



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR  
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES

**Wednesday, November 30, 2016**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**

**COMMISSION MEMBERS:**

PHILIP SUDING, *Chair*  
 CRAIG SHALLANBERGER, *Vice-Chair*  
 MICHAEL DRURY  
 ANTHONY GRUMBINE  
 WILLIAM LA VOIE  
 BILL MAHAN  
 FERMINA MURRAY  
 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 / Historic Preservation Supervisor  
 NICOLE HERNANDEZ, Urban Historian  
 PILAR PLUMMER, Planning Technician  
 JENNIFER SANCHEZ, Commission Secretary

**Website:** [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - four sets of <u>folded</u> plans are required <u>at the time of submittal &amp; each time plans are revised</u>.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PROJECT DESIGN APPROVAL</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for Project Design Approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**PUBLIC HEARING PROCEDURES.** The following review steps explain the sequence that all projects must undergo during a public hearing. 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also posted online at [www.SantaBarbaraCA.gov/HLC](http://www.SantaBarbaraCA.gov/HLC). If you have any questions or wish to review the plans, please contact Pilar Plummer, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 2687 or by email at [PPlummer@SantaBarbaraCA.gov](mailto:PPlummer@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. 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 located at 630 Garden Street during normal business hours. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the HLC during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

**PUBLIC COMMENT.** The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the HLC Secretary before the agenda item begins. Each speaker is allocated two minutes for public comment due to time constraints. Public comment submitted prior to the scheduled meeting can be submitted via email to [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov) or by mail to City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102. Written public comment letters and emails received prior to the meeting are typically distributed to the HLC at their meeting.

**INTERESTED PARTIES.** The City is required to give notice to property owners that may be directly affected by the proposed action (neighbors within 300 feet on certain projects per SBMC Section 22.68.040). This may be the only public notice sent out regarding the development application depending on the future discretionary review or public review process necessary for the project. Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future ABR agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10-day advance notice.
- b. Join the City's [SantaBarbaraCA.gov/MySB](http://SantaBarbaraCA.gov/MySB). This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review Meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.

Contact City Planning staff at 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street to review the most current plans proposed for the development application.

**STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY.** State law, in certain circumstances, allows an architect, engineer or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

### PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures (HLC Guidelines). The specific HLC Guideline number related to each advisory is listed in parenthesis after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, a rescheduling fee will

be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans. (3.2.4)

- Substitution of plans is not allowed. If revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.
- All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. 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 ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. (3.2.9)
- 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.
- **AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the HLC Commission Secretary at (805) 564-5470, extension 4572 or by email at [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). 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.

#### **LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See HLC Guidelines 2.12 and 3.1.2C for specific information.

#### **NOTICE:**

- A. On Wednesday, November 23, 2016, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [www.SantaBarbaraCA.gov/HLC](http://www.SantaBarbaraCA.gov/HLC).
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). For a rebroadcast schedule, visit [www.SantabarbaraCA.gov/CityTVProgramGuide](http://www.SantabarbaraCA.gov/CityTVProgramGuide). An archived video copy of this meeting will be viewable the next business day on computers with high speed internet access by going to [www.SantaBarbaraCA.gov/HLCVideos](http://www.SantaBarbaraCA.gov/HLCVideos).

#### **GENERAL BUSINESS:**

- A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

- B. Approval of the minutes of the Historic Landmarks Commission meeting of November 16, 2016.

- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

## **DISCUSSION ITEM**

- 1. **AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM SUBCOMMITTEE**  
**(1:50)** (Discussion of new proposed review process tools and HLC application submittal requirements.)

## **ARCHAEOLOGY REPORT**

- 2. **325 W ANAPAMU ST** **R-4 Zone**  
**(2:10)** Assessor's Parcel Number: 039-212-004  
Application Number: MST2016-00101  
Owner: Cynthia Howard  
Owner: Katherine Lee  
Architect: The Cearnal Collective, LLP

(This is a revised project description: This is a proposal under the Average Unit Density Incentive Program (AUD). Proposal to demolish an existing single family dwelling, detached garage, and shed totaling 4,390 square feet and to construct a 5,633 square foot, two-story residential apartment building housing 9 rental units. Also proposed is a 3,464 square foot carport with 10 parking spaces, 10 covered bicycle parking spaces, and a 129 square foot trash enclosure. No grading is proposed. Also proposed is the removal of five trees. Under AUD, the average unit size is 626 square feet, with a maximum allowed of 970 square feet. The proposed residential density is 40.9 dwelling units per acre, with a maximum of 63 dwelling units per acre allowed on this 9,585 square foot parcel with a General Plan Designation of High Density Residential in the Priority Housing Overlay.)

