



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA APRIL 19, 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 Friday, April 14, 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. CABRILLO BALL PARK

P-R/SD-3 Zone

Assessor's Parcel Number:	017-311-001
Application Number:	MST2016-00144
Owner:	City of Santa Barbara
Applicant:	Justin Van Mullem

(Proposal for renovations to the Cabrillo Ball Park. Renovation project includes redesigned park entries, outdoor fitness equipment stations, and a new pathway. Also proposed are new landscaping improvements, accessibility improvements, renovation of the ball field turf and irrigation, exterior lighting at the existing restrooms, and pedestrian lighting. Three Calle Puerto Vallarta street parking spaces will be removed to provide space for an accessible sidewalk improvement. Approximately nine (9) trees will be removed, one palm relocated, and 12 new trees installed. The project will be reviewed by Planning Commission for a Coastal Development Permit.)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 033-16. Project received Project Design Approval and was last reviewed on April 5, 2017.)

REVIEW AFTER FINAL**B. 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 as-built landscaping improvements.)

NEW ITEM**C. 1105 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 039-222-024
Application Number: MST2017-00153
Owner: Santa Barbara Club
Applicant: Brian Miller

(This is a designated City Landmark: Santa Barbara Club, constructed in 1904 in the Neoclassical style by architect Francis Wilson. Proposal is for a 154 square foot addition enclosing a walk-in freezer with wood fence screening, and the removal of a Chinese Elm to be replaced by a new specimen tree.)

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

FINAL REVIEW**D. 518 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-173-046
Application Number: MST2013-00140
Owner: Charles & Georgetta Craviotto Survivors Trust
Architect: Jose Luis Esparza
Business Name: India Bazaar

(Proposal to remove an unpermitted pole and canvas structure and to construct an approximately 1,000 square foot wood trellis with permanent retractable canvas canopies on slide wires. The project includes five-foot tall wrought iron fencing with plaster columns and an eight inch plaster curb, two plaster entry archways, and a rear wrought iron access gate to enclose an outdoor retail site with an existing storage building. Decorative potted landscaping is also proposed. The project will address violations in enforcement case ENF2012-01002.)

(Final Approval is requested. Project Design Approval received on December 7, 2016. Project was last reviewed on March 17, 2017.)

NEW ITEM**E. 118 E ORTEGA ST****C-M Zone**

Assessor's Parcel Number: 031-151-002
Application Number: MST2017-00150
Owner: Gary & Rebecca Eldridge Family Trust
Applicant: Flowers and Associates

(Proposal to replace three existing roll up doors with new manually powered, aluminum, full view windowed doors. The existing framing would be replaced with wood and paint to matching what is existing onsite.)

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

REVIEW AFTER FINAL**F. 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. Project was last reviewed on March 22, 2017.)

NEW ITEM**G. 506 CHAPALA ST****C-M Zone**

Assessor's Parcel Number: 037-171-008
Application Number: MST2017-00164
Owner: Haimovitz Family Limited Partnership
Applicant: Thomas Luria

(This is a designated Structure of Merit: Former Firestone Tire Store, constructed in the Art Deco style in 1930. Proposal to construct a 4-foot backflow preventer for a new fire sprinkler.)

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