



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA NOVEMBER 1, 2017

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
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:

Irma Unzueta, 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. 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. 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.

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 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, October 27, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at 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. 203 CHAPALA ST

R-4/SD-3 Zone

Assessor's Parcel Number: 033-041-001
Application Number: MST2007-00634
Owner: 203 Chapala Street, LLC
Architect: The Cearnal Collective, LLP

(This structure is on the City's Potential Historic Resources List as a contributing resource to the proposed West Beach Historic District, formerly the 7-Up Bottling Plant. Proposal is to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a 12,277 square foot addition, resulting in 13,579 square feet of residential floor area. The building would change use from commercial to residential, resulting in seven new three-bedroom residential condominiums. Zoning Modifications were approved for the encroachment of the existing structure into the front setback on Yanonali Street upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes Avenue. The maximum building height is proposed to be 33'-0". Sixteen parking spaces are proposed in seven private garages, two carports, and two uncovered surface guest spaces.)

(Review after Final is requested for minor height increases to the existing 42" plaster screening walls along Yanonali Street and Los Aguajes Avenue. Height increase will range between 3"-18" for the purpose of screening mechanical condensing units. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170 - Determination required for consistency with neighborhood character. Project was last reviewed on February 8, 2017.)

REVIEW AFTER FINAL**B. 340 W CARRILLO ST****C-G Zone**

Assessor's Parcel Number: 039-262-036
Application Number: MST2012-00295
Owner: George Dumas, Trustee
Applicant: Tesoro Refining
Engineer: A & S Engineering, Inc.
Architect: LMA Architects
Business Name: USA Gas

(The proposed project involves the as-built conversion of the interior of an existing 1,478 square foot automobile service station building to a mini-mart. The proposal includes minor exterior changes to the existing building consisting of replacing the two existing overhead doors at the auto repair bays with storefront windows, minor changes to the front entry door, and landscaping improvements with additional planter areas. Nine parking spaces would be provided, and no new floor area is proposed on the 15,600 square foot parcel. The existing pump islands and canopy would remain.)

(Review After Final is requested to shorten the approved site wall along the east side of property to preserve an existing tree. Project was last reviewed on November 18, 2016.)

NEW ITEM**C. 2025 GARDEN ST****RS-15 Zone**

Assessor's Parcel Number: 025-323-005
Application Number: MST2017-00720
Owner: James Robert Davis

(The American Colonial Revival style residence constructed in 1938 is a designated Structure of Merit. Proposal for a new 189 square foot uncovered patio and trellis cover, and a 172 square foot uncovered patio, both at the rear of the single-family residence. This project will address violations listed in ZIR2015-00134 by relocating an air conditioning unit out of the required interior setback and permitting a six-foot tall wood gate across the driveway.)

(Action may be taken if sufficient information is provided. Neighborhood Preservation Ordinance findings are required.)

PROJECT DESIGN AND FINAL REVIEW**D. 232 NATOMA AVE R-4/SD-3 Zone**

Assessor's Parcel Number: 033-062-022
Application Number: MST2015-00427
Owner: Alan & Janet Bullock Family Revocable Trust
Architect: James Lecron

(Proposal for minor site and landscaping alterations to include a new 240 square foot on-grade deck and revised planting located at the Eagle Inn Hotel. This project is in the non-appealable jurisdiction of the Coastal Zone. The structure is on the City's Potential Historic Resources List, is individually eligible as a Structure of Merit for listing on the California State Register of Historic Resources, and is a contributing historic resource to the potential West Beach Historic District.)

(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution No. 059-17. Project was last reviewed on March 9, 2016.)

REVIEW AFTER FINAL**E. 909 LAGUNA ST C-G Zone**

Assessor's Parcel Number: 029-301-013
Application Number: MST2016-00510
Owner: Hector Munoz 2010 Revocable Trust
Agent: Jarrett Gorin
Applicant: Vanguard Planning, LLC

(The Folk Victorian style residence constructed in 1895 is a designated Structure of Merit. Proposal for an additional dwelling unit to be developed under the Average Unit-Size Density (AUD) program. The project includes permitting the "as-built" conversion of a portion of an existing single-family dwelling and garage to create a new dwelling unit on a 4,900 square foot lot zoned for Medium-High Density (15-27 du/ac). The resulting two 887 and 674 square foot dwelling units will have an average unit size of 780 square feet and a density of 18 du/ac. The project includes two uncovered parking spaces, the demolition of an existing breezeway and storage shed, and "as-built" interior alterations. The project will address violations in Enforcement Case ENF2015-00693 and Zoning Information Report ZIR2015-00392.)

(Review after Final is requested for minor site improvements consisting of a new entry door and window at Unit B, with materials to match existing on site. Project was last reviewed on November 30, 2016.)

NEW ITEM

F. 35 STATE ST HRC-2/S-D-3 Zone

Assessor's Parcel Number: 033-102-018
Application Number: MST2017-00702
Owner: 35 State Street Hotel Partners, LLC
Applicant: Lauren Deason
Architect: Dawn Sherry

(Proposal for new outdoor seating at an existing restaurant. Project includes new outdoor dining furniture, a new wrought iron barrier, and patio heaters.)

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

NEW ITEM

G. 35 STATE ST HRC-2/S-D-3 Zone

Assessor's Parcel Number: 033-102-018
Application Number: MST2017-00696
Owner: 35 State Street Hotel Partners, LLC
Architect: Dawn Sherry

(Proposal for minor site improvements at Area A of the Californian Hotel. Project consists of a new exterior stair from the rooftop event deck to the pool deck.)

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