



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT MINUTES

**Wednesday, December 7, 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](http://www.SantaBarbaraCA.gov)**

**ATTENDANCE:**

Representatives present: Bill Mahan

Staff present: Nicole Hernandez and Pilar Plummer

**FINAL REVIEW****A. 634 ANACAPA ST****C-M Zone**

Assessor's Parcel Number: 031-151-001  
Application Number: MST2015-00300  
Owner: Georgetta Craviotto, Trustee  
Owner: Craviotto Primo Investments, LLC  
Applicant: Anatega Partners, LLC  
Architect: The Cearnal Collective, LLP

(Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa St.) totaling 28,145 square feet. The new project consists of 4,955 square feet (net) of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 733 square feet. The project includes Staff Hearing Officer review for a zoning modification to allow the project to exceed the allowed density.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 046-16. Project must comply with Tier 3 Storm Water Management Requirements prior to Final Approval. Project was last reviewed on November 30, 2016.)**

**Final Approval as submitted.**

**NEW ITEM****B. 1015 ANACAPA ST****C-2 Zone**

Assessor's Parcel Number: 039-282-034  
Application Number: MST2016-00522  
Owner: City of Santa Barbara

(Proposal to remove six existing light poles and fixtures at City Parking Lot 8 and replace them with new poles and energy efficient LED fixtures. The project will result in a total of 8 poles and 12 light fixtures.)

**(Final Approval is requested.)**

**Project Design Approval and Final Approval as submitted.**

**REVIEW AFTER FINAL****C. 125 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-075-012  
Application Number: MST2009-00119  
Owner: City of Santa Barbara  
Agent: Trish Allen, SEPPS, Inc.  
Applicant: Children's Museum of Santa Barbara  
Architect: AB Design Studio

(The project includes a new 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 45 feet. The project also includes two uncovered parking spaces accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Final Community Priority Designation by City Council on October 25, 2011.)

**(Review After Final is requested for the addition of interactive kinetic water and musical exhibit structures, and viewing scopes on the rooftop of the museum.)**

**Continued to the Full Commission with larger plans of the equipment, and site plans showing the neighboring buildings including the Californian Hotel, La Entrada and nearby buildings.**

**FINAL REVIEW****D. 100 BLK W GUTIERREZ ST 2035 SEG ID**

Assessor's Parcel Number: ROW-002-035  
Application Number: MST2013-00312  
Owner: City of Santa Barbara  
Applicant: Public Works Department  
Engineer: Drake Haglan & Associates, Inc.

(Proposal to remove and replace the Gutierrez Street Bridge over Mission Creek. The existing bridge is 37 feet long and 36 feet wide and was constructed in 1926. The new bridge will be approximately 55.5 feet long and 47 feet wide.)

**(Final Approval is requested.)**

**Final Approval with condition that new ironwork will match adjacent color.**

**FINAL REVIEW****E. 3135 CALLE MARIPOSA****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-175-001  
Application Number: MST2016-00330  
Owner: The Harris-Halpert Family Revocable Trust  
Architect: Becker Hensen Niksto Architects

(Proposal for additions and alterations to an existing 1,096 square foot, one-story, single-family residence with a detached 315 square foot, two-car garage. The project includes a 272 square foot second floor addition and four new roof dormers at an existing and expanded attic space, 110 square feet of ground floor additions for a potting shed and outdoor storage, and permitting 159 square feet of "as-built" additions at the rear of the garage. The project also includes the demolition of an unpermitted 198 square foot patio cover, and construction of a new 192 square foot concrete patio, site walls, pedestrian gate, and new walkways steps. The proposed total of 1,952 square feet of development on a 10,890 square foot lot is 51% of the maximum allowed floor-to-lot area ratio (FAR). The structure is on the Potential Historic Resources List as it is an excellent example of the Tudor revival style constructed in 1934 and is eligible to be designated as a Structure of Merit.)

**(Final Approval is requested.)**

**Final Approval as submitted.**

**NEW ITEM****F. 814 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 031-022-011  
Application Number: MST2016-00520  
Owner: Housing Authority of the City of Santa Barbara

(Proposal to replace the existing paving and walkways with new, and restripe the parking lot. The project also includes the creation of a non-van accessible parking space, installation of new planters, and the enlargement of an existing trash enclosure at an existing mixed-use commercial and residential development.)

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

**Continued indefinitely with comment that posts on page A-3 should be 6x6 inch wood posts without visible connections.**