



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

**Wednesday, May 21, 2014 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M**

---

**COMMISSION MEMBERS:** PHILIP SUDING, *Chair*  
BARRY WINICK, *Vice-Chair*  
MICHAEL DRURY  
WILLIAM LA VOIE  
BILL MAHAN  
FERMINA MURRAY  
JUDY ORÍAS  
CRAIG SHALLANBERGER  
DONALD SHARPE

**ADVISORY MEMBER:** DR. MICHAEL GLASSOW  
**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor  
NICOLE HERNÁNDEZ, Urban Historian  
MICHELLE BEDARD, Planning Technician  
GABRIELA FELICIANO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://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 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, City Hall, 735 Anacapa St. 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 Board meeting of the HLC).

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the HLC Commission Secretary at (805) 564-5470, extension 3310, or by email at [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

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 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](http://www.SantaBarbaraCA.gov/HLC). If you have any questions or wish to review the plans, please contact Michelle Bedard, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4551, or by email at [MBedard@SantaBarbaraCA.gov](mailto:MBedard@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. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the HLC and that are distributed to a majority of all of the members of the HLC during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

**NOTICE:** On Friday, May 16, 2014, 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](http://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](mailto:HLCSecretary@SantaBarbaraCA.gov) or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102.

## **REVIEW AFTER FINAL**

### **A. 111 STATE ST**

**HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-075-008  
 Application Number: MST2011-00036  
 Owner: 116 Kimberly Avenue, LLC  
 Architect: AB Design Studio

(Proposal for alterations to an existing 6,705 square foot one-story commercial building including door, window, and roof replacement, trellis refurbishment, new entry trellis, new trash enclosures, and approximately 265 lineal feet of temporary construction fencing. The 38-space parking lot is to remain unaltered and no new floor area is proposed. Staff Hearing Officer approval is requested for zoning modifications to allow improvements to encroach into the front yard setbacks on State Street and Kimberly Avenue. Approval of this project will address violations outlined in ENF2010-00385. The project area comprises five parcels located at 116 Kimberly Avenue and 111 State Street: APN 033-075-003, -004, -008, -009, and -010.)

**(Review After Final to request to retain the original arch element rather than replacement with a trellis as previously approved.)**

**FINAL REVIEW****B. 1201 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-182-021  
Application Number: MST2014-00113  
Owner: Ealand Charles Delaney II  
Architect: Dawn Sherry

(Proposal to replace the existing exterior stucco finish with a new smooth trowel plaster replace, replace the existing canvas awning above the entry doors with new, and to add two new canvas awnings above the windows along the State Street façade. The awnings are proposed to be Sunbrella "Charcoal Grey.")

**(Final approval requested of details, provide samples of previously reviewed exterior building color and the exterior patio flooring finish; provide specification and construction details for the patio furniture.)**

**REVIEW AFTER FINAL****C. 35 STATE ST**

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

(Proposal for a mixed-use development, Entrada de Santa Bárbara, 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.)

**(Area C: Review of final lighting details. The project obtained Final Approval on May 7, 2014.)**

**NEW ITEM****D. 821 STATE ST****C-2 Zone**

Assessor's Parcel Number: 037-400-009  
Application Number: MST2014-00193  
Owner: Pilkington Properties  
Applicant: Thermalair, Inc.

(Proposal to replace an existing 8' x 6' x 5' tall rooftop HVAC unit with a new 7'-9" x 7' x 6'-3" tall unit in the same location. The proposal includes adding new screening material to screen the new unit.)

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

**NEW ITEM****E. 925 SANTA BARBARA ST C-2 Zone**

Assessor's Parcel Number: 029-291-005  
Application Number: MST2014-00216  
Owner: First Mexican Baptist Church, Santa Barbara  
Applicant: Angela Gonzales

(Proposal to permit an "as-built" six foot tall cyclone, chain-link fence for a maximum of 170 linear feet. The proposal includes the removal of 18-inches of "as-built" barbed wire from the top of the fence. The proposal will address violations outlined in ENF2014-00241. This parcel is located on the City's List of Potential Historic Resources.)

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

**NEW ITEM****F. 1808 LOMA ST R-2 Zone**

Assessor's Parcel Number: 027-071-007  
Application Number: MST2014-00208  
Owner: Gregory Hesterbeg and Mart Mickiewicz  
Designer: Mark Morando

(Proposal for a new air conditioning unit with associated screening and for Administrative Approval to allow an "as-built" front wall and hedge combination to exceed 3½ feet within 10 feet of a front lot line.)

**(Comments to staff regarding if hedge will be compatible with the character of the neighborhood in order to grant minor exception to hedge and screen height standards.)**

**NEW ITEM****G. 801 STATE ST C-2 Zone**

Assessor's Parcel Number: 037-400-013  
Application Number: MST2014-00229  
Architect: Ryan Mills  
Business Name: Hoffmann Brat Haus

(Proposal to revise outdoor dining area new barrier design with gas lanterns, (20) metal chairs, 11) tables, (8) wood benches, (4) gas patio heaters, fire pits and (3) umbrellas.)

**REVIEW AFTER FINAL****H. 12 E MONTECITO ST HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-051-016  
Application Number: MST95-00044  
Architect: AB Design Studio  
Applicant: Rodney James Schull Memorial Foundation

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

**(Review After Final revisions to site walls, sloped walkways, pool fencing, landscaping, and pool equipment enclosure.)**

**NEW ITEM****I. 1242 DOVER LN****E-1 Zone**

Assessor's Parcel Number: 019-203-002  
Application Number: MST2014-00100  
Owner: Hugh Malinowski  
Designer: Tom Branson

(Proposal to permit the following "as-built" site improvements, to include the construction of an 83 linear foot long, 3'-6" tall, stucco wall with two gates located along the front property line, a 40 linear foot long, 6'-10" tall, stucco wall at the interior lot line. The "as-built" walls and gates will be reduced in height where necessary to comply with the maximum 42" height requirements (located within the 10' setback along the front property line and within the 10' by 20' area adjacent to the driveway). The proposal includes the "as-built" replacement of 650 square feet of concrete paving at the driveway, and construction of an approximately 140 square foot redwood covered deck (with clay "S" tile roof). The proposal includes the removal of two unapproved built-in light fixtures within the "as-built" wall/gate. The project will address violations called identified within enforcement case ENF2013-01357.)