



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION CONSENT AGENDA AUGUST 8, 2018

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

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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 Thursday, August 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](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.

### **NEW ITEM**

#### **A. 1427 OLIVE ST UNIT A**

**R-M Zone**

Assessor's Parcel Number: 029-650-001  
 Application Number: MST2018-00375  
 Owner: Weger/Dagg Family Trust

(This property is listed on the Potential Historic Resources List as it is eligible to be designated a Structure of Merit and is a contributing structure in the proposed Bungalow Haven Historic District. This property is in the Lower Riviera Special Design District and subject to the Lower Riviera Special Design Guidelines. Proposal for a new wood picket fence and gate to be installed on top of an existing concrete curb and low wall bordering the front yard of an existing condominium. A portion of the fence will abut the driveway of the adjacent parcel at 1421 Olive Street and reach a maximum height of 4'-6" tall. A Minor Zoning Exception is requested to allow a fence to exceed a height of 3'-6" tall within 10' of a front lot line.)

**(Action may be taken if sufficient information is provided. Project requires a Minor Zoning Exception to allow a fence to exceed a height of 3'-6" tall within 10' of the front lot line.)**

**NEW ITEM****B. 323 E CABRILLO BLVD P-R/SD-3 Zone**

Assessor's Parcel Number: 017-680-011  
Application Number: MST2018-00397  
Owner: City of Santa Barbara, Parks & Recreation  
Agent: Keven Strasburg, Park Project Technician

(Proposal for minor improvements to a structure located in El Pueblo Viejo Landmark District. Project includes installing two sets of double doors with panic hardware within the existing door openings.)

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

**NEW ITEM****C. 19 E ORTEGA ST C-G Zone**

Assessor's Parcel Number: 037-092-013  
Application Number: MST2018-00403  
Owner: 710 State Street Partners  
Architect: LMA Architects

(Proposal for a new screened trash enclosure in an existing parking lot located in El Pueblo Viejo Landmark District.)

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

**REVIEW AFTER FINAL****D. 1020 CHAPALA ST C-G Zone**

Assessor's Parcel Number: 039-281-040  
Application Number: MST2015-00540  
Owner: Santa Barbara Metropolitan Transit  
Architect: Richard Six

(Proposal for exterior renovations at the existing Metropolitan Transit District bus depot located in El Pueblo Viejo Landmark District. Proposed changes include resurfacing the asphalt bus driveway, replacing the concrete loading areas, updated landscaping, window glazing replacement, new window configuration, mechanical equipment screening, and new site furnishings.)

**(Review After Final is requested for handrail detail. Project was last reviewed on June 13, 2018.)**

**NEW ITEM****E. 9 W ANAPAMU ST****C-G Zone**

Assessor's Parcel Number: 039-231-037  
Application Number: MST2018-00401  
Owner: 1129 State Street  
Architect: Jeff Gorrell

(The San Marcos Building is a designated City Landmark and located in El Pueblo Viejo Landmark District. Proposal to string festive lighting across the interior courtyard of the commercial structure.)

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

**REVIEW AFTER FINAL****F. 40 E ANAPAMU ST****C-G Zone**

Assessor's Parcel Number: 039-232-002  
Application Number: MST2011-00428  
Owner: City of Santa Barbara  
Applicant: Jessica Cadiente, Library Director  
Landscape Architect: Campbell & Campbell  
Business Name: Central Library

(The Central Library building, constructed in 1917, the Faulkner Gallery, constructed in 1931, and five Eucalyptus Citriodora trees planted in 1931 are designated City Landmarks and located in El Pueblo Viejo Landmark District. Proposal to upgrade both landscape and hardscape areas in the plaza and around the perimeter of the Santa Barbara Public Library and the Faulkner Gallery. The improvements would include approximately 3,200 square feet of additional hardscape, 750 cubic yards of imported fill, a reduction in turf area, and a reduction in total trees from 75 to 56, a new water feature, artwork display areas, lighting, and an approximately 4,500 square foot activity space. An ADA-compliant access would be added to the south Library entrance and all other hardscape, both new and existing, would be ADA compliant. No changes to the buildings are proposed. Also, the Central Library is listed on the State Historic Resources Inventory.)

**(Review After Final is requested for the removal of two Juniper trees in the planter in front of the Anapamu Street entrance.)**

**NEW ITEM****G. 1440 SANTA ROSA AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-132-019  
Application Number: MST2018-00416  
Owner: Donna Bernard  
Applicant: Tom Henson

(This residence may be eligible for inclusion on the City's List of Potential Historic Resources as it is a Spanish Colonial Revival style building constructed in 1921. Proposal for a 379 square foot master suite addition to the one-story single family dwelling. The addition includes new windows and doors to match the residence, and a 192 square foot brick and concrete patio with a wooden pergola. The proposed total of 2,242 square feet on an 11,202 square foot lot is 58% of the maximum guideline floor-to-lot area ratio.)

The Urban Historian found the one-story, minor addition to the rear of the side elevation of the house is minimally visible and designed to match the architectural details, style, design, color, texture, and materials of the existing structure and a Historic Structures/Sites Report is not necessary as per the Master Environmental Assessment Guidelines.

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

**CONTINUED ITEM****H. 634 SANTA BARBARA ST M-C Zone**

Assessor's Parcel Number: 031-152-001  
Application Number: MST2018-00252  
Owner: 634 Santa Barbara Street  
Applicant: Mike Ober

(Proposal for site improvements at a commercial building located in El Pueblo Viejo Landmark District. Project includes a six foot tall wood gate at the alley facing Santa Barbara Street, and shifting the existing parking spaces at the rear of the property towards Ortega Street to create a new exterior storage area. The storage area will contain a shipping container screened by fencing. Project will address violations listed in ENF2016-00767 by removing unpermitted no parking signs, removal of miscellaneous items blocking access to required parking, and adding Americans with Disabilities Act (ADA) accessible parking signage for the accessible parking space.)

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