



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, October 29, 2008 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

COMMISSION MEMBERS: SUSETTE NAYLOR, *Chair* (Consent Calendar Representative)
DONALD SHARPE, *Vice-Chair* (Consent Calendar Representative)
ROBERT ADAMS (Consent Calendar Representative)
LOUISE BOUCHER
KEN CURTIS
MICHAEL DRURY
STEVE HAUSZ
FERMINA MURRAY
ALEX PUJO

ADVISORY MEMBER: DR. MICHAEL GLASSOW
CITY COUNCIL LIAISON: ROGER HORTON
PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor
JAKE JACOBUS, Urban Historian
SUSAN GANTZ, Planning Technician
GABRIELA FELICIANO, 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 Calendar 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 calendar agenda.

The applicant's presence is suggested so that the applicant can answer 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 Calendar agenda are reported to the Full Board. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the HLC may refer items to the Full Board 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. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within ten (10) calendar days of the date the action is ratified.

NOTICE:

- A. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden Street and agendas and minutes are posted online at www.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 located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470, between the hours of 8:30 a.m. and 4:00 p.m., Monday through Thursday, and every other Friday; or by e-mail at sgantz@SantaBarbaraCA.gov. Please check our website under City Calendar to verify closure dates.
- B. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- C. **POSTING:** On Friday, October 24, 2008, at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.

REVIEW AFTER FINAL

- A. 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 of exterior changes: New openings at outdoor decks "A" and "D"; revised tile for arches and south penthouse; revised roof shape at north penthouse; and, revised bridge and balcony materials. Project requires compliance with Planning Commission Resolution No. 001-06.)

FINAL REVIEW

- B. 128 CASTILLO ST HRC-1/SD-3 Zone
Assessor's Parcel Number: 033-061-001
Application Number: MST2008-00329
Owner: Epic Hospitality, LLC
Designer: Saul Cortez Landscape Design
Business Name: Avania Inn
(Proposal for an as-built revised landscape plan at an existing three-story hotel. This application will abate ENF2008-00295. Changes consist of planter removal, tree and plant replacements, and walkway reconfiguration. No new square footage is proposed. A Coastal Exemption is required.)

(Final Approval of the project is requested.)

FINAL REVIEW

C. 15-17 W CARRILLO C-2 Zone

Assessor's Parcel Number: 039-321-004
Application Number: MST2008-00426
Owner: 15 W. Carrillo, LLC
Architect: Cearnal Andrulaitis

(This is a Structure of Merit: "15 W. Carrillo St. Building." Proposal to construct a new exit stair, door, and landing at the rear of a two-story commercial building.)

(Final Approval of the project is requested.)

FINAL REVIEW

D. 500 NINOS DR P-R/SD-3 Zone

Assessor's Parcel Number: 017-382-002
Application Number: MST2008-00436
Owner: City of Santa Barbara
Applicant: Tynan Group
Applicant: Brennan De Raad
Architect: Blackbird Architects
Business Name: Santa Barbara Zoological Gardens

(This site is on the City's List of Potential Historic Resources: "Site of Child's Estate and Chumash village archaeological site." Proposal for two off-exhibit small animal holding enclosures totaling 1,912 s.f. to serve as a replacement for enclosures totaling 1,814 square feet to be demolished for the Discovery Pavilion project. These new open air enclosures will be roofed but unconditioned, and will have partial walls topped with chain link fencing. Coastal Review is required for this project located in the appealable jurisdiction of the Coastal Zone.)

(Final Approval of the project is requested.)

FINAL REVIEW

E. 1123 STATE ST C-2 Zone

Assessor's Parcel Number: 039-231-037
Application Number: MST2008-00427
Owner: 1129 State Street
Applicant: D.A. Levy & Associates
Architect: RCE Construction & Engineering
Contractor: Burdg, Dunham & Associates
Business Name: Anthropologie

(This structure is on the City's list of potential historic resources and is on the California Inventory of Historic Resources: "San Marcos Court Building." Proposal for front and rear entry door changes in a retail store. At the front elevation, the project will entail relocating a pair of entry doors and enclosing the recessed area with windows to match existing. There will be an increase of 52.5 square feet of Measure "E" commercial square footage. Proposed signage to be reviewed under a separate application by the Sign Committee.)

(Final Approval of the project is requested.)

CONTINUED ITEM

F. 104 LOS AGUAJES AVE R-4/SD-3 Zone

Assessor's Parcel Number: 033-041-002
Application Number: MST2008-00468
Owner: Dario Pini
Designer: Catherine Dunbar

(Proposal for exterior alterations to a 17-unit apartment complex. As-built work includes changes to material and location of individual unit privacy fences. The applicant proposes new work including changes to exterior light fixtures, windows and doors, trash storage location, exterior colors, and landscaping. Approval of this application will abate enforcement case ENF2008-01060.)

(Second Concept Review.)

NEW ITEM

G. 732 STATE ST C-2 Zone

Assessor's Parcel Number: 037-092-027
Application Number: MST2008-00491
Owner: Kim Eugene Rosenquist, Trustee
Business Name: The Area

(Proposal for "as-built" exterior paint color change on building and on tile apron at the front facade of a commercial building. Also proposed are two new window awnings.)

FINAL REVIEW

H. 310 E ORTEGA ST C-M Zone

Assessor's Parcel Number: 031-160-015
Application Number: MST2008-00299
Owner: City of Santa Barbara, Public Works Department
Applicant: Bill Davis, Project Engineer II

(Proposal for installation of a 384.3 kw photovoltaic solar panel project on eight City corporate yard buildings. The installation will consist of 1,830 modules, flush mounted on roofs. Three electrical equipment enclosures are proposed on grade at the exterior of the buildings.)

(Final Approval of the landscape plan details is requested.)

FINAL REVIEW

I. 791 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 037-082-006
Application Number: MST2008-00425
Owner: Ray Mahboob
Architect: Michael Holliday
Business Name: Silvergreens

(Proposal for a new exterior wall vent and new outdoor dining furniture including tables, chairs, umbrellas, and wall mounted heaters. Also proposed are new wrought iron guardrails and planters to enclose the existing patio dining area.)

(Final Approval of the project is requested.)

REVIEW AFTER FINAL

J. 634 SANTA BARBARA ST C-M Zone

Assessor's Parcel Number: 031-152-001
Application Number: MST2008-00095
Owner: Milton Schmerzler, Trust
Designer: J Grant Design Studio
Contractor: Skye Line Construction
Business Name: Santa Barbara Locksmith

(Proposal to demolish an existing 195 s.f. exterior canopy and replace with a new 315 s.f. canopy, repave disturbed area, and install new 180 s.f. planter area on Santa Barbara Street. Abatement of approximately four cubic yards of contaminated soil to be completed under a separate application in accordance with County of Santa Barbara Hazardous Materials Unit guidelines.)

(Review After Final of changes to median location and parking lot layout.)

NEW ITEM

K. 930 ORILLA DEL MAR DR HRC-1/SD-3 Zone

Assessor's Parcel Number: 017-351-005
Application Number: MST2008-00301
Owner: Evarone Family, LP
Architect: Robert Fowler
Business Name: Cabrillo Inn at the Beach

(Proposal to demolish an existing swimming pool, re-landscape the area, and install new paving and patio walls for six guest rooms.)