

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. If you have any questions or wish to review the plans, please contact David Eng, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 5541 or by email at DEng@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 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. 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. 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. The Historic Landmarks Commission will visit a project site scheduled for review at the meeting, departing 630 Garden Street at 12:30 p.m. to visit 821 Coronel Street. No public testimony will be taken, but the public is invited to attend. Please contact the HLC Planning Technician for additional information.
- B. On Friday, September 30, 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.
- C. 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. For a rebroadcast schedule, visit 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.

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 September 21, 2016.**C. Consent Calendar.****D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****ARCHAEOLOGY REPORT****1. 414 & 420 E CARRILLO ST****C-2 Zone****(1:45)**

Assessor's Parcel Number: 029-302-023

Application Number: MST2016-00174

Owner: 414 East Carrillo Properties, LLC

Architect: DesignARC

(Proposal for a new mixed-use project using the Average Unit Density Incentive Program [AUD]. The proposal includes a voluntary lot merger of 414 and 420 E. Carrillo Street, the demolition of a 4,903 square foot building at 414 E. Carrillo Street, and the construction of a new four-story mixed-use building including 21 residential rental apartments and a 850 square foot addition of commercial floor area. An existing 11,700 square foot commercial building will be maintained. The residential unit mix will include six studio units, 6 one-bedroom units, and 9 two-bedroom units, with an average size of 768 square feet. The proposed density on the combined parcels totaling 34,981 square feet will be 27 dwelling units per acre, which is the maximum allowed on a parcel with a General Plan land use designation of Commercial/Medium High Residential, 15-27 dwelling units per acre. There will be a total of 57 parking spaces, including 37 spaces in a ground floor parking garage and 20 uncovered spaces in a surface lot. There will be 3,145 square feet of landscaping. Staff Hearing Officer review is requested for a zoning modification to provide less than the required number of parking spaces. A shared parking analysis will be provided.)

(Review of Phase I Archaeological Resources Report prepared by Heather McDaniel and David Stone, Dudek.)

CONCEPT REVIEW - CONTINUED**2. 821 CORONEL ST****E-1 Zone**

(1:50) Assessor's Parcel Number: 035-243-013
 Application Number: MST2016-00292
 Owner: Adam Ross
 Architect: Steve Harrel

(Proposal to construct a 589 square foot first-story addition, a 527 square foot second-story addition, and a new 500 square foot two-car garage at an existing 2,450 square foot single-family residence. The project includes 108 square feet of covered porches and 27 square feet of storage. The proposed total of 4,093 square feet of development on a 16,970 square foot lot in the Hillside Design District is 93% of the guideline maximum allowed floor-to-lot area ratio [FAR]. This structure is a designated City Landmark: "Hunt-Stambach House.")

(A. Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on August 10, 2016.)

(B. Review of Historic Sites and Structures Report prepared by Post/Hazeltine Associates.)

CONCEPT REVIEW - NEW**3. 2758 LAS ENCINAS RD****County Zone**

(2:35) Assessor's Parcel Number: 023-250-066
 Application Number: MST2016-00440
 Owner: Santa Barbara Museum of Natural History
 Applicant: Suzanne Elledge Planning & Permitting Services, Inc.
 Architect: Dwight Gregory
 Engineer: Flowers & Associates

(Proposal to demolish 1,334 square feet of unpermitted improvements from the existing 1,934 square foot Western Residence located on a 2.2 acre lot as directed by City Council condition of approval. The proposed demolition and remodel of the residence will result in the retention of the historic remnant [garden storage] and two garage bays. The proposal also includes the removal of seven trees. Reconstruction of a replacement residence will be pursued under a separate application and permit.)

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

(B. Review of Historic Sites and Structures Report prepared by Post/Hazeltine Associates.)

CONCEPT REVIEW - CONTINUED**4. 225 CALLE MANZANITA****E-3/SD-2 Zone**

(3:10) 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.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was reviewed on September 21, 2016.)

CONCEPT REVIEW - NEW**5. 214 STATE ST****HRC-2/SD-3 Zone**

(3:40) Assessor's Parcel Number: 033-051-015
 Application Number: MST2016-00409
 Owner: Peter Mangurian
 Applicant: Kevin Moore Architect

(Proposal for alterations to an existing 3,125 square foot commercial building on a 22,108 square foot lot. The project includes the following: converting 280 square feet of floor area to outdoor covered patio, hardscape alterations, removal of an existing 50 foot tall Queen palm tree, new landscaping, two new parking spaces, and pedestrian path. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review.)

(Comments only.)

CONCEPT REVIEW - NEW**6. 227 E ARRELLAGA ST****R-3 Zone**

(4:15) Assessor's Parcel Number: 027-192-026
 Application Number: MST2016-00413
 Owner: Unity Church
 Agent: Susette Naylor, Thompson-Naylor Architects

(Proposal for site improvements including a new outdoor pavilion, an interior remodel of existing church offices, and new landscaping and impervious paving. The structure is on the City's Potential Historic Resources List: Unity Church, constructed in 1958.)

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

CONCEPT REVIEW - CONTINUED**7. 1032 SANTA BARBARA ST****C-2 Zone****(4:45)**

Assessor's Parcel Number: 029-212-024
 Application Number: MST2016-00071
 Owner: David Myers
 Applicant: Melisa Turner, DesignARC

(The proposal is a mixed-use project using the Average Unit Density [AUD] Program [Priority Housing Overlay] on two lots totaling 7,497 square feet with a density of 48 dwelling units per acre [du/ac]. The project is proposed as a three-story building, with eight units and 1,369 square feet of nonresidential development, with 11 covered parking spaces. The units will include 7 two-bedroom units and one studio unit. Existing on the site are a one-story office building and a one-story single-family residence that will be demolished. A zoning modification is requested to allow an enclosed mirador balcony to satisfy the requirement for private outdoor living space.)

(Second Concept Review. Comments only; project requires Staff Hearing Officer review for a requested zoning modification. Project was last reviewed on April 20, 2016.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 333 W ORTEGA ST****R-4 Zone****(5:15)**

Assessor's Parcel Number: 037-113-001
 Application Number: MST2016-00397
 Owner: John R. Whitehurst
 Agent: Trish Allen, SEPPS
 Architect: Tracy Burnell

(Proposal for additions and alterations to an existing four-unit apartment building using the Average Unit Density Incentive Program [AUD]. The project proposes the demolition of an existing 760 square foot detached four-car garage, and the construction of 2,017 square feet of first- and second-story additions comprising four new dwelling units. The project also proposes a 1,538 square foot attached garage that will provide eight covered parking spaces using mechanical parking stackers, and includes new landscaping, and 20 cubic yards of cut and fill grading to be balanced on site. The eight units on the property will have an average unit size of 698 square feet, and the proposed density will be 37 dwelling units per acre using the Priority Housing Overlay on a 9,375 square foot parcel with a General Plan Land Use Designation of High Density Residential, 28-36 dwelling units per acre. The total development on site will be 2,190 square feet. The project includes Staff Hearing Officer review for requested Zoning Modifications to allow a second-floor deck to encroach into the interior setback and for a common open yard area that does not meet minimum 20' x 20' dimensions. The existing structure is on the City's Potential Historic Resources List.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested Zoning Modifications.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS