



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA JANUARY 24, 2018

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

COMMISSION MEMBERS:

William La Voie, *Chair*
Michael Drury
Anthony Grumbine
Steve Hausz
Ed Lenvik
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, January 19, 2018, 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.

REVIEW AFTER FINAL

A. 920 SUMMIT RD

RS-25 Zone

Assessor's Parcel Number:	015-211-009
Application Number:	MST2005-00831
Owner:	MCC BB Property, LLC
Agent:	Suzanne Elledge Planning and Permitting
Applicant:	Ty Warner Hotels and Resorts
Architect:	Henry Lenny
Business Name:	Montecito Country Club

(This building is on the City's Potential Historic Resources List. Review After Final for further improvements to the Montecito Country Club. Current proposal includes the construction of three new golf "hitting-bays" underneath a 415 square foot trellis, a new 4,448 square foot courtyard, and a 215 square foot play court to be built immediately adjacent to the west of the northern most parking lot. A new four-column archway and security kiosk for the Summit Road entrance is also proposed to match the architecture of the main clubhouse. A Substantial Conformance Determination is required to be made for this project by the Community Development Director.)

(Review After Final is requested to remove the central pergola from the project and modify the adjacent planters to accommodate, revise the perimeter enclosure at spa deck, and revise the snack shop exterior elevations for an access door and ordering window. Project was last reviewed on October 4, 2017.)

FINAL REVIEW**B. 2559 PUESTA DEL SOL****RS-15 Zone**

Assessor's Parcel Number: 023-271-003
Application Number: MST2016-00441
Owner: Santa Barbara Museum of Natural History
Applicant: Suzanne Elledge Planning & Permitting
Engineer: Flowers & Associates

(The Santa Barbara Museum of Natural History is a designated Structure of Merit. This is a revised project description with the engraved pavers eliminated from the project. Proposal for minor improvements including an engraved cornerstone marker at the Butterfly Garden Exhibit and for the Frank Cartwright recognition plaque to be located on the north arcade adjacent to Cartwright Hall.)

(Final Approval is requested. Project was last reviewed on December 13, 2017.)

NEW ITEM**C. 1415 DOVER RD****RS-15 Zone**

Assessor's Parcel Number: 019-201-001
Application Number: MST2018-00016
Owner: Hsu Survivors Trust
Applicant: Anna Lehr Uden

(The American Colonial Revival style building designed by Leonard Cooke in 1927 may be eligible for designation as a Structure of Merit. Proposal for exterior alterations to an existing 3,796 square foot, two-story, single-family dwelling with an attached two car garage. The proposal comprises minor window and door alterations, the alteration of a site wall and widening of the driveway for improved egress, an enlarged deck and new exterior stairs off of the kitchen, new air conditioning units, the removal of an unpermitted bridge and trellis, the "as-built" replacement of the garage door, and the repair of slate roof shingles to match existing. The project also proposes interior alterations that include a kitchen remodel and guest suite remodel, new electrical to an outdoor fountain, and removal of a powder room from the garage. No changes are proposed to the building square footage. This project will address violations in Zoning Information Report ZIR2017-00344.)

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

REVIEW AFTER FINAL**D. 101 STATE ST HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-075-011
Application Number: MST2011-00171
Owner: Romasanta Family Living Trust
Architect: Cearnal Collective LLP

(This is a revised project description. Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 22,133 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage totaling 9,943 square feet.)

(Review After Final is requested for review of final details of the Compass Rose/Analematic Sundial as a condition of approval of the project's Final Approval. Project was last reviewed on July 12, 2017.)

NEW ITEM**E. 649 DEL PARQUE R-3/SD-3 Zone**

Assessor's Parcel Number: 017-420-001
Application Number: MST2018-00021
Owner: East Beach Homeowners Association
Applicant: Lawrence Thompson

(Proposal to revise the Home Owners Association (HOA) color scheme for residences located in the El Pueblo Viejo District. Current color scheme includes tints of beige and brown. Proposed color scheme would include off-whites for the main structures and brown for the trim.)

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

FINAL REVIEW**F. 214 STATE ST HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-051-015
Application Number: MST2017-00758
Owner: State Street Mango, LLC

(Proposal for a façade and interior remodel at an existing commercial building. The project includes replacing the existing wood and plaster trellis structure at the State Street entry patio with a steel shade structure, replacing existing doors with bi-fold doors, creating a new outdoor dining window, and replacing the existing black awning with a dark red canvas awning.)

(Final Approval is requested. Project was last reviewed on January 10, 2018.)

CONTINUED ITEM**G. 924 STATE ST****C-G Zone**

Assessor's Parcel Number: 039-322-024
Application Number: MST2017-00767
Owner: Michael F. Rizor
Applicant: Eric Voulgaris

(Proposal to repaint the exterior of an existing commercial building located in El Pueblo Viejo. The project includes repainting the doors and shutters, building exterior, and window trim.)

(Action may be taken if sufficient information is provided. Project was last reviewed on November 29, 2017.)

REVIEW AFTER FINAL**H. 922 STATE ST****C-G Zone**

Assessor's Parcel Number: 039-322-023
Application Number: MST2016-00050
Owner: Ronald A. & Nancy E. Hays, Trustees
Architect: Sherry & Associates

(This building is a designated City Landmark: Nardo Building. Proposal for fire repairs with interior and the following minor exterior alterations to the rear of an existing commercial/office building: a new 192 square foot second-story rear deck and new 90 square foot detached storage shed.)

(Review After Final is requested to remove the exterior exit stairs at the rear elevation, to enlarge the new upper deck area, to remove the new detached shed and associated bioretention planter, and to relocate and enlarge the bioretention planter for the main structure. Project was last reviewed on April 20, 2016.)

REVIEW AFTER FINAL**I. 215 CASTILLO ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-022-021
Application Number: MST2017-00369
Owner: Leon F. & Joyce M. Lunt
Applicant: Andrew Roteman

(Proposal to address violations listed in ENF2017-00369 and ZIR2017-00138 for an unpermitted parking lot reconfiguration and fences. The proposed project involves removing one unpermitted parking space, landscape planters in the parking area, a driveway at Wilson Street, and a wooden storage structure within the interior setback. A six foot wood fence along the property line facing Wilson Street, reconfigured parking spaces, and a relocated trash area are all proposed. An Administrative Review of Minor Exceptions for Fences is required for the wood fence to exceed 42 inches along the front lot line and along the first 10 feet of the interior lot line from the intersection of the front lot line. A Modification by the Staff Hearing Officer for reducing the required open space to less than 10% of the net lot area is required. Project is located in the Appeal Jurisdiction of the Coastal Zone.)

(Review After Final is requested for an Administrative Review of Minor Exceptions for Fences for the as-built fence to exceed 42 inches along the front lot line and along the first 10 feet of the interior lot line from the intersection of the front lot line. Project was last reviewed on November 15, 2017.)