



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR  
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES

**Wednesday, November 2, 2016**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**

**COMMISSION MEMBERS:**

PHILIP SUDING, *Chair*  
 CRAIG SHALLANBERGER, *Vice-Chair*  
 MICHAEL DRURY  
 ANTHONY GRUMBINE  
 WILLIAM LA VOIE  
 BILL MAHAN  
 FERMINA MURRAY  
 JUDY ORÍAS  
 JULIO J. VEYNA

**ADVISORY MEMBER:** DR. MICHAEL GLASSOW  
**CITY COUNCIL LIAISON:** JASON DOMINGUEZ  
**PLANNING COMMISSION LIAISON:** SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor  
 NICOLE HERNANDEZ, Urban Historian  
 DAVID ENG, Planning Technician  
 JENNIFER SANCHEZ, Commission Secretary

**Website:** [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST		
(See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - four sets of <u>folded</u> plans are required <u>at the time of submittal &amp; each time plans are revised</u>.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PROJECT DESIGN APPROVAL</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for Project Design Approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**PUBLIC HEARING PROCEDURES.** The following review steps explain the sequence that all projects must undergo during a public hearing. 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also 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 David Eng, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 5541 or by email at [DEng@SantaBarbaraCA.gov](mailto:DEng@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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the HLC during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

**PUBLIC COMMENT.** The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the HLC Secretary before the agenda item begins. Each speaker is allocated two minutes for public comment due to time constraints. 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. Written public comment letters and emails received prior to the meeting are typically distributed to the HLC at their meeting.

**INTERESTED PARTIES.** The City is required to give notice to property owners that may be directly affected by the proposed action (neighbors within 300 feet on certain projects per SBMC Section 22.68.040). This may be the only public notice sent out regarding the development application depending on the future discretionary review or public review process necessary for the project. Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future ABR agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10-day advance notice.
- b. Join the City's [SantaBarbaraCA.gov/MySB](http://SantaBarbaraCA.gov/MySB). This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review Meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.

Contact City Planning staff at 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street to review the most current plans proposed for the development application.

**STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY.** State law, in certain circumstances, allows an architect, engineer or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

### PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures (HLC Guidelines). The specific HLC Guideline number related to each advisory is listed in parenthesis after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. 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 HLC agenda. In order to reschedule the item for review, a rescheduling fee will

be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans. (3.2.4)

- Substitution of plans is not allowed. If revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.
- All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. 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 meeting at which the Commission took action or rendered its decision. (3.2.9)
- 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.
- **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.

### **LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See HLC Guidelines 2.12 and 3.1.2C for specific information.

### **NOTICE:**

- A. On Friday, October 28, 2016, 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).
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). For a rebroadcast schedule, visit [www.SantabarbaraCA.gov/CityTVProgramGuide](http://www.SantabarbaraCA.gov/CityTVProgramGuide). An archived video copy of this meeting will be viewable the next business day on computers with high speed internet access by going to [www.SantaBarbaraCA.gov/HLCVideos](http://www.SantaBarbaraCA.gov/HLCVideos).

### **GENERAL BUSINESS:**

- A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

- B. Approval of the minutes of the Historic Landmarks Commission meeting of October 19, 2016.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

### **MISCELLANEOUS ACTION ITEM**

#### **1. INFILL DESIGN GUIDELINES**

**(1:45)** (The Commission is requested to make a recommendation to the City Council for consideration and adoption of the HLC Infill Design Guidelines.)

### **PROJECT DESIGN REVIEW**

#### **2. 651 PASEO NUEVO**

**C-2 Zone**

**(1:55)** Assessor's Parcel Number: 037-400-002  
 Application Number: MST2016-00464  
 Owner: I & G Direct Real Estate 3, LP  
 Applicant: Michael Holliday

(Proposal for renovation of Paseo Nuevo Shopping Center including the replacement of all existing paving, new hardscape elements, new paint on all existing building elevations, replacement of existing light fixtures and addition of new decorative pendant fixtures, patterned pole lights, and ambient lighting.)

