



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA APRIL 4, 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 29, 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.

CONTINUED ITEM

A. 336 STATE ST

M-C Zone

Assessor's Parcel Number:	037-254-016
Application Number:	MST2018-00091
Owner:	Topakas/Hicks Family Living Trust
Applicant:	Raymond Hicks

(Proposal for site improvements at an existing commercial parking lot, including re-striping to meet accessibility requirements, adding a new accessible route, and new concrete sidewalk. Project will also address violations listed in ENF2018-00089 for the unpermitted removal of mature canopy trees in the parking lot area that were damaged in the micro-burst.)

(Action may be taken if sufficient information is provided. Project was last reviewed on March 21, 2018.)

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

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

(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 March 21, 2018.)

NEW ITEM**C. 2310 STATE ST RS-7.5 Zone**

Assessor's Parcel Number: 025-123-017
Application Number: MST2018-00165
Owner: Lauer Living Trust
Architect: Lori Kari

(This residence is on the City's Potential Historic Resources List: Ritchie Bungalow. Proposal for new perforated patterned metal gates and fencing.)

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

NEW ITEM**D. 128 E CARRILLO ST C-G Zone**

Assessor's Parcel Number: 029-410-002
Application Number: MST2018-00162
Owner: Thornhill Ranches, LP
Architect: BBP Architecture

(Proposal to install three new metal windows at an exterior corridor of the existing commercial building located in El Pueblo Viejo.)

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

NEW ITEM**E. 1295 COAST VILLAGE RD C-1/SD-3 Zone**

Assessor's Parcel Number: 009-293-007
Application Number: MST2018-00157
Owner: Montecito Copus, LP
Architect: Andrulaitis + Mixon

(This is a designated Structure of Merit: Montecito Inn. Proposal to replace the entry awning on an existing commercial building.)

(Action may be taken if sufficient information is provided. Project requires Sign Committee review for the proposed signage on the awning.)

NEW ITEM**F. 318 LLOYD AVE R-M Zone**

Assessor's Parcel Number: 029-172-004
Application Number: MST2018-00143
Owner: Alta Vista Foundation
Applicant: Windward Design Services, LLC

(Proposal to renovate existing balconies and stairs along the front, rear, and loggia of an existing multi-residential building located in El Pueblo Viejo. The project includes installing a new channel drain at the parking lot area.)

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

NEW ITEM**G. 730 STATE ST C-G Zone**

Assessor's Parcel Number: 037-092-026
Application Number: MST2018-00164
Owner: Craig R. & Juleine Ducharme Schmidt

(Proposal to install internal security rolling shutters at the front door and two storefront windows at an existing commercial building located in El Pueblo Viejo.)

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

NEW ITEM**H. 834 STATE ST****C-G Zone**

Assessor's Parcel Number: 037-052-021
Application Number: MST2018-00134
Owner: Bank of America
Applicant: Ray Valenzuela

(Proposal to replace and upgrade the existing five ATMs at an existing commercial building located in El Pueblo Viejo. Project will involve modifying and enlarging the existing ATM wall openings.)

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

REVIEW AFTER FINAL**I. 607 STATE ST****M-C Zone**

Assessor's Parcel Number: 037-131-021
Application Number: MST2017-00050
Owner: Pierce Partners
Applicant: Sherry & Associates

(This building is on the California Inventory of Historic Resources and is on the City's Potential Historic Resources List, eligible as a Structure of Merit: Pierce Building. Proposal to recess an existing storefront by 13 feet for a new outdoor patio resulting in a Growth Management Program credit of 341 square feet. Also proposed are new patio furniture, new wrought iron railing, and door and window changes at the front and rear of the building. The project also proposes at the rear of the structure to introduce a roll-up door and man door.)

(Review After Final is requested for new outdoor dining furniture, including dining tables and chairs, a fire pit, and heaters. Project was last reviewed on October 18, 2017.)