



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA MARCH 22, 2017

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

William La Voie, *Chair*
Philip Suding, *Vice Chair*
Michael Drury
Anthony Grumbine
Bill Mahan
Fermina Murray
Judy Orías
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Jaime Limón, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Jennifer Sanchez, Commission Secretary

Consent items are reviewed in a sequential manner as listed on the 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, the item will be moved to the end of the 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 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.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to HLC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to HLCSecretary@SantaBarbaraCA.gov. Please note that the HLC may not have time to consider written comments received after 10 a.m. on the day of the meeting.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/HLC. 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 at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email PPlummer@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. 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.

APPEALS: 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. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Commission took action or rendered its decision.

NOTICE: On Thursday, March 16, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/HLC.

PLEASE BE ADVISED

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.

FINAL REVIEW

A. 232 E LOS OLIVOS ST

E-1 Zone

Assessor's Parcel Number:	025-252-002
Application Number:	MST2016-00477
Owner:	J & J Trust
Owner:	Sean Black
Applicant:	Derrick Eichelberger

(This property is a designated City Landmark: Frothingham House, designed by George Washington Smith in 1922. Proposal is for landscape alterations including a new pool and spa totaling 648 square feet, pool equipment, new paving totaling 1,740 square feet, landscape planting, and 120 cubic yards of site grading.)

(Final Approval is requested. Project received Project Design Approval on January 25, 2017.)

CONTINUED ITEM**B. 205 NATOMA AVE****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-063-006
Application Number: MST2017-00064
Owner: Jerry Stark
Applicant: Vanguard Planning
Designer: Vanguard Planning

(This parcel is on the City's Potential Historic Resources List as a contributing structure to the West Beach Historic District, constructed in 1940 in the Spanish Colonial Revival style. Proposal to remove two existing second-floor windows and install a pair of bifold, six lite French doors leading to a new Juliet balcony. Also proposed are six new awnings and 75 linear feet of new wrought iron fencing.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project last reviewed on March 8, 2017.)

NEW ITEM**C. 320 W VALERIO ST****R-4 Zone**

Assessor's Parcel Number: 027-082-019
Application Number: MST2017-00111
Owner: Dario L. Pini
Architect: Bryan Murphy

(This is a designated Structure of Merit: Queen Anne House, constructed in 1875; the apartments on the parcel are not included in the designation. Proposal to permit an "as-built" water heater, enclosure, and vents at the rear of an existing two-story multi-family residence. This project will address a violation in enforcement case ENF2017-00179.)

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

NEW ITEM**D. 530 DE LA VISTA AVE****R-2 Zone**

Assessor's Parcel Number: 029-032-008
Application Number: MST2017-00091
Owner: Sereboff Family Trust
Architect: Susette Naylor

(This is on the City's Potential Historic Resources List as a contributing structure to the proposed Bungalow Haven Historic District, constructed in 1922 in the American Colonial Revival style. The parcel is currently developed with a 1,447 square foot, two-level, single-family dwelling with an attached 172 square foot attached one-car garage. The proposal includes demolition of a 15 square foot bay window at the west elevation, the addition of 261 square feet of street (upper) level and lower level additions, the conversion of the existing garage into a storage unit, and the construction of a new 172 square foot one-car carport. The project includes demolition of an existing upper level deck on the rear elevation, to be replaced with a 329 square foot deck addition. The proposed total of 1,896 square feet of development on a 5,177 square foot lot in the Lower Riviera Design District is 77% of the guideline maximum allowed floor-to-lot area ratio (FAR). Proposal includes 15 cubic yards of grading. This project will abate a violation in Zoning Information Report ZIR2015-00204.)

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

REVIEW AFTER FINAL**E. 1201 & 1209 DE LA VINA ST****C-2 Zone**

Assessor's Parcel Number: 039-171-010, 039-171-011
Application Number: MST2015-00557
Owner: 1209 De La Vina Co, LLC
Architect: East Beach Ventures

(This is on the City's Potential Historic Resources List, eligible as a Structure of Merit: Shoemaker Cottage, an Italianate style house constructed in 1871. 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 to include 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.)

(Review After Final is requested for various improvements including: alterations to an existing trash enclosure, new non-permeable paving at both 1201 and 1209 De La Vina Street, minor hardscape to provide accessibility to patio at 1201 De La Vina Street, and new landscaping.)

FINAL REVIEW**F. 100 BLK STATE ST**

Assessor's Parcel Number: ROW-002-066
 Application Number: MST2016-00064
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara Public Works
 Engineer: Alex Ubaldo, Public Works
 Architect: Andrew Sokol

(Proposal for right-of-way improvements at the intersection of State Street & Yanonali Street comprising of the extension of an existing curb to allow for new self-closing pedestrian swing gates adjacent to the railroad tracks, the alteration of sidewalk approaches to the railroad tracks to be ADA compliant, and the removal of approximately 75 feet of Amtrak station platform. This project is located in the non-appealable jurisdiction of the Coastal Zone.)

(Final Approval is requested. Project received Project Design Approval on February 24, 2016 and was last reviewed on February 22, 2017.)

REVIEW AFTER FINAL**G. 26 CHAPALA ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-102-001
 Application Number: MST2010-00176
 Owner: Dario Pini
 Architect: Bryan Murphy

(The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including the replacement of all existing windows, extending an existing second-floor balcony corridor and adding a 36" porch wall, a façade remodel, relocation of an as-built trash enclosure, and a revised landscape plan including the replacement of two existing 12 foot tall palm trees with canopy trees. The discretionary applications required for this project are zoning modifications to allow alterations within the required 10'-0" front setback on Mason Street and a reduction of the required outdoor living space. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved with permeable pavers and reconfigured to comply with the Americans With Disabilities Act. This application addresses violations called out in ENF2010-00250.)

(Review After Final is requested for various exterior elements. Improvements include adding 3 French doors and 2 wrought iron balconies on the northeast elevation. Also requested are relocation of the existing trash enclosure and utility closet, re-plastering of the building to match existing, replacement of an existing dilapidated wood-framed stair with a new concrete stair, and removal of existing wall heaters to be provided through wall and under window heat exchange units.)

NEW ITEM

H. 227 E ANAPAMU ST

R-O Zone

Assessor's Parcel Number: 029-123-013
Application Number: MST2017-00095
Owner: Ventas Santa Barbara, LLC
Architect: Robert Pester

(Villa Santa Barbara is a Senior Care Residential Facility located on a 43,408 square foot lot in the El Pueblo Viejo District. Proposal is for a façade remodel consisting of replacing deteriorated wood doors and windows with the same divided light doors and windows in aluminum clad. Also proposed are repairing the deteriorated wood balcony framing and railings and demolition of the existing front entry wheelchair ramp, to be replaced with a new California Accessibility Code compliant ramp. No grading or new square footage to the facility is proposed.)

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