**(Project Design Approval is requested. Project was last reviewed on October 19, 2016.)**

### **ARCHAEOLOGY REPORT**

#### **3. 1200 BLK LAS POSITAS RD 2943 SEG ID**

**(2:15)** Assessor's Parcel Number: ROW-002-943  
 Application Number: MST2014-00055  
 Owner: City of Santa Barbara  
 Applicant: Derrick Bailey, Supervising Traffic Engineer  
 Applicant: Jessica Grant, Project Planner

(Proposal for the Las Positas Road Multi-use Path Project. The proposal involves the design of a 2.6 mile-long separated multiuse pathway for bicyclists and pedestrians in City right-of-way along Modoc Road from Calle de Los Amigos to Las Positas Road and along Las Positas Road from Modoc Road to Cliff Drive. The project will provide key connections among Santa Barbara's regional Cross-town and Coastal Bike Routes, the neighborhoods adjacent to the path, Elings Park, Arroyo Burro Beach County Park, and the Douglas Family Preserve. A portion of the project is located within the Coastal Zone and will require Planning Commission review of a Coastal Development Permit.)

**(Second review of Memorandum and Historic Survey Report/Archaeology Report, which together constitute a Phase I Archaeological Resources Report prepared by Eric Nocerino, Applied Earthworks, Inc. The report was last reviewed on October 19, 2016.)**

**ARCHAEOLOGY REPORT****4. 321 E MICHELTORENA ST****R-3 Zone****(2:20)**

Assessor's Parcel Number: 027-251-014  
Application Number: MST2016-00383  
Owner: Hathaway Family Trust  
Architect: Acme Architecture

(Proposal for a new multi-family development using the Average Unit Density Incentive Program [AUD]. The proposal will include the demolition of 1,408 square feet of impermeable paving and 158 lineal feet of fencing and the construction of a three-story duplex with an attached, 743 square foot, three-car garage at the rear of the site. An existing 1,428 square foot, one-story, three bedroom dwelling unit at the front of the site will remain unaltered. The unit mix will include three, 3-bedroom units [2-bedrooms plus lofts] totaling 3,269 square feet with an average unit size of 1,089 square feet. The proposed density on this 6,664 square foot parcel will be 20 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density Residential, 15-27 dwelling units per acre. The proposal also includes removal of one 47' tall palm tree, one 12' tall Pittosporum tree, and a 64 foot long hedge encroaching onto the public alley. Grading will be balanced on site. This parcel is located within the Lower Riviera Special Design District.)

**(Review of a Phase I Archaeological Report prepared by David Stone, Dudek.)**

**ARCHAEOLOGY REPORT****5. 414 CHAPALA ST****C-M Zone****(2:25)**

Assessor's Parcel Number: 037-211-027  
Application Number: MST2016-00190  
Owner: John & Martha Peterson  
Architect: The Cearnal Collective, LLP

(Proposal to demolish an existing one-story, 3,200 square foot commercial building and construct a new four-story, mixed-use development with 1,354 square feet of commercial area, and 21 rental units on a 14,919 square foot parcel. The residential component is being developed under the Average Unit Density [AUD] program and proposes a unit mix comprising one studio unit, 17 1-bedroom units, and four 2-bedroom units, with an average unit size of 808 square feet. There will be a total of 25 parking spaces located within a ground-floor garage.)

**(Review of Phase I Archaeological Report prepared by David Stone, Dudek.)**

**PROJECT DESIGN REVIEW****6. 414 CHAPALA ST****C-M Zone**

**(2:30)** Assessor's Parcel Number: 037-211-027  
 Application Number: MST2016-00190  
 Owner: John & Martha Peterson  
 Architect: The Cearnal Collective, LLP

(Proposal to demolish an existing one-story, 3,200 square foot commercial building and construct a new four-story, mixed-use development with 1,354 square feet of commercial area, and 21 rental units on a 14,919 square foot parcel. The residential component is being developed under the Average Unit Density [AUD] program and proposes a unit mix comprising one studio unit, 17 1-bedroom units, and four 2-bedroom units, with an average unit size of 808 square feet. There will be a total of 25 parking spaces located within a ground-floor garage.)

