



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION CONSENT AGENDA FEBRUARY 21, 2018

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

### COMMISSION MEMBERS:

William La Voie, *Chair*  
Anthony Grumbine, *Vice Chair*  
Michael Drury  
Steve Hausz  
Ed Lenvik  
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, February 16, 2018, 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. 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 Potential Historic Resources List. 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.)

**(Review After Final is requested to replace the frameless glass storefront with a frameless glass sliding window system, raise the storefront curb from 18" to 30", and revise paint colors. Project was last reviewed on December 13, 2017.)**

**REVIEW AFTER FINAL****B. 205 NATOMA AVE****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-063-006  
Application Number: MST2017-00064  
Owner: Jerry Stark  
Applicant: Vanguard Planning  
Designer: Vanguard Planning

(This parcel is on the City's Potential Historic Resources List as a contributing structure to the West Beach Historic District, constructed in 1940 in the Spanish Colonial Revival style. Proposal to remove two existing second-floor windows and install a pair of bifold, six lite French doors leading to a new Juliet balcony. Also proposed are six new awnings and 75 linear feet of new wrought iron fencing.)

**(Review After Final is requested for balcony encroachments in the front and interior setback. Comments Only. Project requires review by Staff Hearing Officer. Project was last reviewed on November 29, 2017.)**

**PROJECT DESIGN REVIEW****C. 700 STATE ST****C-G Zone**

Assessor's Parcel Number: 037-092-016  
Application Number: MST2017-00837  
Owner: Ortega Pacific, LLC  
Applicant: Elizabeth Wentling  
Architect: The Cearnal Collective, LLP

(Proposal for exterior alterations to an existing commercial building. The project proposes enclosing 425 square feet of the existing covered patio for new nonresidential Growth Management Plan (GMP) floor area. The addition of a demising wall is proposed to create two new tenant spaces, and will also include a new accessible ramp.)

**(Project Design Approval is requested. Project was last reviewed on February 7, 2018.)**