



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION CONSENT AGENDA MAY 17, 2017

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

### COMMISSION MEMBERS:

William La Voie, *Chair*  
Philip Suding, *Vice Chair*  
Michael Drury  
Anthony Grumbine  
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  
Nicole Hernandez, Urban Historian  
Pilar Plummer, Planning Technician  
Jennifer Sanchez, Commission Secretary

---

Consent items are reviewed in a sequential manner as listed on the 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, the item will be moved to the end of the 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 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 agenda reviewing member of the HLC may refer items to the Full Commission for review.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to HLC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). Please note that the HLC may not have time to consider written comments received after 10 a.m. on the day of the meeting.

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC). 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 at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

**PLANS & ADDITIONAL INFORMATION:** If you have any questions or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email [PPlummer@SantaBarbaraCA.gov](mailto:PPlummer@SantaBarbaraCA.gov).

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. 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.

**APPEALS:** 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 10 calendar days of the meeting at which the Commission took action or rendered its decision.

**NOTICE:** On Friday, May 12, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC).

### **PLEASE BE ADVISED**

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.

### **NEW ITEM**

**A. 340 W CARRILLO ST**

**C-2 Zone**

Assessor's Parcel Number: 039-262-036  
Application Number: MST2017-00215  
Owner: George Nicholas & Helga Dumas Revocable Trust  
Applicant: Justin Beranich

(Proposal for a face change to an existing monument sign with landscaping, and reimaging of existing gas dispensers to the ARCO Brand.)

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

**CONTINUED ITEM****B. 1703 CHAPALA ST****R-4 Zone**

Assessor's Parcel Number: 027-092-014  
Application Number: MST2016-00274  
Applicant: Justin Hendrix  
Owner: Well Being and Capital Funds Trust  
Architect: Bryan Murphy

(This property is listed on the City's Potential Historic Resources List, eligible as a Landmark as a Queen Anne Free Classic style building constructed in 1903. Proposal for a new multi-family residential project using the Average Unit-Size Density (AUD) program. The proposal includes three new dwelling units to be constructed partially below grade in the basement of an existing three story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit. The residential unit mix will include three new 1-bedroom units at the basement level totaling 1,374 square feet and one 2,760 square foot five-bedroom unit on the existing ground and second floor levels. Also proposed is a 60 square foot one-story addition to the existing 328 square foot detached garage, and a 72 square foot laundry room attached to the garage. The average unit size will be 1,034 square feet. The proposed density on the 9,750 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. There will be two covered and two uncovered parking spaces, one Americans with Disabilities accessible isle and parking space, and bicycle parking. Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches. Staff Hearing Officer review is required for zoning modifications to allow the garage addition to encroach into the required interior setbacks and front setback and for the Americans with Disabilities accessible isle and parking space to encroach in the interior setback.)

**(Project Design Approval is requested. Project requires CEQA Exemption 15183 and must comply with Staff Hearing Officer Resolution No. 019-17. Project was last reviewed on March 17, 2017.)**

**NEW ITEM****C. 208 W CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 039-271-025  
Application Number: MST2017-00226  
Owner: New Group-Santa Barbara, LLC

(Proposal for minor tenant improvements at an existing Starbucks Cafe. Project includes new interior finishes and furniture, as well as new outdoor dining.)

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

**CONTINUED ITEM****D. 1704 PATERNA RD****E-1 Zone**

Assessor's Parcel Number: 019-184-008  
Application Number: MST2016-00377  
Owner: Stephanie Kwock  
Architect: Jason Grant

(This dwelling is on the City's Potential Historic Resources List, eligible as a Structure of Merit: designed in the Craftsman style in c. 1913. Proposal to construct a hipped roof on the existing flat-roof two-car garage of a single-family residence in the Hillside Design District. The new roof will match the style of the roof on the residence. Staff Hearing Officer review is required for a requested Zoning Modification to allow alterations to the garage roof, which is legally non-conforming to the front setback.)

**(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution No. 013-17. Project was last reviewed on November 16, 2016.)**