



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA AUGUST 23, 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
Steve Hausz
Bill Mahan
Judy Orías
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Irma Unzueta, 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, August 18, 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.

NEW ITEM

A. 1420 ALAMEDA PADRE SERRA

E-1 Zone

Assessor's Parcel Number: 019-193-011
Application Number: MST2017-00483
Owner: Marcus F. Boehm
Applicant: Rob Maday
Engineer: Ashley & Vance Engineering

(The Spanish Colonial Revival Style building located in the Hillside Design District is on the City's Potential Historic Resources List, as it is eligible to be designated a Structure of Merit. The project involves landscape and hardscape improvements including: new retaining walls, staircase alterations, a new outdoor fireplace, outdoor barbeque, iron gates, and a wood pergola. Also proposed are new plantings, landscape lighting, new fencing along the western property line, and paving improvements including permeable pavers.)

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

FINAL REVIEW**B. WATERFRONT PARKING LOTS****HC/SD-3 Zone**

Assessor's Parcel Number: 045-250-011
Application Number: MST2015-00565
Owner: City of Santa Barbara

(Proposal for alterations to waterfront parking lots located at Leadbetter Beach, Harbor West, Garden Street, Chase Palm Park, E. Cabrillo Blvd., and W. Cabrillo Blvd. to remove existing parking attendant kiosks or honor fee slot systems, ticket dispensers, and traffic arms, and install new automated pay systems with protective bollards. Also proposed are new landscaping in areas where existing kiosks were removed, and six new ADA access ramps.)

(Final Approval is requested. Project received Project Design Approval on December 14, 2016. Project was last reviewed on June 14, 2017.)

FINAL REVIEW**C. 29 E CABRILLO BLVD****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-112-006
Application Number: MST2016-00540
Owner: Hannah Beachside, LLC
Architect: Henry Lenny

(Proposal for exterior alterations to an existing mixed-use building located in the Appealable Jurisdiction of the Coastal Zone. The project proposes a complete remodel of the building façades that includes changes to the building articulation, windows, doors, lighting, and finish details. It also proposes a new attached trash enclosure at the rear, the conversion of 94 square feet of interior space into an outdoor dining patio, and the creation of additional outdoor dining areas. Interior work includes the subdivision and remodel of the existing restaurant into two new restaurant tenant spaces. Proposal includes converting the approximately 681 square foot one-bedroom apartment on the second floor into restaurant and dining area for restaurant B.)

(Final Approval is requested. Project received Project Design Approval on June 14, 2017. Project was last reviewed on August 9, 2017.)

FINAL REVIEW**D. 414 RUTH AVE****R-4 Zone**

Assessor's Parcel Number: 037-071-011
 Application Number: MST2017-00413
 Owner: David A. Sullins
 Applicant: Dwight Gregory

(The building constructed in 1908 in the Craftsman Style is on the City's Potential Historic Resources List as a contributing structure to the proposed Castillo Street Historic District. The 5,092 square foot site is currently developed with a one-story, 741 square foot single-unit residence. The project involves conversion of the 741 square foot single-unit residence to a short-term rental, the addition of an approximately 50 square foot bathroom, and permitting a 60 square foot as-built enclosed porch. Also proposed is demolition of the existing 349 square foot one-car garage, the addition of a 51 square foot laundry room, and installation of 1038 square feet of permeable pavers to provide 2 uncovered parking spaces. This project will address ENF2016-01785 and ZIR2016-00554 by removing as-built alterations.)

(Final Approval is requested. HLC review is limited to exterior alterations and additions. Project was last reviewed and received Project Design Approval on August 9, 2017.)

REVIEW AFTER FINAL**E. 35 STATE ST****HRC-2/S-D-3 Zone**

Assessor's Parcel Number: 033-102-018
 Application Number: MST97-00357
 Owner: 35 State Street Hotel Partners, LLC
 Agent: Ken Marshall
 Applicant: Michael Rosenfeld
 Architect: DesignARC, Inc.
 Engineer: Penfield & Smith Engineers, Inc.
 Landscape Architect: Suding Design
 Business Name: Entrada De Santa Barbara

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area, and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.)

(Review After Final for alterations to the approved Area C Plaza Lawn.)

