



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION CONSENT AGENDA JULY 26, 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  
Steve Hausz  
Bill Mahan  
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

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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, July 21, 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.

### **REVIEW AFTER FINAL**

#### **A. 2559 PUESTA DEL SOL**

**E-1 Zone**

Assessor's Parcel Number:	023-271-003
Application Number:	MST2015-00511
Owner:	Santa Barbara Museum of Natural History
Engineer:	Flowers & Associates
Applicant:	Suzanne Elledge Planning & Permitting Services, Inc.

(Phase 1 of the Master Plan build-out for the Santa Barbara Museum of Natural History. This includes compliance requirements for the demo/remodel of the Western Residence and Puesta del Sol pedestrian and right-of-way improvements. Includes replacement of the Butterfly Garden Exhibit, pedestrian access and ADA improvements, trash & recycle enclosure, new fencing, bioswale & native habitat restoration, landscaping, lighting, mechanical equipment replacement, and interior repairs to existing buildings. The Santa Barbara Museum of Natural History is a designated Structure of Merit.)

**(Review After Final is requested for miscellaneous minor revisions: asphalt replaced with permeable asphalt for accessibility south of whale skeleton and at the new bike parking area, change to boardwalk curb detail, change to boardwalk color, paver change, alterations to fence surrounding creek pump equipment, paver path by MacVeagh Cottage, addition of a drinking fountain at the northwest corner of the BGE, and alterations to landscaping.)**

**REVIEW AFTER FINAL****B. 1015 ORILLA DEL MAR**

Assessor's Parcel Number: ROW-002-839  
Application Number: MST2016-00053  
Owner: City of Santa Barbara  
Applicant: Carson Wollert, Project Engineer

(The property is a designated Structure of Merit, constructed in 1930 by William Mooser. Proposal for Coastal Exemption for a 6,000 linear foot water main replacement located along E. Cabrillo Blvd. and Orilla Del Mar.)

**(Review After Final is requested for the design of the air release valve at 1015 Orilla Del Mar. Project was last reviewed by the Full Commission on July 12, 2017.)**

**NEW ITEM****C. 414 RUTH AVE****R-4 Zone**

Assessor's Parcel Number: 037-071-011  
Application Number: MST2017-00413  
Owner: David A. Sullins  
Applicant: Dwight Gregory

(The building constructed in 1908 in the Craftsman Style is a contributing structure to the proposed Castillo Street Historic District. The 5,092 square foot site is currently developed with a one-story, 741 square foot single-unit residence, listed on the Potential Historic Resources List. The project involves conversion of the 741 square foot single-unit residence to a short-term rental, the addition of an approximately 50 square foot bathroom, and permitting an as-built enclosed porch. Also proposed are demolition of the existing 349 square foot one-car garage to provide for a new laundry room, and installation of 1,038 square feet of permeable pavers to provide 2 uncovered parking spaces. This project will address ENF2016-01785 and ZIR2016-00554 by removing as-built alterations.)

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

**NEW ITEM****D. 1295 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-293-007  
Application Number: MST2017-00403  
Owner: Montecito Copus, LP

(Project site contains a structure on the City's Potential Historic Resources List: Montecito Inn. Proposal involves the relocation of existing trash bins from the alley to the lower rear parking lot, and adding new roof equipment with screening provided.)

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

**CONTINUED ITEM****E. 1022 GARDEN ST R-3 Zone**

Assessor's Parcel Number: 029-221-030  
Application Number: MST2017-00308  
Owner: Housing Authority of the City of Santa Barbara  
Applicant: Thomas Moore

(Proposal to replace all existing aluminum windows with new retrofit vinyl casement windows, and to seal coat the existing driveway.)

**(Action may be taken if sufficient information is provided. Project was last reviewed June 28, 2017.)**

**NEW ITEM****F. 3 ROSEMARY LN E-1 Zone**

Assessor's Parcel Number: 015-093-019  
Application Number: MST2017-00428  
Owner: Kurt G. Harris  
Applicant: Kurt Harris

(The residence designed by Mildred and Harriett Moody, aka "Moody Sisters," is on the City's Potential Historic Resources List. The proposal involves addressing ENF2017-00720 by permitting as-built window changes to two pairs of diamond pane casements with standard-muntin, true divided lite casements. The project also includes painting an existing picket fence, and removal of an existing trellis structure located in the southwest corner of the property.)

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

**NEW ITEM****G. 215 CASTILLO ST R-4/SD-3 Zone**

Assessor's Parcel Number: 033-022-021  
Application Number: MST2017-00369  
Owner: Leon & Joyce Lunt  
Applicant: Andrew Roteman

(Proposal to address violations listed in ENF2017-00369 and ZIR2017-00138 by documenting existing field changes to the parking lot configuration and trash enclosure. The project involves removing one unapproved parking space, removing a wooden storage building in the interior setback, and permitting an as-built 6-foot wood fence along the property line facing Wilson Street.)

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

**NEW ITEM**

**H. 29 W ANAPAMU ST**

**C-2 Zone**

Assessor's Parcel Number: 039-231-002  
Application Number: MST2017-00436  
Owner: KO Anapamu, LLC

(Proposal to install a new terracotta water feature to the existing interior open court yard.)

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