**(Project Design Approval is requested. Project requires an environmental finding for a CEQA Guidelines §15183 Exemption [Projects Consistent with the General Plan]. Project was last reviewed on October 19, 2016.)**

**IN-PROGRESS REVIEW****7. 634 ANACAPA ST****C-M Zone**

**(2:50)** Assessor's Parcel Number: 031-151-001  
 Application Number: MST2015-00300  
 Owner: Georgetta Craviotto, Trustee  
 Owner: Craviotto Primo Investments, LLC  
 Applicant: Anatega Partners, LLC  
 Architect: The Cearnal Collective, LLP

(Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots [630 and 634 Anacapa St.] totaling 28,145 square feet. The new project consists of 4,955 square feet [net] of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density [AUD] Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre [du/ac] and an average unit size of 733 square feet. The project includes Staff Hearing Officer review for a zoning modification to allow the project to exceed the allowed density.)

**(Comments only. In-progress review of project that received Project Design Approval when it was last reviewed on August 10, 2016. Project must comply with Staff Hearing Officer Resolution No. 046-16.)**

**CONCEPT REVIEW - CONTINUED****8. 225 CALLE MANZANITA****E-3/SD-2 Zone**

**(3:15)** Assessor's Parcel Number: 053-272-004  
 Application Number: MST2016-00321  
 Owner: Mark & Maren Johnston  
 Applicant: Dale Pekarek

(Proposal for 60 square feet of additions to an existing 1,218 square foot, one-story, single-family residence with a 324 square foot detached two-car garage. Proposed alterations include the relocation of an existing fireplace and chimney from the east elevation to the south elevation, a new oriel bay window and roof form at the east elevation, enclosure of a covered side porch off of the dining room, a new roof over a raised entry porch, and replacement of existing windows. The project includes a remodel and reconfiguration of interior spaces. The proposed total of 1,602 square feet on a 6,920 square foot lot is 53% of the maximum allowed floor-to-lot area ratio [FAR]. This project will address a violation identified in Zoning Information Report #18732. The structure is listed on the City's Potential Historic Resources List.)

**(Fourth Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 5, 2016.)**

**HISTORIC STRUCTURES REPORT****9. 15 CHAPALA ST****R-4/SD-3 Zone**

**(3:40)** Assessor's Parcel Number: 033-101-006  
 Application Number: MST2016-00488  
 Owner: Dario L. Pini  
 Applicant: Gil Barry, Architect

(One-time concept review of a proposal to abate violations in enforcement case ENF2015-00425. The proposal includes permitting "as-built" work consisting of patios added to the lower floor, with windows changed to doors, and approximately 80 square feet of iron balconies added to the second floor, also with windows changed to doors to access them. The existing accessory building has been added on under existing carport structure to create a laundry room with as-built laundry hookups. Also proposed is the repair of damaged carport roof beams. The project will require several Zoning Modifications, to be determined upon a formal application submittal of a finalized scope of work. The property is listed on the Potential Historic Resources List as contributing historic resource to the proposed West Beach Historic District as a Spanish Colonial Revival Style apartment building constructed in 1930.)

**(Review of Historic Structure and Sites Report prepared by Fermina Murray. The report concluded that the building is eligible for Structure of Merit designation. The report outlined the following mitigation measures to reduce the impact of the project from potentially significant (Class II) to a less than significant (Class III): remove the two wrought iron arbors and the second-story wrought iron balconies on the Chapala Street elevation; modify two second-floor wrought iron balconies on Chapala Street and one on Mason Street elevations.)**

**PRE-APPLICATION CONSULTATION REVIEW****10. 15 CHAPALA ST****R-4/SD-3 Zone**

**(3:45)** Assessor's Parcel Number: 033-101-006  
Application Number: MST2016-00488  
Owner: Dario L. Pini  
Applicant: Gil Barry, Architect

(One-time concept review of a proposal to abate violations in enforcement case ENF2015-00425. The proposal includes permitting "as-built" work consisting of patios added to the lower floor, with windows changed to doors, and approximately 80 square feet of iron balconies added to the second floor, also with windows changed to doors to access them. The existing accessory building has been added on under existing carport structure to create a laundry room with as-built laundry hookups. Also proposed is the repair of damaged carport roof beams. The project will require several Zoning Modifications, to be determined upon a formal application submittal of a finalized scope of work. The property is listed on the Potential Historic Resources List as contributing historic resource to the proposed West Beach Historic District as a Spanish Colonial Revival Style apartment building constructed in 1930.)

