



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Note: Special meeting time of 10:30 a.m.

Wednesday, April 6, 2016

David Gebhard Public Meeting Room: 630 Garden Street

10:30 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 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 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, April 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.

PROJECT DESIGN AND FINAL REVIEW

A. 1020 CHAPALA ST

C-2 Zone

Assessor's Parcel Number: 039-281-040
Application Number: MST2015-00540
Owner: Santa Barbara Metropolitan Transit District
Architect: Richard Six

(Proposal for exterior renovations at the existing Metropolitan Transit District bus depot. Proposed changes include resurfacing the asphalt bus driveway, replacing the concrete loading areas, updated landscaping, window glazing replacement, new window configuration, mechanical equipment screening, and new site furnishings.)

(Project Design and Final Approval are requested. Project last reviewed on November 4, 2015.)

NEW ITEM**B. 929 LAGUNA ST UNIT B & C****C-2 Zone**

Assessor's Parcel Number: 029-590-002
 Application Number: MST2016-00134
 Owner: Richard Earl & Sierra Witno Cagley

(Proposal to remove and replace "as-built" condenser units on the roof of an existing condominium building. The condensers will be located above unit B to serve units B and C. No other exterior changes are proposed.)

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

REVIEW AFTER FINAL**C. 129 E ANAPAMU ST****C-2 Zone**

Assessor's Parcel Number: 029-121-013
 Application Number: MST2015-00233
 Owner: 129 Anapamu, LLC
 Applicant: Ross Miller
 Business Name: The Little Door

(Proposal for tenant improvements to an existing commercial building, including the demolition of an existing 450 square foot deck to be replaced with a new 320 square foot raised deck, new wooden trellis, new windows, a new ADA wheelchair lift, and minor landscaping alterations. A new two foot tall sandstone planter wall will be constructed at street level. The existing tables and chairs will remain.)

(Review After Final for proposed changes to trellis and trash enclosure. Project last reviewed on September 9, 2015.)

PROJECT DESIGN AND FINAL REVIEW**D. 527 E MICHELTORENA ST****R-3 Zone**

Assessor's Parcel Number: 027-260-019
 Application Number: MST2015-00362
 Owner: Gilbert Alajarin

(Proposal for the "as-built" installation of a stone pizza oven with a seven foot chimney, barbeque, and counter in the interior setback of the front unit of a two-residence parcel. The proposal also includes an "as-built" two foot eight inch stone wall added within five feet of the existing three foot nine inch sandstone wall on the front property line and the "as-built" refinishing of the existing western lot line wall with stone. An Administrative Height Exception is requested for the over height wall. Staff Hearing Officer review is requested for a zoning modification to allow the "as-built" pizza oven, chimney, barbeque, and counter in the required interior setback. This property is on the City's List of Potential Historic Resources.)

(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 017-16. Project last reviewed on September 23, 2015.)

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

Assessor's Parcel Number: 039-322-023
 Application Number: MST2016-00050
 Owner: Ronald & 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.)

NEW ITEM**F. 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.)

CONTINUED ITEM**G. 401 SHORELINE DR****HC/P-R/SD-3 Zone**

Assessor's Parcel Number: 033-120-018
 Application Number: MST2016-00045
 Owner: City of Santa Barbara
 Applicant: Keven Strasburg

(This is a revised project description. Proposal to remove four hitching post style bike racks and replace with ten hoop style racks in front of Los Baños del Mar Pool. Replacement racks will be placed on a new 200 square foot concrete pad. An existing trash can will be removed and replaced with a new trash can per the previously approved Public Container Master Plan. Landscaping will be replaced in existing adjacent planter areas. This project is located in the appealable jurisdiction of the Coastal Zone and will require a Coastal Exemption. The Los Baños del Mar Pool c. 1931 and 1992 is in the National Register of Historic Places and is a Designated City Landmark.)

(Action can be taken if sufficient information is provided. Project last reviewed on March 23, 2016.)

CONTINUED ITEM**H. 236 E CABRILLO BLVD****P-R/SD-3 Zone**

Assessor's Parcel Number: 017-191-003
Application Number: MST2016-00105
Owner: City of Santa Barbara
Applicant: George Thomson

(Proposal for exterior improvements to a public restroom on the beachside of Chase Palm Park near the Calle Cesar Chavez intersection, including new ornamental iron gates at restroom entrances and 55 feet of new iron fencing around the existing tree south of the restrooms. Other exterior improvements are comprised of the removal of bike racks and 205 square feet of decorative tile border to be replaced with sidewalk to match existing and topsoil and sod, replacement of rusted window screens with new screens, and replacement of existing incandescent soffit lighting with LED. New landscaping around perimeter of restroom will be added. This project is in the appealable jurisdiction of the Coastal Zone and will require a Coastal Exemption.)

(Action can be taken if sufficient information is provided. Project last reviewed on March 23, 2016.)

NEW ITEM**I. 835 ANACAPA ST****C-2 Zone**

Assessor's Parcel Number: 037-052-006
Application Number: MST2016-00113
Owner: El Paseo Partnership
Applicant: Aecom

(Proposal to remediate hydrocarbon-impacted soil and groundwater in an existing parking lot. Portable equipment will be surrounded by a 6'-0" tall chain link fence with screening slats. The equipment is proposed to operate for up to 90 days and will then be removed.)

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

FINAL REVIEW**J. 523 W FIGUEROA ST****R-3 Zone**

Assessor's Parcel Number: 039-250-012
Application Number: MST2016-00017
Owner: Celia S. Meza
Agent: Benjamin Lucas
Applicant: Mark Meza
Applicant: John Cuykendall

(Proposal for the relocation of two existing potentially historic single-family residences located at the Cancer Center of Santa Barbara project site to an existing 20,306 square foot lot adjacent to Old Mission Creek. The existing 1,000 square foot residence and 1,400 square foot residence will be converted into an attached duplex. Two covered and two uncovered parking spaces are proposed for a total of four parking spaces. Four parking spaces with a minimum of two covered parking spaces are required. A new driveway and covered trash enclosure are also proposed. The existing single-family residence and covered parking are to remain unaltered. The relocation of these potentially historic structures were part of the Conditions of Approval for the Cancer Center of Santa Barbara project [MST2007-00092]).

(Final Approval is requested. Project last reviewed on January 27, 2016.)