



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

Wednesday, August 26, 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, August 21, 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.

NEW ITEM

A. 650 E ANAPAMU

R-3 Zone

Assessor's Parcel Number: 029-240-008
 Application Number: MST2015-00399
 Owner: Santa Barbara High School District
 Applicant: City of Santa Barbara

(Proposal for installation of piping and equipment to connect the existing Santa Barbara High School well to an existing raw water main in Anapamu Street, the proposal will include a catch basin and drainage piping with connection to the existing sewer system. All impacted areas will be returned to their original condition as shown on the plans. The proposed equipment will be screened behind an existing seven-foot fence. This property contains designated City Landmarks.)

(Courtesy review; comments only.)

CONTINUED ITEM**B. 719 PASEO NUEVO****C-2 Zone**

Assessor's Parcel Number: 037-400-002
Application Number: MST2014-00417
Owner: I & G Direct Real Estate 3, LP
Business Name: California Pizza Kitchen
Architect: Aria Group Architect, Inc.
Applicant: RSI Group

(This is a revised project description. Proposal for exterior façade alterations to the existing California Pizza restaurant located within the Paseo Nuevo Mall. The proposal includes replacement of the existing railing and all awnings with new fabric to match the existing (existing hardware to remain), and new waiting benches, tables, and chairs. A separate application will be submitted for Sign Committee review to replace existing signage.)

(Action can be taken if sufficient information is provided. Project last reviewed on August 12, 2015.)

NEW ITEM**C. 135 E ORTEGA ST****C-2 Zone**

Assessor's Parcel Number: 031-081-021
Application Number: MST2015-00400
Owner: Refugio Properties, LLC
Architect: LMA Architects

(Proposal to install a new 23 linear foot 6'0" maximum height wrought iron fence and security gate at the front entrance of an existing commercial building. No other exterior changes are proposed.)

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

NEW ITEM**D. 533 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-172-001
Application Number: MST2015-00401
Owner: Rove Enterprises, Inc.
Applicant: Jerry Ambrose

(Proposal for upgrades to an existing wireless facility on the roof of Hotel Santa Barbara including the removal and replacement of existing equipment cabinets in the roof well, the addition of new remote radio heads in the roof well, and the removal two panel antennas to be replaced with three panel antennas inside an existing faux chimney. This building is on the City's List of Potential Historic Resources: Neal Callahan Building.)

(Action can be taken if sufficient information is provided. Project requires visual impact findings.)

NEW ITEM**E. 600 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 031-183-022
Application Number: MST2015-00411
Owner: Sara & Javier Luna Family Living Trust
Architect: Henry Lenny
Business Name: Los Agaves

(Proposal to replace existing side and front elevation wood windows and doors at Los Agaves restaurant with wood windows and doors in the existing openings. The existing awnings will be removed under a separate permit. The main entry will be altered to extend the sidelight windows to the ground. A new light fixture is proposed over the Cota Street entrance. No new square footage is proposed. This property is on the City's List of Potential Historic Resources.)

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

NEW ITEM**F. 1309 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-131-010
Application Number: MST2015-00410
Owner: State Street GBF, LLC
Architect: Henry Lenny

(Proposal for a new seven foot tall wrought iron gate and a six foot tall wrought iron fence above an existing one foot plaster wall extending for 28 linear feet on the front property line of an existing historic commercial property. Removal of two existing display cases, a 14-foot tall silk oak, and a concrete planter in the front courtyard are also proposed. One of the display cases will be replaced with a planter area including the planting of four king palms. This property is on the City's List of Potential Historic Resources: former Lou Rose Annex, Drake Building.)

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

NEW ITEM**G. 809 W PEDREGOSA ST****R-2 Zone**

Assessor's Parcel Number: 043-151-007
Application Number: MST2015-00405
Owner: Jonathan M. Hartell
Designer: Windy Design Consultant

(Proposal to construct a total of 46 square feet of side elevation additions, and minor door and window alterations to an existing 1,400 square foot one-story single family residence. The proposal involves alterations to the existing deck and a new trellis. No alterations are proposed to the existing 199 square foot, one-car garage. The proposed total of 1,645 square feet is 60% of the guideline floor-to-lot area ratio (FAR). The project will address all violations outlined in ZIR2012-00284. The existing residence is a 1926 Craftsman Bungalow and was designated a Structure of Merit and has an approved Mills Act Application. The proposed total of 1,645 square feet is 60% of the guideline floor-to-lot area ratio (FAR).)

(Action can be taken if sufficient information is provided. Project requires Neighborhood Preservation Ordinance Findings.)