



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION CONSENT AGENDA DECEMBER 13, 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:

Irma Unzueta, 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, December 8, 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.

### **FINAL REVIEW**

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

**RS-15 Zone**

Assessor's Parcel Number:	023-271-003
Application Number:	MST2016-00441
Owner:	Santa Barbara Museum of Natural History
Engineer:	Flowers & Associates
Applicant:	Suzanne Elledge Planning & Permitting

(The Santa Barbara Museum of Natural History is a designated Structure of Merit. Proposal to install donor recognition elements near the Butterfly Garden Exhibit including of one engraved donor board and engraved pavers.)

**(Final Approval is requested. Project was last reviewed on October 5, 2016.)**

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

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

(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 designated 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 to waive the zoning ordinance requirement for private open yard fencing, to use half-lite doors at Unit B, and that the Unit B door to the deck be removed in exchange for a window. Project was last reviewed on November 1, 2017.)**

**REVIEW AFTER FINAL****C. 316 CASTILLO ST****C-G Zone**

Assessor's Parcel Number: 037-232-014  
Application Number: MST2017-00031  
Owner: Santa Barbara County Genealogical Society  
Applicant: Art Sylvester

(Project site is on the Potential Historic Resources List: Simplified Spanish Colonial Revival building that was the former medical laboratory of Dr. Melville Sahyun. No work is proposed to the historic resource. Proposal is to widen the existing driveway entrance to 20 feet to allow separate ingress and egress to the site. Project also includes lowering the visual obstructions on Castillo Street, adding a pedestrian walkway to the site, and lowering the slope of the driveway.)

**(Review After Final to eliminate the proposed pedestrian walkway. Project was last reviewed on February 8, 2017.)**

**NEW ITEM****D. 516 STATE ST M-C Zone**

Assessor's Parcel Number: 037-173-037  
 Application Number: MST2017-00815  
 Owner: Judith Johnson Garrett Living Trust  
 Architect: Andrulaitis + Mixon

(This structure may be eligible for inclusion on the City's List of Potential Historic Resources. Proposal to convert the existing 4,800 square foot restaurant into a brewery. Project improvements include new fenestration at the rear elevation to accommodate the movement of the trash enclosure to the south side and allow for a new glass stile and rail overhead door.)

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

**NEW ITEM****E. 610 STATE ST M-C Zone**

Assessor's Parcel Number: 037-132-019  
 Application Number: MST2017-00797  
 Owner: PDJ Partnership

(Proposal to permit the existing landscaping in the planter bed adjacent to the rear driveway where a Magnolia tree was removed without a permit. The project will address violations in enforcement case ENF20160-01580.)

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

**REVIEW AFTER FINAL****F. 29 E CABRILLO BLVD HRC-2/SD-3 Zone**

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. Staff Hearing Officer review is required for exterior changes in the required 20 foot front setback.)

**(Comments Only. Staff Hearing Officer review is required for zoning modifications to allow exterior changes in the required 20 foot front setbacks on Cabrillo Boulevard and Anacapa Street. Project was last reviewed on August 23, 2017.)**

**REVIEW AFTER FINAL**

**G. 217 HELENA AVE**

**HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-051-019  
Application Number: MST2017-00597  
Owner: 12 East Montecito Street Investors,

(Proposal for parking lot improvements at the City's Helena parking lot. Improvements include: slurry seal, restriping the parking lot for ADA compliance, relocating the existing electrical vehicle charging stations for accessibility, and adding a new accessible pay by space station.)

**(Review After Final to waive the condition for screening enclosures for the parking payment equipment. Project was last reviewed on September 20, 2017.)**