



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

Wednesday, April 20, 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

Representatives present: Bill Mahan (Items A-E, H) and Anthony Grumbine (Items F-G)

Staff present: Joanna Kaufman

REVIEW AFTER FINAL

A. 917 LAGUNA ST

C-2 Zone

Assessor's Parcel Number: 029-301-009
Application Number: MST2013-00497
Owner: Rudolf & Rosemarie Mosel, Trustees
Owner: Mosel Properties
Designer: Gary Mosel

(Proposal for minor residential additions and alterations to an approximately 5,800 square foot parcel containing two one-story single-family dwellings. The proposal includes construction of two new laundry rooms totaling 102 square feet at the rear of the 689 square foot dwelling unit at 917 Laguna Street. Also proposed to the front unit are exterior alterations including new windows to replace the existing windows, new and replaced doors, reroof, new fencing, a new trash area, rebuilding the existing front porch, replacing the existing ribbon driveway with concrete, two new uncovered parking spaces, a covered parking space repaving the parking area with permeable pavers, and new landscaping. No exterior changes are proposed to the rear dwelling unit at 917 1/2 Laguna Street. Staff Hearing Officer approval was granted for a zoning modification.)

(Review After Final for proposed carport. Project must comply with Staff Hearing Officer Resolution 043-14. Project last reviewed on December 16, 2015.)

Approval of Review After Final as submitted.**FINAL REVIEW****B. 2535 ANACAPA ST****E-1 Zone**

Assessor's Parcel Number: 025-032-003
Application Number: MST2016-00096
Owner: Carolyn Butcher Trust
Architect: Susan Sherwin

(Proposal for an interior remodel to an existing single-family residence to create a new master bath, closet, new guest bathroom, and add interior stairway down to bottom story. Three exterior doors will be replaced with windows. A porch on the east side of residence will be removed, and a new shade trellis is proposed to cover the interior courtyard. An existing circular driveway in the front of the residence facing Anacapa Street will be abandoned, removed, and replaced with site work. An administrative fence height exception is being requested to allow a six-foot tall stone wall along both front property lines on Constance Street and Anacapa Street and an eight-foot tall wall along the rear yard property line. The project will address violations identified in ZIR2013-00589. This residence is on the City's List of Potential Historic Resources: Palmer Residence, constructed 1929.)

(Final Approval is requested. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character. Project last reviewed on April 6, 2016.)

Postponed two weeks at the applicant's request.

CONTINUED ITEM**C. 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 and Historic Resource findings. Project last reviewed April 6, 2016.)

Project Design and Final Approval as submitted with finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City Staff analysis and CEQA Certificate of Determination on file for this project.

CONTINUED ITEM**D. 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. Project last reviewed on April 6, 2016.)

Postponed two weeks at the applicant's request.

NEW ITEM**E. 800 GARDEN ST****C-2 Zone**

Assessor's Parcel Number: 031-021-014
Application Number: MST2016-00143
Owner: Islay Investments

(Proposal for a new elevator shaft on the Garden Street elevation of an existing commercial building. An existing staircase will be demolished and relocated. No other exterior changes are proposed.)

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

Project Design Approval with comments:

1. The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City Staff analysis and CEQA Certificate of Determination on file for this project.
2. Correct the elevation drawing of the elevator shaft roof.
3. Provide sample board with tiles, colors, etc.
4. Match the existing rake detail.

CONTINUED ITEM**F. VARIOUS LOCATIONS**

Assessor's Parcel Number: ROW-001-776
Application Number: MST2015-00391
Owner: City of Santa Barbara
Applicant: Crown Castle/NG West, Inc.

(Conceptual review for the proposed installation of new small cell wireless antennas and radios in the right-of-way at six separate site locations in El Pueblo Viejo Landmark District. Project sites include the intersection of State and De La Guerra Streets, the 400 block of State Street, State and Anapamu Streets, Ortega and Anacapa Streets, Anacapa and Carrillo Streets, and the 900 block of Chapala Street. Proposed designs include underground vaults and new antennas on existing streetlights.)

(Action can be taken if sufficient information is provided. No Visual Impact findings are required. Project last reviewed on April 6, 2016.)

