



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA JUNE 27, 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
Heidi Reidel, 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, June 22, 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. 1201 ANACAPA ST

C-G Zone

Assessor's Parcel Number: 039-183-035
Application Number: MST2018-00301
Owner: 1201 Anacapa Partners
Architect: Sherry & Associates

(The building constructed in 1951 by the firm of Soule and Murphy is eligible for designation as a Structure of Merit. Proposal to replace the existing Sweetshade in two exterior planters with a new tree species and additional ground vegetation.)

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

REVIEW AFTER FINAL**B. 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 List of Potential Historic Resources. 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 relocate the cart entry to the north elevation, and revise the east elevation from a cart entry to pedestrian entry. Project was last reviewed on January 24, 2018.)

NEW ITEM**C. 533 STATE ST****M-C Zone**

Assessor's Parcel Number: 037-172-001
Application Number: MST2018-00311
Owner: Rove Enterprises Inc

(The Neal Callahan Building is on the California Inventory of Historic Resources and is eligible for designation as a Structure of Merit. Proposal for site improvements including a new Americans with Disabilities Act (ADA) compliant path of travel, addition of a new stair and ramp at the rear entrance, and new push button at the front and rear entrance. Project includes permitting a steel sliding gate and fence, and a steel double-swing gate and fence.)

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

NEW ITEM**D. 1822 SANTA BARBARA ST****RS-15 Zone**

Assessor's Parcel Number: 027-042-020
Application Number: MST2017-00825
Owner: Gateley 1997 Family Trust

(This residence is on the City's List of Potential Historic Resources. Proposal for a new two-car garage at the rear of an existing single-family residence. Project includes a request for a Minor Zoning Exception for the existing six foot high hedge located within the first 10 feet of the front lot line. A Modification by the Staff Hearing officer is required for the two-car garage to encroach into the required interior setback.)

(Comments Only. A Minor Zoning Exception is required for the six foot high hedge located within the first 10 feet of the front lot line. Project requires review by the Staff Hearing officer for the two-car garage to encroach in the required interior setback.)

CONTINUED ITEM**E. 1114 GARDEN ST****R-M Zone**

Assessor's Parcel Number: 029-172-003
Application Number: MST2018-00289
Owner: 1114 Garden St LLC
Applicant: Mark Morando

(Proposal for site improvements at an existing multi-residential complex located in the El Pueblo Viejo Design District. Project includes addressing violations listed in ZIR2017-00447 and ENF2017-01185 by restriping the rear parking lot to 12 uncovered spaces, adding a 5'-0" high wooden trash enclosure, and removing the washer/dryer facility in the first floor rear northern hallway.)

(Action may be taken if sufficient information is provided. Project was last reviewed on June 13, 2018.)

REVIEW AFTER FINAL**F. 418 STATE ST****M-C Zone**

Assessor's Parcel Number: 037-212-024
Application Number: MST2017-00044
Owner: Hughes Land Holding Trust
Agent: Kevin Moore

(Proposal includes a lot tie between 418 and 416 State Street with interior and exterior improvements to occur at both parcels. Site improvements at 418 State Street include a remodel of the front façade, new flooring at the rear to become outdoor dining, and interior improvements. The existing detached storage structure behind 416 State Street will be remodeled to become a kitchen and storage space with exterior improvements to include new windows and doors. The existing parking lot will be adjusted to provide 4 uncovered parking spaces including an Americans with Disabilities Act parking space, a new trash enclosure, and bike parking. The site is within the 50% Parking Zone of Benefit.)

(Review After Final is requested for the working drawings of the State Street façade improvements. Project was last reviewed on June 13, 2018.)