



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

#### MAY 31, 2017

1:30 P.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  
Krystal Vaughn, Commission Secretary

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#### NOTICE

*\* THE COMMISSION WILL CONDUCT A SITE VISIT AT 12:00 P.M. \*  
301 E. YANONALI STREET*

**NOTE TO APPLICANTS:** Applicants are urged to access the **Design Review Submittal Quick Reference Guide** available at [SantaBarbaraCA.gov/PlanningHandouts](http://SantaBarbaraCA.gov/PlanningHandouts) to view the *required* and suggested submittal items for each review level of a project.

**PUBLIC HEARING PROCEDURE:** 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.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. 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).

**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. 7543. If possible, notification at

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

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.

**TELEVISION COVERAGE:** This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/HLCVideos](http://SantaBarbaraCA.gov/HLCVideos).

**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.

**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 he or she is seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

**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 2.1.2A and 3.1.2C for specific information.

**NOTICE:** On Friday, May 26, 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

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 is listed 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. (3.2.4)
- Substitution of plans is not allowed. If 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.
- 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.

**GENERAL BUSINESS**

## A. Public Comment.

Any member of the public may address the Commission for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **May 17, 2017**.C. Consent Calendar of **May 31, 2017**.

## D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

## E. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****1. 415 OLD COAST HIGHWAY**

**(1:45)** Assessor's Parcel Number: 015-291-005  
Owner: Mark Jacobson

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on June 14, 2017 to consider designating the Perini house designed in 1916 in the Craftsman style located at 415 Old Coast Highway as a Structure of Merit.)

**IN-PROGRESS REVIEW****2. 821 CORONEL ST****E-1 Zone**

**(1:50)** Assessor's Parcel Number: 035-243-013  
Application Number: MST2016-00292  
Owner: Adam Ross  
Architect: Steve Harrel

(This is a revised project description. This parcel contains a designated City Landmark: "Hunt-Stambach House." Proposal is to construct a new two-story detached residential unit in the remaining front yard. The project consists of a proposed 500 square foot two-car garage on the ground floor, 690 square feet of accessory space above, 147 square feet of covered porch, and 147 square feet of balcony deck. The project requires review by the Staff Hearing Officer for a zoning modification to permit the proposed location of the accessory building in the remaining front yard.)

**(Comments are limited to the location of the proposed accessory building and its compatibility for the site. This project requires review by the Staff Hearing Officer for a zoning modification request. Project was last reviewed on December 14, 2016.)**

**PROJECT DESIGN REVIEW****3. 1809 MIRA VISTA AVE****E-1 Zone****(2:05)**

Assessor's Parcel Number: 019-090-026  
 Application Number: MST2016-00575  
 Architect: Tom Henson  
 Owner: John & Daryl Stegall

(This is a revised project description. The residence is a designated Structure of Merit: Phillips House, constructed by Soule, Murphy, and Hastings in the Tudor Revival style in 1925. The proposal includes a 170 square foot addition to an existing 408 square foot one-car garage, an interior remodel for a new kitchen and family room that includes a 405 square foot first-floor addition, and a 35 square foot second-floor addition. Also proposed is the addition of an 805 square foot rear terrace, new dormers, new French doors, and a new pool. Project includes raising the existing driveway footprint and adjacent retaining wall. The proposed total of 5,235 square foot on the 23,997 square foot lot is 110% of the maximum guideline floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation Ordinance and Grading Findings. Project was last reviewed on May 17, 2017.)**

**CONCEPT REVIEW - CONTINUED****4. 301 E YANONALI ST****M-1/SP-2/SD-3 Zone****(2:50)**

Assessor's Parcel Number: 017-630-005  
 Application Number: MST2012-00494  
 Owner: The Wright Partners  
 Agent: Suzanne Elledge Planning & Permitting Services, Inc.  
 Architect: The Cearnal Collective, LLP

(Proposal to construct a new 45,118 square foot three-story commercial building to include a market, restaurant and retail spaces with 180 parking spaces on the 3.16 acre lot located in El Pueblo Viejo and the SP-2 Cabrillo Plaza Specific Plan area. Parking is to be provided on grade with the market above. Planning Commission review of a Coastal Development Permit and Development Plan square footage is requested.)

**(Fourth concept review; comments only. Project was last reviewed February 10, 2016.)**

**IN-PROGRESS REVIEW****5. 610-612 CASTILLO ST****R-4 Zone**

**(3:35)** Assessor's Parcel Number: 037-113-032  
 Application Number: MST2016-00423  
 Owner: Edward St. George Revocable Trust  
 Applicant: Shelby Messner  
 Architect: Keith Nolan

(The existing house at 612 Castillo Street is on the City's Potential Historic Resources List as a contributing structure to the potential Castillo Street Historic District. 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 2-story buildings. The five residential units comprise of four 2-bedroom units, 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. This project is proposed in conjunction with a separate development application at 618 Castillo Street (MST2016-00424).)

**(Comments Only. Project was last reviewed on April 19, 2017.)**

**IN-PROGRESS REVIEW****6. 618 CASTILLO ST****R-4 Zone**

**(4:05)** Assessor's Parcel Number: 037-113-028  
 Application Number: MST2016-00424  
 Owner: Edward St. George  
 Agent: Shelby Messner  
 Architect: Keith Nolan

(The existing Queen Anne Free Classic Style house and sandstone wall in front of the house are on the City's Potential Historic Resources List as contributing structures to the potential Castillo Street Historic District. 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. This project is proposed in conjunction with a separate development application at 610 Castillo Street (MST2016-00423).)

**(Comments Only. Project was last reviewed on April 19, 2017.)**

**PROJECT DESIGN REVIEW****7. 29 E CABRILLO BLVD****HRC-2/SD-3 Zone****(4:40)**

Assessor's Parcel Number: 033-112-006  
Application Number: MST2016-00540  
Owner: Hannah Beachside, LLC  
Architect: Henry Lenny

(Proposal for exterior alterations to an existing mixed-use building located in the Appeal Jurisdiction of the Coastal Zone. The project proposes a complete remodel of the building façades that includes changes to the building articulation, windows, doors, lighting, and finish details. It also proposes a new attached trash enclosure at the rear, the conversion of 94 square feet of interior space into an outdoor dining patio, and the creation of additional outdoor dining areas. Interior work includes the subdivision and remodel of the existing restaurant into two new restaurant tenant spaces. No change in uses are proposed for the one-bedroom apartment and office spaces on the second floor.)

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

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**