Project Design and Final Approval for all proposed locations with comments:

1. The wireless installation facility improvements are limited to the scope of work approved by the Historic Landmarks Commission on plans dated April 14, 2016 and may not be altered without first obtaining City permit approvals.
2. The installation may not be modified in the future with additional improvements in a manner so that a substantial change occurs that involves either of the following: (a) the proposed collocation of new antenna equipment or modification would defeat the existing concealment elements of the support structure as determined by the Community Development Director or his/her designee; or (b) the proposed collocation of new antenna equipment or modification violates a prior condition of approval related to aesthetic treatments and concealment design requirements as recorded in the Final Approval action minutes and approved plans of record.
3. No adverse visual impacts result from wireless antennas and equipment installation in consideration of compatibility with nearby buildings, appropriate screening, site location, antenna color and size.
4. At all facilities, the neck of the pole design is to have a straight shaft.
5. At all facilities, remove the middle half round of molding as noted on the plans on sheet A-2 of the plans for the 700 Block of State St (State Street and De La Guerra Street).

CONTINUED ITEM**G. VARIOUS LOCATIONS**

Assessor's Parcel Number: ROW-002-084
Application Number: MST2015-00392
Owner: City of Santa Barbara
Applicant: Crown Castle/NG West, Inc.

(This is a revised project description. Proposed wireless facilities in the right-of-way at three separate site locations in El Pueblo Viejo Landmark District. 1) 100 Block W. Gutierrez Street: Removal of an existing parking sign pole to be replaced with a 19' tall decorative street pole with a canister antenna and an adjacent electrical meter cabinet containing Radio Remote Units [RRUs]. 2) 100 Block W. Cota Street: Proposed installation of a canister antenna atop an existing 33'-9" service pole with a below grade equipment vault containing RRUs. This proposal is in the Brinkerhoff Avenue Landmark District. 3) 100 Block Chapala Street: Proposed removal of a streetlight to be replaced with a 29'-6" decorative light standard with a canister antenna. Also proposed are a new service meter pedestal, pad, and equipment cabinet containing RRUs. This proposal is in the potential West Beach Historic District.)

(Action can be taken if sufficient information is provided. No Visual Impact findings are required. Project last reviewed on April 6, 2016.)

Public Comment:

1. Judith Hopkinson, neighbor, expressed concerns with the proximity of the facility to her residence and requested the relocation of equipment to be adjacent to existing utilities.
2. Morgan Peyton, representative of Sevilla HOA, expressed concerns regarding the proximity of the equipment to residential development and possible health impacts.

Project Design and Final Approval, except for 100 Block W. Gutierrez Street:

1. The wireless installation facility improvements are limited to the scope of work approved by the Historic Landmarks Commission on plans dated April 14, 2016 and may not be altered without first obtaining City permit approvals.
2. The installation may not be modified in the future with additional improvements in a manner so that a substantial change occurs that involves either of the following: (a) the proposed collocation of new antenna equipment or modification would defeat the existing concealment elements of the support structure as determined by the Community Development Director or his/her designee; or (b) the proposed collocation of new antenna equipment or modification violates a prior condition of approval related to aesthetic treatments and concealment design requirements as recorded in the Final Approval action minutes and approved plans of record.
3. No adverse visual impacts result from wireless antennas and equipment installation in consideration of compatibility with nearby buildings, appropriate screening, site location, antenna color and size.
4. At the facility at the 100 Block Chapala Street, the neck of the pole design is to have a straight shaft and the middle half round of molding is to be removed as noted on the plans on sheet A-2 of the plans for the 700 Block of State St (State Street and De La Guerra Street).
5. The facility at the 100 Block Chapala Street shall have a decorative base to match the existing steel base.
6. The facility at the 100 Block W. Cota Street is acceptable as submitted.
7. Study relocating the facility at the 100 Block W. Gutierrez at the other possible location by placing the electric cabinet under the guidewires.

NEW ITEM**H. 331 W MONTECITO ST****C-2/SD-3 Zone**

Assessor's Parcel Number: 033-031-001
 Application Number: MST2016-00151
 Owner: Ashita Ventures, LLC
 Applicant: Henry Naidu
 Architect: Chris Schneider

(Proposal for a six-foot high wrought iron fence to run a total of 62 lineal feet to protect a tree and planter at an existing 7-Eleven convenience store. The fence will run alongside W. Montecito Street.)

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

Project Design and Final Approval with comment that the fence and gate shall be Malaga green.