



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, July 1, 2015

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
JULIO J. VEYNA

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
JOANNA KAUFMAN, Planning Technician
AMBER FLEMMINGS, 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 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: 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 4577, 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.

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. If you have any questions or wish to review the plans, please contact Joanna Kaufman, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4472, or by email at JKaufman@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, June 26, 2015, 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. 920 SUMMIT RD****A-2 Zone**

Assessor's Parcel Number: 015-211-009
Application Number: MST2005-00831
Owner: MCC BB Property, LLC
Architect: Henry Lenny
Applicant: Ty Warner Hotels and Resorts
Agent: Suzanne Elledge Planning and Permitting, Inc.
Business Name: Montecito Country Club

(Proposal for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building; add a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for re-contouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor's Parcel Numbers: 015-300-001, 015-300-002, 015-300-03, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Final approval is requested for pergola details. Project received Planning Commission Substantial Conformance Determination on January 27, 2014, for reduced scope of work and requires compliance with Planning Commission Resolution No. 035-09. Project last reviewed on June 17, 2015.)

NEW ITEM**B. 407 E PADRE ST****E-1 Zone**

Assessor's Parcel Number: 025-263-021
Application Number: MST2015-00285
Owner: Christine Garvey
Applicant: Mark Morando

(Proposal for two single-story additions totaling 56 square feet on the rear of an existing 2,090 square foot, two story, single-family residence, the removal of a latticed window to be replaced with a french door in the area of the addition, and a new juliet balcony on the ground level. The rear patio will be surfaced with 396 square feet of Sattillo tile. The total of 2,478 square feet of development on a 5,9966 square foot lot is 91.8 percent of the required maximum floor-to-lot area ratio (FAR). This residence is on the City's List of Potential Historic Resources and is a contributing structure in the Mission Gardens Potential Historic District.)

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

PROJECT DESIGN AND FINAL REVIEW**C. 11 GARDEN ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-113-026
 Application Number: MST2014-00281
 Applicant: Joe Stennett
 Agent: Trish Allen, Suzanne Elledge Planning and Permitting, Inc.
 Owner: City of Santa Barbara

(Proposal for a new trellis/kiosk display structure located at the Santa Barbara Visitor Center in the Appealable Jurisdiction of the Coastal Zone. The trellis/kiosk dimensions are 8-feet tall by 16-feet 6-inches in length. The proposal received Staff Hearing Officer approval for front setback modifications. The Visitor Center is a designated Structure of Merit: Larco Building.)

(Project Design and Final approval are requested. Project requires compliance with Staff Hearing Officer Resolution No. 005-15. Project last reviewed on November 5, 2014.)

NEW ITEM**D. 400 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-212-021
 Application Number: MST2015-00299
 Owner: Safina Abraham Trust
 Applicant: Signs By Ken
 Business Name: Big Dogs

(Proposal to replace existing awning fabric located on a corner storefront at State and East Gutierrez Streets. The existing, previously approved awning frames will be retained. Signage was recently approved under sign application SGN2015-00069.)

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

NEW ITEM**E. 510 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-241-033
 Application Number: MST2015-00307
 Owner: Aladdin Eskandari Family Revocable
 Architect: Alan McLeod
 Applicant: Drew Scherer

(Proposal for a front facade renovation for an existing 1,592 square foot, two-story commercial building. Exterior changes include new storefront windows and decorative wall tiles, and the repainting and re-stuccoing of walls to match the existing. The existing structure is on the City's List of Potential Historic Resources.)

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

PROJECT DESIGN AND FINAL REVIEW**F. 931 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-141-002
Application Number: MST2015-00103
Owner: Laurie Ashton and Lynn Sarko
Applicant: Jarrett Gorin
Architect: Eric Swenumson

(This is a revised project description. Proposal to permit five (5) "as-built," ground-mounted heating, ventilation, and air conditioning (HVAC) units, an "as-built" water softener, an "as-built" trash/recycling enclosure with 37 inch tall screening fences and an "as-built" dog house with a six foot high chain link fence surrounded by a hedge for a 240 square foot dog run area to an existing 7,930 square foot, two-story, single family residence with an attached 726 square foot garage. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00044). The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the 5 HVAC units, the water softener, the trash and recycling enclosure and the dog house to be located in the required front setback. The residence is a designated City Landmark "Mont Joie Residence" constructed in 1928.)

(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 031-15. Project last reviewed at HLC Consent on March 25, 2015.)