



City of Santa Barbara Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, August 10, 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

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 David Eng, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 5541 or by email at 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. 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, August 5, 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.

CONTINUED ITEM

A. 219 TOYON DR

E-3/SD-1/SD-2 Zone

Assessor's Parcel Number: 053-233-007
 Application Number: MST2016-00305
 Owner: Justin T. Egerer
 Architect: Dylan Chappell

(Proposal to add 10 square feet by enclosing the front entryway and to remodel an existing 1,912 square foot, two-story, single-family residence with a 375 square foot detached garage on a 9,147 square foot lot. The exterior changes involve an "as-built" 7' tall, 57 linear foot long privacy wall; replacement of a single door at the rear of the house with a French door; and a new exterior fireplace. The proposed total of 2,297 square feet is 66% of the maximum allowed floor-to-lot area ratio [FAR]. The property is listed on the City's Potential Historic Resources List.)

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

PROJECT DESIGN AND FINAL REVIEW**B. 1209 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 039-171-010
 Application Number: MST2015-00557
 Owner: 1209 De La Vina Co., LLC
 Architect: East Beach Ventures

(Proposal involves two adjacent parcels [APNs 039-171-010 and 039-171-011] including site work at 1201 De La Vina Street to provide accessible access and paths of travel for existing ground-floor tenants and work proposed on the 1209 De La Vina Street parcel includes a new trash enclosure. The proposal includes 350 square feet of impervious surface and 634 square feet of permeable pavers. The project includes a total of 66 cubic yards of grading for both parcels. The property at 1209 De La Vina Street is listed on the City's Potential Historic Resources List as it was constructed in 1871 in the Italianate Style, named the Shoemaker Cottage after the first owners.)

(Project Design Approval and Final Approval are requested.)

NEW ITEM**C. 512 BRINKERHOFF AVE****C-2 Zone**

Assessor's Parcel Number: 037-163-015
 Application Number: MST2016-00340
 Owner: Shibao Mitsuo/Yoko, Trustees
 Applicant: Kate Dole, Landscape Architect

(Proposal to repaint an existing commercial building within Brinkerhoff Avenue Landmark District. The property is a Structure of Merit: "Faulding Residence.")

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

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

Assessor's Parcel Number: 029-212-001
 Application Number: MST2016-00354
 Owner: Nadine Bunn Living Trust
 Architect: DHMA

(Proposal for minor exterior site alterations including a new ADA van accessible parking space, reducing the on-site parking from three spaces to two spaces. The proposal includes two on-site bicycle parking spaces and relocation of trash and recycle areas. This project is in association with an interior tenant improvement of 3,356 square feet for a new tenant. The property is a Structure of Merit: "Former International Hotel.")

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

NEW ITEM**E. 326 E ARRELLAGA ST R-3 Zone**

Assessor's Parcel Number: 027-251-005
Application Number: MST2016-00346
Owner: Mark R. Jacobsen
Architect: James Mayo Macari

(Proposal to replace an existing window on the ground floor with a door and side lite, and construct a pedestrian pathway to the front yard. The property is listed on the City's Potential Historic Resources List.)

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

CONTINUED ITEM**F. 920 CHAPALA ST C-2 Zone**

Assessor's Parcel Number: 039-321-045
Application Number: MST2016-00318
Owner: City of Santa Barbara
Applicant: Teri Green

(Proposal to install a new 12' wide, 3'-6" tall, galvanized pipe swing gate in the paseo adjacent to City Parking Lot #2, with a lockbox for fire access.)

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

NEW ITEM**G. 2020 ALAMEDA PADRE SERRA SP-7 Zone**

Assessor's Parcel Number: 019-163-004
Application Number: MST2016-00314
Owner: Michael Towbes, LLC
Architect: PMSM Architects
Engineer: Mechanical Engineering Consultants

(Proposal for a new accessible ramp at the Riviera theater; replacement of the HVAC unit inside the building, which requires ventilation on the exterior wall; and interior path of travel improvements. This is a designated City Landmark: "Furse Hall," within the Riviera Campus Historic District.)

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