



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA MARCH 7, 2018

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

COMMISSION MEMBERS:

William La Voie, *Chair*
Anthony Grumbine, *Vice Chair*
Michael Drury
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, March 2, 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.

NEW ITEM

- A. 2559 PUESTA DEL SOL **RS-15 Zone****
- | | |
|---------------------------|---|
| Assessor's Parcel Number: | 023-271-003 |
| Application Number: | MST2018-00077 |
| Applicant: | Heidi Jones |
| Owner: | Santa Barbara Museum of Natural History |
- (The Santa Barbara Museum of Natural History is a designated Structure of Merit. Proposal to remove and replace an existing Oak at the museum entrance.)

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

NEW ITEM

- B. 909 LAGUNA ST UNIT A **C-G Zone****
- | | |
|---------------------------|-------------------------|
| Assessor's Parcel Number: | 029-301-013 |
| Application Number: | MST2018-00089 |
| Owner: | Anthony & Cristina Elia |
- (The Folk Victorian Style residence constructed in 1895 is a designated Structure of Merit. Proposal to relocate an existing 30 foot Yucca located in the front setback to another location on site.)

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

REVIEW AFTER FINAL**C. 116 CASTILLO ST HRC-1/SD-3 Zone**

Assessor's Parcel Number: 033-061-011
Application Number: MST2014-00388
Owner: Adi/Santy Kazali, Trustees
Architect: Joe Andrulaitis

(Proposal to demolish the existing 8,612 square foot, one-story hotel and construct a new, 14,475 square foot, three-story, 38 room hotel, with a total of 38 parking spaces (20 covered and 18 uncovered) on the 24,956 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone.)

(Review After Final is requested for minor changes to architectural details and landscaping. Project was last reviewed on December 14, 2016.)

REVIEW AFTER FINAL**D. 2025 GARDEN ST RS-15 Zone**

Assessor's Parcel Number: 025-323-005
Application Number: MST2017-00720
Owner: James Robert Davis

(The American Colonial Revival style residence constructed in 1938 is a designated Structure of Merit. Proposal for a new 189 square foot uncovered patio and trellis cover, and a 172 square foot uncovered patio, both at the rear of the single-family residence. This project will address violations listed in ZIR2015-00134 by relocating an air conditioning unit out of the required interior setback and permitting a six-foot tall wood gate across the driveway.)

(Review After Final is requested to replace the existing garage door with new, and to replace the existing laundry room door with a new Dutch door. Project was last reviewed on November 1, 2017.)

FINAL REVIEW**E. 20 W FIGUEROA ST C-G Zone**

Assessor's Parcel Number: 039-231-017
Application Number: MST2017-00772
Owner: 2024 Fig, LLC
Applicant: Valerie Froscher

(This building was designed in 1931 by Windsor, Soule, and Murphy in the Spanish Colonial Revival style. Proposal for façade improvements to the existing commercial building including changes to paint, awnings, tile, lighting, and new windows and doors in the existing openings.)

(Final Approval is requested. Project was last reviewed on February 21, 2018.)

PROJECT DESIGN AND FINAL REVIEW**F. 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.)

(Project Design Approval and Final Approval is requested. Project was last reviewed on January 24, 2018.)

PROJECT DESIGN AND FINAL REVIEW**G. 700 STATE ST C-G Zone**

Assessor's Parcel Number: 037-092-016
Application Number: MST2017-00837
Owner: Ortega Pacific, LLC
Applicant: Elizabeth Wentling
Architect: The Cearnal Collective, LLP

(This is revised project description. Proposal for improvements at an existing commercial building. The project includes enclosing 425 square feet of the existing covered patio for new nonresidential Growth Management Plan (GMP) floor area, infilling two arched openings along State Street with a storefront window and door, and adding a new demising wall to create two new tenant spaces.)

(Project Design Approval and Final Approval is requested. Project was last reviewed on February 21, 2018.)

NEW ITEM**H. 35 STATE ST HRC-2/S-D-3 Zone**

Assessor's Parcel Number: 033-102-018
Application Number: MST2018-00104
Owner: 35 State Street Hotel Partners, LLC
Architect: Dawn Sherry

(Proposal for landscaping improvements at the Hotel Californian. Project includes relocating an existing Palm and replacing with a Brisbane Box.)

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