



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, November 30, 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
PILAR PLUMMER, 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 Pilar Plummer, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 2687 or by email at PPlummer@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 Wednesday, November 23, 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. 35 STATE ST

HRC-2/S-D-3 Zone

Assessor's Parcel Number:	033-102-018
Application Number:	MST97-00357
Owner:	35 State Street Hotel Partners, LLC
Agent:	Ken Marshall
Applicant:	Michael Rosenfeld
Architect:	DesignARC, Inc.
Engineer:	Penfield & Smith Engineers, Inc.
Landscape Architect:	Suding Design
Business Name:	Entrada De Santa Barbara

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.)

(Review After Final is requested for an updated fountain design at Area C (120 State Street) plaza with sandstone pavers, tile layout, and material selection.)

NEW ITEM**B. 301 E CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 029-221-022
Application Number: MST2016-00519
Owner: Barrymore Carroll, Trustee
Applicant: Casey Baron

(Proposal for exterior paint changes. This property is located within 50 feet of a Structure of Merit at 1012 Garden Street, Jose A. Cordero Adobe, built in 1911.)

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

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

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

(This is a revised project description for exterior alterations to an existing single-family residence, including a new fireplace, the replacement of a kitchen window with two double hung windows, and a new window at the rear elevation. 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.)

PROJECT DESIGN AND FINAL REVIEW**D. 36 STATE ST****HRC-2/S-D-3 Zone**

Assessor's Parcel Number: 033-111-013
Application Number: MST2016-00460
Owner: 35 State Street Hotel Partners, LLC
Applicant: Sherry & Associates

(Proposal for new wrought iron barrier fencing for an outdoor dining patio, and new patio furniture including tables, chairs, umbrellas, and portable heaters.)

(New Project Design Approval and Final Approval are requested for an updated furniture selection.)

CONTINUED ITEM**E. 914 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 039-321-047
Application Number: MST2016-00509
Owner: City of Santa Barbara
Applicant: Van Sande Structural Consultants
Architect: LMA Architects

(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.)

NEW ITEM**F. 224 & 228 W MICHELTORENA ST****R-4 Zone**

Assessor's Parcel Number: 027-221-017
Application Number: MST2016-00496
Owner: Mstislav & Frances Kostruba Survivor's Trust
Applicant: Vanguard Planning, LLC

(Proposal to convert an existing two-story, two-bedroom, 1,215 square foot residential unit (228 W. Micheltorena St.) into a hotel. No changes are proposed to the existing attached 287 square foot storage room or the separate one-story 1,097 square foot single-family dwelling (224 W. Micheltorena St.) on the 7,000 square foot parcel. The project includes reducing the hedge height along the driveway to meet visibility requirements. This project will address a violation in Enforcement Case ENF2015-01155.)

(Item postponed to the Architectural Board of Review.)

NEW ITEM**G. 909 LAGUNA ST****C-2 Zone**

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

(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 zoned for 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. The structure is eligible for inclusion on the City's Potential Historic Resources List.)

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