



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT CALENDAR

Actions on the Consent Calendar agenda are reported to the Full Commission at the 1:30 meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions.

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. 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 calendar agenda.

630 Garden Street 11:00 A.M. Wednesday, October 31, 2007

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/hlc.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

CONTINUED ITEM

- A. 721 LAGUNA ST R-3 Zone
Assessor's Parcel Number: 031-091-008
Application Number: MST2007-00422
Owner: City of Santa Barbara Housing Authority
Applicant: Christine Pierron
(Proposal for alterations to the building housing the Community Room of the Presidio Springs residential development. The proposed project includes a new roof with four new skylights, replacement of existing windows and doors, and a new entry at the gable end of the building. Also proposed is the demolition of an exterior six foot tall wall, upgraded hardscaping, and an interior remodel.)

NEW ITEM

- B. 700 E ANAPAMU ST R-3 Zone
Assessor's Parcel Number: 029-180-009
Application Number: MST2007-00536
Owner: Santa Barbara High School District
(This is a City Landmark: "Santa Barbara High School Building." Courtesy review of a proposal for exterior painting.)

FINAL REVIEW

C. 28 W CABRILLO BLVD & 1 STATE ST HRC-1/R-4/SD-3 Zone

Assessor's Parcel Number: 033-102-002
Application Number: MST2007-00276
Owner: Beach Motel Partners
Architect: Cearnal Andrulaitis
Business Name: Harbor View Inn and Spa

(This structure is on the City's List of Potential Historic Resources: "La Casa Del Mar Motel." Proposal to convert an existing 1,812 square foot hotel conference room to a guest spa and 668 square feet of exterior improvements including a new Jacuzzi spa and privacy wall at an existing patio at the Harbor View Inn. Staff Hearing officer approval for three zoning modifications will be required for the Jacuzzi to be located within 15 feet of the front lot line; existing over-height hedges and new wall to be located within ten feet of a front lot line; and, to add a new door within the required 30 foot front yard setback on this 67,122 square foot parcel in the non-appealable jurisdiction of the Coastal Zone.)

(Final Approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 091-07.)

CONTINUED ITEM

D. 914 SANTA BARBARA ST C-2 Zone

Assessor's Parcel Number: 029-292-031
Application Number: MST2007-00497
Owner: State of California
Applicant: Santa Barbara Trust For Historic Preservation
Architect: JMPE Electrical Engineering
Business Name: Alhecama Theater

(This site is on the City's List of Potential Historic Resources: "Part of reconstruction of original El Presidio de Santa Barbara State Historical Park." Proposal for electrical service upgrades.)

(Second Concept Review.)

FINAL REVIEW

E. 1501 STATE ST C-2 Zone

Assessor's Parcel Number: 027-231-006
Application Number: MST2007-00476
Owner: Victor Susan Schaff
Owner: Robert S. & Dorthy I. Herdman Trustees
Architect: Larry E. Thompson Architects, Inc.
Business Name: Community West Bank
Owner: Cochran Property Management

(Proposal to replace all exterior windows and doors, install new skylights, and construct a new cupola on an existing commercial building.)

(Final Approval of exterior details is requested.)

FINAL REVIEW

F. 125 RAMETTO RD A-2 Zone

Assessor's Parcel Number: 015-211-011
Application Number: MST2007-00333
Owner: Burrows Family Trust 5/18/93
Designer: Peter Kavonian

(Proposal for a 640 square foot master bedroom addition with a 311 square foot basement beneath to an existing 2,974 square foot residence and attached garage. The project will result in a 3,925 square foot structure on a 46,316 square foot lot in the Hillside Design District.)

(Final Approval of details is requested.)

NEW ITEM

G. 1221 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 039-172-002
Application Number: MST2007-00529
Owner: Montgomery Revocable Family Trust
Applicant: Bob Wesley
Architect: Ernest Knapp
Contractor: Steve Lastra
Business Name: The Winehound

(Proposal for a new exterior awning. Signage on the awning will be reviewed by the Sign Committee under SGN2007-00131.)

FINAL REVIEW

H. 2419 STATE ST E-3 Zone

Assessor's Parcel Number: 025-071-009
Application Number: MST2007-00041
Owner: Hyder Family Trust
Designer: Richele Mailand

(This structure is on the City's List of Potential Historic Resources: "Houners house." Proposal to remodel interior space and replace four windows, one entry door, and outdoor lighting fixtures. Also proposed is to demolish an unpermitted exterior stucco balcony wall and install a combination wrought iron/wood railing. Project will require a Zoning Compliance Declaration due to the configuration of the legal first floor rear bedroom with no internal access.)

(Final Approval of the project is requested.)

REVIEW AFTER FINAL

I. 523 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 037-163-021
Application Number: MST2004-00854
Owner: Leon Olson
Architect: Jeff Shelton

(Proposal for a three-story mixed-use development consisting of seven residential condominium units and two commercial units. The total net residential square footage is proposed at 17,281 square feet and the commercial units are 1,218 and 1,334 net square feet each, for a total of 2,552 square feet. Nineteen parking spaces are proposed.)

(Review After Final to review sidewalk improvements for compliance with Chapala Street Design Guidelines.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO.001-06.)

REFERRED BY FULL COMMISSION

J. 320 E VICTORIA ST R-3 Zone

Assessor's Parcel Number: 029-131-005
Application Number: MST2004-00511
Owner: Victoria Garden Mews
Architect: Dennis Thompson

(This is a second revision of the project description. Proposal to retain the front two-story portion of an existing single-family residence, add a new porch at the street facade, remove the one-story portion at the rear of the house, and add a new two-story addition. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct three new residential units with four attached two-car garages accessed from the public alley. The new units are proposed to vary between 1,000 and 1,800 square feet each and total approximately 6,931 net square feet, including the new garages. Solar panels are proposed to be installed on both residential buildings.)

(Review of Historic Structures/Sites Letter Addendum No. 2 prepared by Alexandra C. Cole, Preservation Planning Associates. This Letter Addendum addresses the fulfillment of the mitigation measures required by Letter Addendum No. 1 dated July 27, 2007.)

FINAL REVIEW

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(Final Approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO.009-07.)

NEW ITEM

L. 630 GARDEN ST C-M Zone

Assessor's Parcel Number: 031-160-015
Application Number: MST2007-00544
Owner: City of Santa Barbara

(Proposal to install (4) new 12 ft X 60 ft. temporary office trailers in Community Development Department employee parking lot behind fences and walls.)