



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, July 27, 2016

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
CRAIG SHALLANBERGER, *Vice-Chair*
MICHAEL DRURY
ANTHONY GRUMBINE
WILLIAM LA VOIE
BILL MAHAN
FERMINA MURRAY
JUDY ORÍAS
JULIO JUAN VEYNA

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

JASON DOMINGUEZ

PLANNING COMMISSION LIAISON: SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNANDEZ, Urban Historian
DAVID ENG, Planning Technician
JENNIFER SANCHEZ, Commission Secretary

Website: www.SantaBarbaraCA.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent 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 for hearing the item, the item will be moved to the end of the consent 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 providing 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.

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, City Hall, 735 Anacapa Street. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Commission meeting of the HLC).

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.

AGENDAS, MINUTES & REPORTS: Copies of documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also posted online at www.SantaBarbaraCA.gov/HLC. If you have any questions or wish to review the plans, please contact David Eng, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 5541 or by email at DEng@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. 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 located at 630 Garden Street during normal business hours. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the HLC during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the HLC Commission Secretary at (805) 564-5470, extension 4572 or by email at HLCSecretary@SantaBarbaraCA.gov. 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.

NOTICE: On Friday, July 22, 2016, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at www.SantaBarbaraCA.gov/HLC.

PUBLIC COMMENT: Any member of the public may address the Historic Landmarks Commission Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. Public comment submitted prior to the scheduled meeting can be submitted via email to HLCSecretary@SantaBarbaraCA.gov or by mail to City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

REVIEW AFTER FINAL

A. 7 E ANAPAMU ST

C-2 Zone

Assessor's Parcel Number: 039-183-041
 Application Number: MST2016-00066
 Owner: Sullivan Goss 2009 Family Trust
 Agent: Ernesto Botello

(This is a revised project description. Proposal to permit "as-built" changes to the rear courtyard area of an existing 2,245 square foot commercial building comprising of new exterior dining layout and planter areas for trees and a new three inch CMU/stone rubble veneer wall at the rear property line. Also proposed are the removal of an existing guardrail at the front terrace to be replaced with a 42 inch high stucco pony wall and the removal of a majority of the existing the awnings on the front façade. Interior improvements proposed are the addition of a bar and dining areas, accessible restrooms and storage room, a remodel of the existing kitchen area for a proposed restaurant use, and the demolition of restrooms. The project addresses enforcement violations in case ENF2015-00856. This building is on the City's List of Potential Historic Resources: "Hitchcock Building.")

(Review After Final is requested for an outdoor ventless masonry fireplace to be stuccoed to match the courtyard wall finish.)

REVIEW AFTER FINAL**B. 713 SANTA BARBARA ST****C-2 Zone**

Assessor's Parcel Number: 031-081-007
Application Number: MST2014-00390
Owner: Santa Barbara Historical Society
Architect: Richard Redmond

(This is a revised project description. Proposal to install a new air-conditioning compressor unit on a concrete base adjacent to the northeastern corner of the Historic Adobe at the Santa Barbara Historical Museum. No changes are proposed to the existing Covarrubias Adobe or the Santa Barbara Historical Museum buildings. Both the Historic Adobe [1825] and the Covarrubias Adobe [1830] are City and State Designated Historic Landmarks. The Santa Barbara Historical Museum is on the City's Potential Historic Resources List.)

(Review After Final is requested for the following: a grape stake fence enclosure to be located around the HVAC compressor unit at the "Historic Adobe," and the relocation of two mature agave plants and one Mexican marigold.)

NEW ITEM**C. 219 TOYON DR****E-3/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-233-007
Application Number: MST2016-00305
Owner: Justin T. Egerer
Architect: Dylan Chappell

(Proposal to add 10 square feet by enclosing the front entryway and to remodel an existing 1,912 square foot, two-story, single-family residence with a 375 square foot detached garage on a 9,147 square foot lot. The exterior changes involve an "as-built" 7' tall, 57 linear foot long privacy wall; replacement of a single door at the rear of the house with a French door; and a new exterior fireplace. The proposed total of 2,297 square feet is 66% of the maximum allowed floor-to-lot area ratio [FAR]. The property is on the City's Potential Historic Resources List.)

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

PROJECT DESIGN AND FINAL REVIEW**D. 329 E CANON PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 029-301-048
 Application Number: MST2015-00483
 Owner: Kenneth Olsen
 Architect: John Beauchamp

(Proposal for the demolition of an existing 683 square foot single-family residence, and the construction of a new three-story, 1,418 square foot, single-family residence with a 161 square foot cellar, a new 668 square foot garage, a new roof deck with exterior stairway, new walls, stairs, and associated grading. The proposed total of 2,086 square feet is 95% of the maximum guideline floor to lot area ratio [FAR]. The attached two-car garage is proposed on the ground level to back out to Canon Perdido Street. This project will address violations in enforcement case [ENF2015-00115] and a Zoning Information Report [ZIR2015-00023]. The project includes Staff Hearing Officer review for a front setback modification, two interior setback modifications, and a rear setback modification.)

(Project Design Approval and Final Approval is requested. Project must comply with Staff Hearing officer Resolution No. 028-16.)

FINAL REVIEW**E. 635 LAGUNA ST****C-M Zone**

Assessor's Parcel Number: 031-160-015
 Application Number: MST2015-00555
 Owner: City of Santa Barbara
 Applicant: Ben Steckler

(Proposal for a new 10,000 gallon capacity above-ground fuel storage tank approximately nine feet in height to be screened by nine-foot tall CMU wall facing Ortega Street at the existing City of Santa Barbara Public Works facilities. This fuel tank will be located adjacent to an existing fueling facility. Additional equipment proposed include a new spill containment drum, double-track omega flex piping, and new bollards. An existing underground storage tank and six-foot tall chain link fence will be removed. Existing asphalt will be removed and replaced with a total of 11,018 square feet new concrete paving. No new non-residential square footage is proposed.)

(Final Approval is requested.)

NEW ITEM**F. 920 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 039-321-045
 Application Number: MST2016-00318
 Owner: City of Santa Barbara

(Proposal to install a new 12' wide, 3'-6" tall, galvanized pipe swing gate in the paseo adjacent to City Parking Lot #2, with a lockbox for fire access.)

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