**(Review of a Phase I Archaeological Resources Report, prepared by David Stone, Dudek.)**

**ARCHAEOLOGY REPORT****3. 1703 CHAPALA ST****R-4 Zone****(2:15)**

Assessor's Parcel Number: 027-092-014  
 Application Number: MST2016-00274  
 Owner: Well Being and Capital Funds Trust  
 Applicant: Justin Hendrix  
 Architect: Bryan Murphy

(Proposal for a new multi-family residential project using the Average Unit-Size Density (AUD) program. The proposal includes three new dwelling units to be constructed partially below grade in the basement of an existing three story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit. The residential unit mix will include three new 1-bedroom units at the basement level totaling 1,374 square feet and one 2,760 square foot five-bedroom unit on the existing ground and second floor levels. Also proposed is a 60 square foot one story addition to the existing 328 square foot detached garage, and a 72 square foot laundry room attached to the garage. The average unit size will be 1,034 square feet. The proposed density on the 9,750 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. There will be two covered and three uncovered parking spaces, and bicycle parking. Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches. Staff Hearing Officer review is required for a zoning modification to allow the garage addition to encroach into the required interior setback.)

**(Review of a Phase I Archaeological Resources Report, prepared by David Stone, Dudek.)**

**CONCEPT REVIEW - NEW****4. 1703 CHAPALA ST****R-4 Zone****(2:25)**

Assessor's Parcel Number: 027-092-014  
 Application Number: MST2016-00274  
 Owner: Well Being and Capital Funds Trust  
 Applicant: Justin Hendrix  
 Architect: Bryan Murphy

(Proposal for a new multi-family residential project using the Average Unit-Size Density (AUD) program. The proposal includes three new dwelling units to be constructed partially below grade in the basement of an existing three story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit. The residential unit mix will include three new 1-bedroom units at the basement level totaling 1,374 square feet and one 2,760 square foot five-bedroom unit on the existing ground and second floor levels. Also proposed is a 60 square foot one story addition to the existing 328 square foot detached garage, and a 72 square foot laundry room attached to the garage. The average unit size will be 1,034 square feet. The proposed density on the 9,750 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. There will be two covered and three uncovered parking spaces, and bicycle parking. Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches. Staff Hearing Officer review is required for a zoning modification to allow the garage addition to encroach into the required interior setback.)

**(A. Review of Phase I Historic Structures/Sites Report only. The report found the building eligible as a City Landmark because of its historical associations and architectural significance as a Queen Anne Free Classic residence constructed in 1903.)**

**(B. Miscellaneous Action Item. Add the Queen Anne Free Classic residence constructed in 1903 to the City's Potential Historic Resources List as it was found to be eligible as a City Landmark in the Historic Structures/Sites Report that was accepted by the Historic Landmarks Commission on November 30, 2016.)**

**(C. Concept Review. Comments only; project requires Staff Hearing Officer review for a requested Zoning Modification. This project was last reviewed by the Architectural Board of Review on August 29, 2016. It has been referred to the Historic Landmarks Commission due to the property's eligibility to be included on the City's Potential Historic Resources List.)**

### **CONCEPT REVIEW - CONTINUED**

#### **5. 32 W CARRILLO ST C-2 Zone**

**(3:00)** Assessor's Parcel Number: 039-281-028  
 Application Number: MST2016-00076  
 Owner: Carrillo Pacific, LLC  
 Applicant: Laura Benard  
 Architect: The Cearnal Collective, LLP

(Proposal to demolish an existing 5,917 square foot one-story building (former Greyhound Station) and all associated site development and construct a total of 11,277 square feet of new non-residential buildings, including a two-story 10,268 square foot retail/office building, and a one-story, 991 square foot retail building. The application requires a lot merger and Planning Commission review of a Development Plan. A total of four covered and 7 uncovered onsite parking spaces are provided for the proposed 19,468 net square foot parcel located in the 100% Parking Zone of Benefit. The proposal also includes outdoor patios and revised site landscaping, including the removal of two existing trees.)

**(Second Concept Review. Project requires Planning Commission review of a Development Plan. Project was last reviewed on March 23, 2016.)**

### **CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING**

#### **6. 1935 BATH ST R-4 Zone**

**(3:00)** Assessor's Parcel Number: 025-352-006  
 Application Number: MST2016-00336  
 Owner: James & Elizabeth Bastian  
 Applicant: Gregory Jenkins

(Proposal to permit the as-built conversion of an existing 655 square foot detached garage to an additional dwelling unit on an 8,400 square foot parcel. Current development on site is a 1,228 square foot single-family dwelling and the detached garage. The project will result in a total of two dwelling units and will include the construction of a new 415 square foot two-car carport and a 262 square foot one-car carport, for a total of three covered parking spaces. Also proposed is to permit an as-built arbor at the front lot line. A total of 2,560 square feet of development is proposed. This project will address violations identified in Enforcement case ENF2016-00156 and Zoning Information Report 2016-00040. This project requires Staff Hearing Officer approval for a Zoning Modification to encroach into two required interior setbacks, and to allow three parking spaces instead of the required four.)

