



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION CONSENT AGENDA SEPTEMBER 20, 2017

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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

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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](mailto: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](http://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](mailto: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](http://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, September 15, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/HLC](http://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.

### **REVIEW AFTER FINAL**

#### **A. 125 STATE ST**

**HRC-2/SD-3 Zone**

Assessor's Parcel Number:	033-075-012
Application Number:	MST2009-00119
Owner:	City of Santa Barbara
Applicant:	Children's Museum of Santa Barbara
Agent:	Trish Allen, SEPPS
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****B. 1034 SANTA BARBARA ST C-2 Zone**

Assessor's Parcel Number: 029-212-001  
Application Number: MST2017-00583  
Owner: Tom Foley

(The building is a designated Structure of Merit: former International Hotel. Proposal to install a weathervane at the northwest edge of the roof line.)

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

**FINAL REVIEW****C. 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 as 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.)

**(Action may be taken if sufficient information is provided. Neighborhood Preservation Ordinance Findings are required. Project was last reviewed on September 6, 2017.)**

**NEW ITEM****D. 206 E VICTORIA AVE C-2 Zone**

Assessor's Parcel Number: 029-122-001  
Application Number: MST2016-00528  
Owner: Presidio Market Liquor & Grill, Inc.  
Designer: Patrick Panzarello

(The Victorian house and barn are designated as a Structure of Merit: Bernasconi Residence. Proposal to remove the unpermitted stucco siding, to be replaced with wood siding, and to replace the vinyl sliders with double-hung, wood windows to match the original windows. Parking will be adjusted to provide a total of 7 spaces.)

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

**NEW ITEM****E. 33 E CANON PERDIDO ST, 1214 STATE ST, 33 W VICTORIA ST C-2 Zone**

Assessor's Parcel Number: 039-322-009, 039-590-004, 039-630-002  
Application Number: MST2017-00599  
Owner: Lobero Theatre Foundation  
Santa Barbara Center for the Performing Arts, Inc.  
Ensemble Theatre Company, Inc.  
Applicant: David Grossman

(On Thursday, November 2, 2017, the Historic Theatre District (HTD) will celebrate the opening of the 2017-2018 season with a temporary art installation "Light Show." Developed by projection engineers and artists from the local group Environment Makers, the HTD will light up the outdoor walls of the Granada, Lobero, and New Victorian Theatres with a one-night art installation of projected images. The Light Show will begin at dark and continue for approximately 2 hours.)

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

**NEW ITEM****F. 663 DEL PARQUE DR A R-3/SD-3 Zone**

Assessor's Parcel Number: 017-410-015  
Application Number: MST2017-00574  
Owner: Tom Schaumberg  
Agent: Michelle Mctoldridge

(Proposal for an approximately 400 square foot interior remodel, consisting of: a new powder room on the ground floor, improvements to the master bath, master closet, kitchen, and finishing an existing attic. Exterior improvements include: a pair of skylights in the attic, 2 new exterior windows on the south elevation, and replacing the living room window and slider door.)

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

**NEW ITEM****G. 329 E CANON PERDIDO ST C-2 Zone**

Assessor's Parcel Number: 029-301-048  
Application Number: MST2017-00522  
Owner: Kenneth R. Olsen  
Applicant: Gayle Garcia  
Engineer: Pool Engineering, Inc.  
Contractor: Ventura Pools

(Proposal for a 6' x 16' pool and 5' x 6' spa in the rear yard of an existing single-family dwelling.)

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

**NEW ITEM****H. 201 W CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 039-312-015  
Application Number: MST2017-00293  
Owner: Drake Properties, Ltd.  
Applicant: Sherry & Associates

(Proposal for site improvements to the existing commercial center including: replacing the existing trash enclosure with a new enclosure, re-striping the parking lot, permitting a wrought iron barrier at 209 W. Carrillo Street, a new storefront at 211 W. Carrillo Street, new awnings, and filling in a window at the west elevation.)

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

**NEW ITEM****I. 217 HELENA AVE****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-051-019  
Application Number: MST2017-00597  
Owner: City of Santa Barbara  
Applicant: Teri Green

(Proposal for parking lot improvements at the City's Helena parking lot. Improvements include: slurry seal, restriping the parking lot for ADA compliance, relocating the existing electrical vehicle charging stations for accessibility, and adding a new accessible pay by space station.)

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