**(Comments only; one-time concept review.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****11. 618 CASTILLO ST****R-4 Zone**

**(4:15)** Assessor's Parcel Number: 037-113-028  
Application Number: MST2016-00424  
Owner: Edward St. George Revocable Trust  
Agent: Shelby Messner  
Architect: Keith Nolan

(Proposal for a four-unit project developed under the Average Unit-Size Density [AUD] Program. The proposal includes demolishing an existing garage, converting an existing single-family residence into a duplex, and construction of two units in a new two-story building at the rear of the parcel. The four residential units comprise three 2-bedroom units and one 1-bedroom unit, with an average unit size of 1,091 square feet. A total of four parking spaces are provided by three garages in the new building and one uncovered space. The proposed four residential units and garages on a 7,500 square foot parcel with a land use designation of High Density [28-36 du/ac] will result in a total of 5,078 square feet of development. The existing house and sandstone wall in front of the house are on the City's Potential Historic Resources List and are contributing structures to the proposed Castillo Street Historic District. This project is proposed in conjunction with a separate development application at 610 Castillo Street [MST2016-00423].)

**(Comments only; project requires Environmental Assessment.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****12. 610-612 CASTILLO ST**

R-4 Zone

**(4:40)** Assessor's Parcel Number: 037-113-032  
Application Number: MST2016-00423  
Owner: Edward St. George Revocable Trust  
Applicant: Shelby Messner  
Architect: Keith Nolan

(Proposal for a five-unit multi-family residential project developed under the Average Unit-Size Density [AUD] Program. The proposal will demolish an existing single-family residence at 610 Castillo Street, a five-car garage and accessory building, and partially demolish an existing single-family residence at 612 Castillo Street. The project proposes four new residential units to be located in two new two-story buildings. The five residential units comprise three 3-bedroom units, one 2-bedroom unit, and one 1-bedroom unit, with an average unit size of 1,003 square feet. A total of six parking spaces are provided by four garages in the new buildings and two uncovered spaces. Five bicycle parking spaces are also provided. The proposed five residential units and new garages on an 11,250 square foot parcel with a land use designation of High Density [28-36 du/ac] will result in 5,974 square feet of development. The existing house at 612 Castillo Street is a contributing structure to the proposed Castillo Street Historic District. This project is proposed in conjunction with a separate development application at 618 Castillo Street [MST2016-00424].)

**(Comments only; project requires Environmental Assessment.)**

**CONCEPT REVIEW - CONTINUED****13. 821 CORONEL ST**

E-1 Zone

**(5:05)** Assessor's Parcel Number: 035-243-013  
Application Number: MST2016-00292  
Owner: Adam Ross  
Architect: Steve Harrel

(Proposal to construct a 589 square foot first-story addition, a 527 square foot second-story addition, and a new 500 square foot two-car garage at an existing 2,450 square foot single-family residence. The project includes 108 square feet of covered porches and 27 square feet of storage. The proposed total of 4,093 square feet of development on a 16,970 square foot lot in the Hillside Design District is 93% of the guideline maximum allowed floor-to-lot area ratio [FAR]. This structure is a designated City Landmark: "Hunt-Stambach House.")

**(Third Concept Review. Comments only; Project requires an Environmental Assessment. Project was last reviewed on October 5, 2016.)**

**REVIEW AFTER FINAL****14. 129 E ANAPAMU ST****C-2 Zone**

**(5:35)** Assessor's Parcel Number: 029-121-013  
Application Number: MST2015-00233  
Owner: 129 Anapamu, LLC  
Applicant: Ross Miller  
Business Name: The Little Door

(Proposal for tenant improvements to an existing commercial building including the demolition of an existing 450 square foot deck to be replaced with a new 320 square foot raised deck, new wooden trellis, new windows, a new ADA wheelchair lift, and minor landscaping alterations. A new two foot tall sandstone planter wall will be constructed at street level. The existing tables and chairs will remain.)

**(Review After Final is requested to reinstate an ADA accessible wheelchair lift at the southeastern corner of the raised patio deck on the front elevation.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**