requires compliance with Findings and Conditions of Resolution No. 13-091, adopted by City Council on December 10, 2013. The project was last reviewed on May 20, 2015.)

CONTINUED ITEM**C. 922 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-322-023
 Application Number: MST2016-00050
 Owner: Ronald and 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 last reviewed February 24, 2016.)

CONTINUED ITEM**D. 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. Project last reviewed on February 24, 2016.)

NEW ITEM**E. 657 DEL PARQUE DR A****R-3/SD-3 Zone**

Assessor's Parcel Number: 017-420-034
Application Number: MST2016-00068
Owner: Lawrence B. Williams Family Trust
Architect: Michelle Mctoldridge

(Proposal for minor exterior alterations to an existing condo, comprising of the addition of one new window, two new skylights, and replacement of two windows and the front door, and increasing the height of an existing window. The proposal also includes an interior remodel to add new interior stairs to access and finish an existing 250 square foot area of attic into new habitable area [>5 feet interior height]. The unit is a condo in the East Beach condominiums and located within El Pueblo Viejo.)

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

CONTINUED ITEM**F. 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 Structure of Merit: Acheson Residence.)

(Action can be taken if sufficient information is provided. Project last reviewed on February 24, 2016.)

NEW ITEM**G. 232 NATOMA AVE****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-062-022

Application Number: MST2015-00427

Owner: Alan & Janet Bullock Family Revocable Trust

Architect: James Lecron

(Proposal for minor site and landscaping alterations to include a new 240 square foot on-grade deck and revised planting located at the Eagle Inn Hotel. Staff Hearing Officer review is required to allow the outdoor seating area to be located in the required front setback. This project is in the non-appealable jurisdiction of the Coastal Zone. The structure is on the City's List of Potential Historic Resources, is individually eligible as a Structure of Merit for listing on the California State Register of Historic Resources, and is a contributing historic resource to the potential West Beach Historic District.)

(Concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review.)