NEW ITEM**F. 2207 ALAMEDA PADRE SERRA E-1 Zone**

Assessor's Parcel Number: 025-281-033
Application Number: MST2017-00510
Owner: Golden Family Trust
Applicant: Steve Hausz

(The residence designed by the Moody Sisters in 1939 is on the City's Potential Historic Resources List, eligible to be designated a Structure of Merit. Proposal to add a 36 square foot laundry closet to the exterior second floor at the north end of the house. The laundry room addition will be attached to a previous 1974 addition and will not include any alterations to the original house designed by the Moody Sisters. Materials, colors, and details will be done to match existing on site.)

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

REVIEW AFTER FINAL**G. 1509 STATE ST C-2 Zone**

Assessor's Parcel Number: 027-520-016
Application Number: MST2017-00169
Owner: Peter & Kathryn Caldwell

(Proposal for minor alterations to an existing commercial space. Project includes a 1,494 square foot interior remodel, relocation of a rear door, and exterior improvements for a new Americans with Disabilities compliant entry door, ramp, and guardrail.)

(Review After Final for alterations to the handrail detailing at the street front steps, and to remove the guardrail.)

NEW ITEM**H. 31 W CARRILLO ST C-2 Zone**

Assessor's Parcel Number: 039-321-001
Application Number: MST2017-00484
Owner: XHR Santa Barbara, LLC
Applicant: Dana Aiken

(Proposal to convert a portion of the existing roof deck to a new service area. Work will include adding two gates into the service area, a new trellis, and low screen walls to shield equipment from view. Mobile service equipment to include hotbox, fridge, and table and will be brought to the service area only during events.)

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

REVIEW AFTER FINAL**I. 2559 PUESTA DEL SOL****E-1 Zone**

Assessor's Parcel Number: 023-271-003
Application Number: MST2015-00511
Owner: Santa Barbara Museum of Natural History
Applicant: Suzanne Elledge Planning & Permitting Services, Inc.
Engineer: Flowers & Associates

(The Santa Barbara Museum of Natural History is a designated Structure of Merit. Phase 1 of the Master Plan build-out for the Santa Barbara Museum of Natural History. This includes compliance requirements for the demo/remodel of the Western Residence and Puesta del Sol pedestrian and right-of-way improvements, replacement of the Butterfly Garden Exhibit, pedestrian access and ADA improvements, trash & recycle enclosure, new fencing, bioswale & native habitat restoration, landscaping, lighting, mechanical equipment replacement, and interior repairs to existing buildings.)

(Review After Final for changes to the MacVeagh Cottage including: new foundations, boulder replacement, reconstructing the restroom roof, removal of lattice, replacement of two exterior doors, painting of the Cottage, removal of the existing deck, and new boardwalk connection to the Cottage.)

REVIEW AFTER FINAL**J. 506 CHAPALA ST****C-M Zone**

Assessor's Parcel Number: 037-171-008
Application Number: MST2017-00082
Owner: Haimovitz Fam Limited Partnership
Architect: The Cearnal Collective, LLP

(This is a designated Structure of Merit: former Firestone Tire Store, constructed in the Art Deco style in 1930. Proposal for minor repair and replace work on the existing façade. Project includes repairing all existing windows; replacing all existing, non-original doors with 10' high units; and painting windows and doors. The project also requests to add 5 new wrought iron light fixtures, and a glass and aluminum roll-up door on the rear elevation.)

(Review After Final for revised details to the wrought iron handrails at both sides of the existing concrete ramp along Fig Avenue.)

NEW ITEM**K. 2925 PASEO DEL REFUGIO****E-3 Zone**

Assessor's Parcel Number: 053-204-002
Application Number: MST2017-00421
Owner: Sean Malis

(The Spanish Colonial Revival Style residence constructed in 1928 is eligible to be designated a Structure of Merit. Project involves an approximately 478 square foot first-floor addition, a new approximately 260 square foot cellar, and a 542 square foot interior remodel. The proposal also includes alterations to the existing roofline with a new hip roof, two new gables at the front and rear façade, new French doors replacing windows on the front elevation, new windows on the side elevation, approximately 161 square feet of uncovered rear deck, and approximately 141 square feet of covered rear deck. This project will address violations in ENF2017-00724 by permitting an "as-built" masonry wall.)

(This item will be reviewed at 1:00 p.m. in the David Gebhard Public Meeting Room. Action may be taken if sufficient information is provided.)