



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA JULY 25, 2018

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
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
Heidi Reidel, 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, July 20, 2018, 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.

CONTINUED ITEM

A. 2932 HERMOSA RD

RS-7.5/USS Zone

Assessor's Parcel Number: 051-194-017
Application Number: MST2017-00668
Owner: 2932 Hermosa Rd LP
Architect: James Mayo Macari
Contractor: Jacobsen Builders

(This is a revised scope of work. Project includes restoring the front elevation to the original condition as the plaster and chimney were previously removed without a permit. The Spanish Colonial Revival style residence, constructed in 1924, may be eligible for designation as a Structure of Merit. Proposal for additions and alterations to the single-unit residence, including enclosing an existing second story deck, addition of a patio area on the south elevation, and reconfiguration of the non-conforming one-car garage. The project includes removal of the non-original entry canopy, replacing the existing windows to match the original and restoring the fireplace to match the original. The proposed total of 2,152 square feet on a 7,358 square foot lot is 64% of the maximum required floor-to-lot area ratio.)

(Action may be taken if sufficient information is provided. Project was last reviewed on May 2, 2018.)

REVIEW AFTER FINAL**B. 3014 PASEO DEL REFUGIO****RS-7.5 Zone**

Assessor's Parcel Number: 053-201-011
Application Number: MST2018-00044
Owner: Nancy Tuomey And Frederick Graham
Architect: Jonathan Villegas

(The Spanish Colonial Revival residence, constructed in 1927 is eligible for designation as a Structure of Merit. Proposal for a 1,345 square foot addition and interior remodel to the one-story, single unit residence. The existing 476 square foot detached garage is proposed to be demolished and will be replaced with a new detached accessory building, consisting of a two-car garage and second floor Accessory Dwelling Unit (ADU); per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Other improvements include a new trellis, outdoor fireplace, new ribbon driveway, and alterations to the front façade and entry patio. The proposed total of 2,748 square feet of development on an 8,959 square foot lot is 80% of the maximum guideline floor-to-lot area ratio (FAR).)

(Review After Final is requested for the uncovered parking space located in the front yard. Project requires a Design Review Waiver for the parking space to be partially screened by a 3'-6" inch high hedge.)

REVIEW AFTER FINAL**C. 103 CHAPALA ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-073-003
Application Number: MST2015-00152
Owner: 103 Chapala, LLC
Architect: Jeff Gorrell

(This is a revised project description. Proposal for an addition, exterior alterations and an interior remodel to an existing 4,444 net square foot, four-unit, three-story apartment building with a detached 574 square foot four-car garage with an attached 137 square foot storage building on a 6,116 square foot lot. The proposal includes a new second floor wrap around balcony, new exterior stairs, changes to the size and location of windows and doors, removal and replacement of an existing second-story deck on the west side of the property, a 40 square foot entry addition, four new condenser units and site alterations, including new landscaping. No new bedrooms will be added to existing units. The proposal also includes demolition of the existing four-car garage to be replaced with four uncovered parking spaces. The existing 137 square feet of storage building will remain. This project received Staff Hearing Officer approvals for two front setback modifications, an interior setback modification, a rear setback modification, a lot area modification, and an outdoor living space modification. This building is a conditional contributing historic resource to the proposed West Beach Historic District and on the City's List of Potential Historic Resources. This parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone.)

(Review After Final is requested for field changes. Project was last reviewed on April 5, 2016.)

NEW ITEM**D. 630 GARDEN ST****M-C Zone**

Assessor's Parcel Number: 031-160-015
Application Number: MST2018-00386
Owner: City of Santa Barbara
Applicant: Brad Klinzing

(Proposal for site improvements to an existing commercial building located in the El Pueblo Viejo Landmark District. Project includes removal of the existing parking lot asphalt pavement at the south side of the building and installation of new asphalt pavement over the existing base. The proposal will also include restriping the parking lot, replacement of Americans with Disabilities Act parking signs, and installation of a new bike parking rack.)

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

NEW ITEM**E. 29 W ANAPAMU ST****C-G Zone**

Assessor's Parcel Number: 039-231-002
Application Number: MST2018-00389
Owner: Stuart Fuss
Architect: Paul Rupp

(Proposal for minor alterations to an existing commercial building located in the El Pueblo Viejo Landmark District. Project includes adding four skylights into the existing third floor roof.)

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