**(Item postponed and referred to the Architectural Board of Review.)**

**FINAL REVIEW****7. 634 ANACAPA ST****C-M Zone**

**(3:30)** Assessor's Parcel Number: 031-151-001  
 Application Number: MST2015-00300  
 Owner: Georgetta Craviotto, Trustee  
 Owner: Craviotto Primo Investments, LLC  
 Applicant: Anatega Partners, LLC  
 Architect: The Cernal Collective, LLP

(Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa St.) totaling 28,145 square feet. The new project consists of 4,955 square feet (net) of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 733 square feet. The project includes Staff Hearing Officer review for a zoning modification to allow the project to exceed the allowed density.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 046-16. Project was last reviewed on November 2, 2016.)**

**HLC-PRE-APPLICATION REVIEW****8. 214 E DE LA GUERRA ST****C-2 Zone**

**(3:55)** Assessor's Parcel Number: 031-082-002  
 Application Number: MST2016-00447  
 Owner: Betty Jo Lauritson Trust  
 Applicant: The Cernal Collective, LLP

(Pre-Application Consultation Review of a proposal for a 26-unit mixed-use project to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot residence (226 E. De La Guerra St.), three sheds, and a surface parking lot. The project proposes to construct a four-story (subterranean parking plus three stories fully above grade), 30,835 square foot mixed-use building that includes 14,405 square feet of residential area and 4,819 square feet of commercial floor area. Thirty-six parking spaces will be provided by an 11,612 square foot partially subterranean parking garage. The residential component comprises 26 AUD rental apartments with an average unit size of 554 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 dwelling units per acre). The proposed density on the total of .44 acres will be will be 60 units per acre, as allowed by the AUD Priority Housing Overlay. The project includes Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet. The two existing dwellings at 214 E. De La Guerra St. will be preserved and renovated. The Italianate house, "Louisa Ygnacio Residence," at the front of 214 E. De La Guerra St. is expected to be designated as a City Landmark in Spring 2017.)

**(Comments only; one-time Pre-Application Consultation Review. Project has been revised and was last reviewed on October 19, 2016.)**

**CONCEPT REVIEW - CONTINUED****9. 225 CALLE MANZANITA****E-3/SD-2 Zone**

**(4:25)** Assessor's Parcel Number: 053-272-004  
Application Number: MST2016-00321  
Owner: Mark & Maren Johnston  
Applicant: Dale Pekarek

(Proposal for 60 square feet of additions to an existing 1,218 square foot, one-story, single-family residence with a 324 square foot detached two-car garage. Proposed alterations include the relocation of an existing fireplace and chimney from the east elevation to the south elevation, a new oriel bay window and roof form at the east elevation, enclosure of a covered side porch off of the dining room, a new roof over a raised entry porch, and replacement of existing windows. The project includes a remodel and reconfiguration of interior spaces. The proposed total of 1,602 square feet on a 6,920 square foot lot is 53% of the maximum allowed floor-to-lot area ratio (FAR). This project will address a violation identified in Zoning Information Report #18732. The structure is listed on the City's Potential Historic Resources List as it is a good example of Tea English Vernacular style designed in 1928.)

**(Fifth Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 2, 2016.)**

**CONCEPT REVIEW - CONTINUED****10. CITYWIDE-VARIOUS CITY LOCATIONS**

**(4:50)** Assessor's Parcel Number: ROW-000-944  
Application Number: MST2016-00475  
Owner: City of Santa Barbara  
Applicant: Southern California Edison

(Proposal to add various new electrical equipment, underground vaults, conduit and cable to be completed in phases for the SCE Downtown Service Reliability Improvement Project. This phase consists of (5) pad mounted above ground SCE electrical transformers at various downtown locations in public right of way and on private property.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 19, 2016.)**

**HLC-PRE-APPLICATION REVIEW****11. 113 W DE LA GUERRA ST****C-2 Zone**

**(5:25)** Assessor's Parcel Number: 037-082-027  
Application Number: MST2015-00626  
Owner: John R. Dewilde  
Architect: DMHA

(Pre-Application Consultation Review of a proposal for a 23 unit mixed-use project to be developed on two parcels under the Average Unit-Size Density (AUD) program. The project proposes the demolition of two existing 1,113 and 923 square foot commercial buildings, two outdoor patios, 15 surface parking spaces, and the near complete demolition of a 4,455 square foot commercial building, of which the historic façade and tile roof will be preserved. The project proposes to construct an 18,298 square foot, two- and three-story mixed-use building that includes 16,669 square feet of residential area and 1,629 square feet of commercial area. Twenty-seven parking spaces will be provided by an at-grade parking garage. The residential component comprises 23 residential units with an average unit size of 724 square feet. The two parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 du/ac). The proposed density on the lots totaling 16,325 square feet will be 61 units per acre, as allowed by the AUD Priority Housing Overlay. The project requires Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and will require a voluntary lot merger. The building at 113 W. De La Guerra St. is on the City's Potential Historic Resources List: "W.D. Smith Building," constructed in 1928.)

**(Comments only; one-time Pre-Application Consultation Review.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**