



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, January 11, 2017

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

COMMISSION MEMBERS:

PHILIP SUDING, *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

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 Pilar Plummer, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 2687 or by email at PPlummer@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 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, January 6, 2017, 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.

REVIEW AFTER FINAL

A. 203 CHAPALA ST

R-4/SD-3 Zone

Assessor's Parcel Number: 033-041-001
 Application Number: MST2007-00634
 Owner: 203 Chapala Street, LLC
 Architect: The Cernal Collective, LLP

(This structure is on the City's List of Potential Historic Resources as a contributing resource to the proposed West Beach Historic District, formally the 7-Up Bottling Plant. Proposal is to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a 12,277 square foot addition, resulting in 13,579 square feet of residential floor area. The building would change use from commercial to residential, resulting in seven new three-bedroom residential condominiums. Zoning Modifications were approved for the encroachment of the existing structure into the front setback on Yanonali Street upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes Avenue. The maximum building height is proposed to be 33'-0". Sixteen parking spaces are proposed in seven private garages, two carports, and two uncovered surface guest spaces.)

(Proposal for alterations to the approved building currently under construction. A new mirador style bay window is proposed on the north elevation that encroaches into the required interior setback. Comments Only. Staff Hearing Officer review of a setback modification is requested.)

REVIEW AFTER FINAL**B. 15 E CABRILLO BLVD****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-111-012
 Application Number: MST2010-00033
 Owner: Virginia Castagnola-Hunter Trust
 Architect: Lenvik & Minor Architects
 Business Name: Lighthouse Restaurant

(The project consists of the partial demolition of an existing 142-seat restaurant building; construction of an approximately 1,020 square foot second story addition, 250 square foot second story balcony, and 150 square foot trash enclosure; remodel; and new creekside landscaping. The project is associated with the previously approved Cabrillo Bridge Replacement Project (MST2004-00878, PC Reso. 029-07), which includes demolition of 447 square feet of the restaurant building and the 350 square foot exterior patio over Mission Creek to facilitate replacement of the Cabrillo Bridge and to provide for Mission Creek flood control improvements.)

(Review After Final is requested for various changes, including: changing window arcs from Elliptical to French, changing window sash and door frame color from grey blue to dark bronze, increasing the height of roof equipment screen to screen tenant kitchen equipment, reconfiguring lower roof to second-floor duct shaft to exterior of rear elevation, changing door for second-floor patio as well as adding a minor window, and extending wrought iron fence to entry to resolve max American with Disabilities Act (ADA) slopes. This project was last reviewed November 4, 2015.)

REVIEW AFTER FINAL**C. 1815 LAGUNA ST****E-1 Zone**

Assessor's Parcel Number: 027-051-009
 Application Number: MST2011-00044
 Owner: Greg Hesterberg
 Designer: Tom Kress
 Contractor: Brandon Arlington

(This is on the City's List of Potential Historic Resources: Lockwood de Forest, Sr. House. Proposal for interior alterations to remove three illegal dwelling units and return the building to its legally permitted use as a single-family residence. Also proposed is to construct a new 709 square foot attached two-car garage and roof deck, enclose an existing 40 square foot stairwell from the garage to the house, replace the gazebo siding with new wood and rebuild the railing at the loggia end to match vintage photos, and replace the three-part living room window facing the loggia with a three-part door with wood base panels that will maintain the height and width of the existing opening. This project will address violations called out in enforcement case ENF2010-01018. The project will result in a residence of 7,421 square feet which is a guideline floor-to-lot-area ratio (FAR) of .31 or 140% of the maximum FAR.)

(Review After Final is requested for concrete paving of lower driveway for a total 1,248 square feet along the existing footprint, as well as the installation of a catch basin and drain to a dispersal ditch.)

REVIEW AFTER FINAL**D. 614 CHAPALA ST****C-M Zone**

Assessor's Parcel Number: 037-131-020
 Application Number: MST2016-00037
 Owner: Max H. Baril
 Architect: Ryan Mills

(The adjacent structure is on the City's List of Potential Historic Resources: former C & H Chevrolet, currently George Young Chevrolet Building, constructed in 1946. Proposal for a 181 square foot non-residential addition to the rear of an existing 170 square foot commercial building. An existing fence and rear trellis and patio will be demolished. The proposed total of development is 351 square feet. No alterations are proposed to the adjacent office building. The allocation of this non-residential addition was originally reviewed under permit MST2013-00397.)

(Review After Final is requested for minor changes. Revisions include constructing a new ADA path through existing planter from sidewalk, revised window sill detail for an existing masonry wall to match approved conditions, and replacement of an existing block wall with a new wood framed wall.)

PROJECT DESIGN REVIEW**E. 134 CHAPALA ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-074-001
 Application Number: MST2016-00449
 Owner: The Funk Youth Hostel, LLC
 Architect: Bill Wolf
 Architect: Pacific Architects

(The proposal involves minor building and site alterations including replacement of windows and doors with new, and ADA accessibility parking improvements, resulting in a reduction of one parking space (from 11 to 10 parking spaces) to provide a van accessible parking space.)

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

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.)

NEW ITEM**G. 1029 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-281-012
Application Number: MST2016-00549
Owner: Cold Spring RE, LLC

(This is a City Landmark: Janssens/Orella/Birk Building designed by Edwards, Plunket, and Howell in 1927. The building is also listed on the National Register of Historic Places. Proposal is to change the exterior courtyard of the building. Changes include new paint to El Pueblo Viejo approved colors, patio tile, lighting, the removal of a non-original fountain, and the opening of non-original window to have an open space with wooden folding doors.)

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

NEW ITEM**H. 918 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-252-003
Application Number: MST2016-00558
Owner: Jim D. Machen Trust
Designer: Brian Miller

(This residence is on the City's Potential Historic Resources List as a Mediterranean style house designed by Alex D'Alfonso in 1948. The proposal is for a 110 square foot master bath addition to the upper level rear of an existing 2,170 square foot, single-family dwelling. The proposed total of 2,280 square feet of development on a 9,266 square foot lot in the Hillside Design District is 65% of the maximum allowed floor to lot-area ratio (FAR).)

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

NEW ITEM**I. 1021 LAGUNA ST # 2****R-3 Zone**

Assessor's Parcel Number: 029-530-002
Application Number: MST2016-00566
Owner: Randall J. Tinney
Architect: Douglas Beard

(Proposal for an "as-built" AC unit to be located within the 6' interior setback on a 15,528 square foot lot in the El Pueblo Viejo District. This will address enforcement case ENF2016-00285.)

(Comments Only. This project requires Staff Hearing Officer approval.)