



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA NOVEMBER 14, 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:

Tava Ostrenger, Assistant City Attorney
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, November 9, 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. 841 CIMA LINDA LN

RS-25 Zone

Assessor's Parcel Number:	015-202-030
Application Number:	MST2018-00573
Owner:	Zeus Trust
Architect:	Diana Kelly

(The Spanish Colonial Revival Residence, designed by Carleton Monroe Winslow, and constructed in 1926 is eligible for designation as a Structure of Merit. Proposal to demolish the existing, non-original, carport and construct a new 797 square foot garage. Project includes demolition of the existing pool and spa for a new in-ground pool and spa, construction of two driveway gates, a trash enclosure, and replacement of non-original windows, Juliette balconies, and French doors with those that match the original. The proposed total of 7,226 square feet on a 75,992 square foot lot is 46% of the maximum guideline floor-to-lot area ratio.)

(No appealable decision will be made at this hearing. Environmental assessment is required.)

REVIEW AFTER FINAL**B. 909 LAGUNA ST****C-G Zone**

Assessor's Parcel Number: 029-301-013
 Application Number: MST2016-00510
 Owner: Hector Munoz 2010 Revocable Trust
 Agent: Jarrett Gorin
 Applicant: Vanguard Planning, LLC

(The Folk Victorian Style residence constructed in 1895 is a designated Structure of Merit. Proposal for an additional dwelling unit to be developed under the Average Unit-Size Density (AUD) program. The project includes permitting the "as-built" conversion of a portion of an existing single-family dwelling and garage to create a new dwelling unit on a 4,900 square foot lot designated Medium-High Density (15-27 du/ac). The resulting two 887 and 674 square foot dwelling units will have an average unit size of 780 square feet and a density of 18 du/ac. The project includes two uncovered parking spaces, the demolition of an existing breezeway and storage shed, and "as-built" interior alterations. The project will address violations in Enforcement Case ENF2015-00693 and Zoning Information Report ZIR2015-00392.)

(Review After Final is requested to include a new exterior door for the tankless water heater, new skylights, and revisions to the exterior door material. Structure of Merit Findings are required. Project was last reviewed on October 31, 2018.)

NEW ITEM**C. 2407 ANACAPA ST****RS-15 Zone**

Assessor's Parcel Number: 025-072-010
 Application Number: MST2018-00595
 Owner: Whilt Family 2002 Trust
 Architect: Lori Kari

(The Spanish Colonial Revival style residence, constructed in 1931 is a designated Structure of Merit. Proposal to address violations listed in ENF2018-00703 by permitting an interior remodel of the residence, and window replacements of the aluminum sliding windows with white vinyl sliding windows at the family room and sunroom.)

(Action may be taken if sufficient information is provided. Structure of Merit Findings are required.)

NEW ITEM**D. 1216 STATE ST C-G Zone**

Assessor's Parcel Number: 039-590-006
Application Number: MST2018-00488
Owner: 1216 State Street, LLC

(The Granada Building is a designated City Landmark. Proposal to install upgrades to an existing wireless facility on the roof of the Granada Building. Changes include the replacement of three existing antennas with three new panel antennas, installation of 15 remote radio units (RRUs) at existing antenna locations, and associated electrical equipment. All equipment will be screened behind the existing building roof.)

(Action may be taken if sufficient information is provided. Landmark Findings are required.)

REVIEW AFTER FINAL**E. 500 BLK STATE ST 1879 SEG ID**

Assessor's Parcel Number: ROW-001-879
Application Number: MST2017-00323
Owner: City of Santa Barbara, Downtown Parking
Applicant: Heather Buck

(Proposal to temporarily install plants within the existing non-operational sidewalk fountains adjacent to the Hotel Santa Barbara as part of the State Street Beautification Project.)

(Review After Final is requested to remove the two existing planter fountains and replace with brick sidewalk to match existing. Project was last reviewed on June 28, 2017.)

REVIEW AFTER FINAL**F. 834 STATE ST C-G Zone**

Assessor's Parcel Number: 037-052-021
Application Number: MST2018-00134
Owner: Bank of America
Agent: Reza Hadaegh
Applicant: Lizette Vargas

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

(Review After Final is requested to replace the three existing ATM's located on the north facade with new ATM's, and add a fourth ATM.)

REVIEW AFTER FINAL**G. 29 E CABRILLO BLVD****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-112-006
Application Number: MST2016-00540
Owner: Hannah Beachside, LLC
Architect: Henry Lenny

(Proposal for exterior alterations to an existing mixed-use building located in the Appeal Jurisdiction of the Coastal Zone. The project proposes a complete remodel of the building façades that includes changes to the building articulation, windows, doors, lighting, and finish details. It also proposes a new attached trash enclosure at the rear, the conversion of 94 square feet of interior space into an outdoor dining patio, and the creation of additional outdoor dining areas. Interior work includes the subdivision and remodel of the existing restaurant into two new restaurant tenant spaces. No change in uses are proposed for the one-bedroom apartment and office spaces on the second floor. Staff Hearing officer review is required for exterior changes in the required 20 foot front setback.)

(Review After Final is requested to substitute the saltillo patio paving for scored colored concrete. Project was last reviewed on May 16, 2018.)