



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, November 16, 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, November 11, 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.

FINAL REVIEW

A. 2758 LAS ENCINAS RD

County Zone

Assessor's Parcel Number:	023-250-066
Application Number:	MST2016-00440
Owner:	Santa Barbara Museum of Natural History
Applicant:	Suzanne Elledge Planning & Permitting Services, Inc.
Engineer:	Flowers & Associates
Architect:	Dwight Gregory

(Proposal to demolish a total of 1,334 square feet, of which of 686 square feet are unpermitted improvements, from the existing 1,934 square foot Western Residence located on a 2.2 acre lot as directed by City Council condition of approval. The proposed demolition and remodel of the residence will result in the retention of the historic remnant (garden storage) and two garage bays. The proposal also includes the removal of seven trees. Reconstruction of a replacement residence will be pursued under a separate application and permit. The Western Residence is eligible to be designated a Structure of Merit as the core of the building was designed by the noted architect James Osborne Craig in 1920-21.)

(Final Approval is requested.)

CONTINUED ITEM**B. 1332 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 029-085-024
Application Number: MST2016-00407
Owner: Bruce Ilene Davis
Designer: Morando Design

(Proposal for a new 345 square foot addition and to rebuild a permitted 238 square foot addition at the rear of an existing 1,466 square foot single-family dwelling. The project also includes the demolition of a 407 square foot attached two-car garage and two uncovered parking spaces. New brick paving of 1,310 square feet, a new fireplace, and 160 square feet of under-deck storage is also proposed on this 9,144 square foot parcel. The removal of unpermitted driveway gates will address violations identified in Zoning Information Report ZIR2016-00139. This structure is on the City's Potential Historic Resources List as it is an excellent example of the Queen Anne Free Classic style constructed c. 1905 and is eligible to be designated as a Structure of Merit.)

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

CONTINUED ITEM**C. 3135 CALLE MARIPOSA****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-175-001
Application Number: MST2016-00330
Owner: The Harris-Halpert Family Revocable Trust
Architect: Becker Hensen Niksto Architects

(Proposal for additions and alterations to an existing 1,096 square foot, one-story, single-family residence with a detached 315 square foot, two-car garage. The project includes a 272 square foot second floor addition and four new roof dormers at an existing and expanded attic space, 110 square feet of ground floor additions for a potting shed and outdoor storage, and permitting 159 square feet of "as-built" additions at the rear of the garage. The project also includes the demolition of an unpermitted 198 square foot patio cover, and construction of a new 192 square foot concrete patio, site walls, pedestrian gate, and new walkways steps. The proposed total of 1,952 square feet of development on a 10,890 square foot lot is 51% of the maximum allowed floor-to-lot area ratio (FAR). The structure is on the Potential Historic Resources List as it is an excellent example of the Tudor revival style constructed in 1934 and is eligible to be designated as a Structure of Merit.)

(Comments only; in-progress review of a preliminary landscape plan.)

NEW ITEM**D. 1704 PATERNA RD****E-1 Zone**

Assessor's Parcel Number: 019-184-008
Application Number: MST2016-00377
Owner: Stephanie Kwock
Architect: Jason Grant

(Proposal to construct a hipped roof on the existing flat-roof, two-car garage of a single-family residence in the Hillside Design District. The new roof will match the style of the roof on the residence. Staff Hearing Officer review is required for a requested Zoning Modification to allow alterations to the garage roof, which is legally non-conforming to the front setback. This dwelling is on the City's Potential Historic Resources List as the house was designed in the Craftsman style in c.1913 and is eligible to be designated as a Structure of Merit.)

(Comments only; project requires Staff Hearing Officer review for a requested Zoning Modification.)

NEW ITEM**E. 2 ROSEMARY LN****E-1 Zone**

Assessor's Parcel Number: 015-093-018
Application Number: MST2016-00501
Owner: Winston Cenac
Agent: Bart Millar

(Proposal for minor exterior alterations including a 58 (gross) square foot addition for a new elevator at the rear of an existing two-story, 2,787 square foot residence with a detached one-car garage. The project includes a new uncovered parking space, mechanical mechanism for the driveway gate, removal of a trash enclosure from the front and interior setbacks, and removal of a trellis from the interior and rear setbacks. The project will address violations in Zoning Information Report ZIR2016-00099. The proposed total of 2,844 square feet on an 8,712 square foot lot in the Hillside Design District is 85% of the maximum allowed floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested Zoning Modifications to allow the elevator at the back of the dwelling to be located within the required open yard area and a new uncovered tandem parking space to be located in the front yard and the required interior setback. The residence is on the City's Potential Historic Resources List as it was designed by Mildred and Harriett Moody, aka "Moody Sisters," in 1943-49 and is eligible to be designated a City Landmark.)

(Comments only; project requires Staff Hearing Officer review for requested Zoning Modifications.)

NEW ITEM**F. 914 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 039-321-047
Application Number: MST2016-00509
Owner: City of Santa Barbara

(Proposal for alterations to Parking Lot #2, to include removal and replacement of the existing steel stairs with cast-in-place concrete stairs, new steel hand and guardrails at all stairs, boxing and soffit of the rain water leader, new corbels, and French doors at the upper level balcony.)

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