



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

**Wednesday, December 16, 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  
JENNIFER SANCHEZ, Interim 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:** 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 4572, or by email at [HLCSecretary@SantaBarbaraCA.gov](mailto: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](http://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](mailto: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, December 11, 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](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 Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

## **REVIEW AFTER FINAL**

### **A. 917 LAGUNA ST**

**C-2 Zone**

Assessor's Parcel Number: 029-301-009  
 Application Number: MST2013-00497  
 Owner: Mosel Properties  
 Owner: Rudolf & Rosemarie Mosel Trustees  
 Designer: Gary Mosel

(Proposal for minor residential additions and alterations to an approximately 5,800 square foot parcel containing two one-story single-family dwellings. The proposal includes construction of two new laundry rooms totaling 102 square feet at the rear of the 689 square foot dwelling unit at 917 Laguna Street. Also proposed to the front unit are exterior alterations including new windows to replace the existing windows, new and replaced doors, reroofing, new fencing, a new trash area, rebuilding the existing front porch, replacing the existing ribbon driveway with concrete, three new uncovered parking spaces, repaving the parking area with permeable pavers, and new landscaping. No exterior changes are proposed to the rear dwelling unit at 917 1/2 Laguna Street. Staff Hearing Officer review is requested for a zoning modification.)

**(Review After Final is requested for approval of colors and changes to light fixtures, vents, access door, and electrical meters. Project must comply with Staff Hearing Officer Resolution No. 043-14. Project last reviewed on November 5, 2014.)**

**PROJECT DESIGN REVIEW****B. 621 E SOLA ST****R-2 Zone**

Assessor's Parcel Number: 029-033-016  
Application Number: MST2015-00369  
Owner: John & Karen Abraham Trust  
Architect: Dennis Thompson

(This is a revised project description. Proposal for a new 775 square foot one-story addition and 406 square foot detached accessory building with loft space on a 7,500 square foot parcel located in the Hillside Design District and the Lower Riviera Special Design District. One new uncovered parking space is proposed, and seven linear feet of a sandstone wall along the front property line and driveway will be removed. The existing 1,045 square foot single-family residence will be increased by more than 50% in floor area with the addition, triggering the need to update the parking to meet the current requirement of two covered parking spaces. The existing 144 square foot one-car garage will be enlarged by 61 square feet to meet current parking design standards. Additional site work includes a new on-grade patio area, a new six foot tall fence around the interior property lines, and a new four foot tall retaining wall. The total of 2,431 square feet of development on a 7,500 square foot lot is 80% of the guideline maximum floor-to-lot area ratio [FAR]. There will be 25 cubic yards of grading excavation. This residence is a contributing historic resource to the Potential Bungalow Haven Historic District.)

**(Project Design Approval is requested. Project last reviewed on November 18, 2015.)**

**NEW ITEM****C. 326 E ARRELLAGA ST****R-3 Zone**

Assessor's Parcel Number: 027-251-005  
Application Number: MST2015-00582  
Owner: Mark R. Jacobsen  
Agent: James Macari

(Proposal for "as-built" alterations to an existing two-story duplex. Exterior changes to the duplex include removal of two existing doors and a window and installation of a set of new French doors leading to a proposed 167 square foot wood raised deck at the rear of the building. Interior changes include unit reconfiguration so that Unit A occupies the upper floor [street grade] and Unit B occupies the basement. The total square footage of the building will not change. One existing covered parking space will remain unaltered. This building is on the City's List of Potential Historic Resources.)

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