



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### CONSENT MINUTES

#### 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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### ATTENDANCE

Members present: Mahan  
Staff present: Hernandez and Plummer

### 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.)**

Staff comments: Ms. Plummer stated the current project has eliminated the previously proposed donor pavers. The review is strictly for the butterfly garden cornerstone language and Cartwright Plaque.

Public Comment:  
Correspondence in opposition from Francesca Galt and Paulina Conn was acknowledged.

#### **Continue four weeks with comments:**

1. The engraved butterfly cornerstone marker is acceptable.
2. Return with the donor recognition Cartwright Plaque at the January 10, 2018 Consent meeting for Final Approval.

**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.)**

**Approval of Review After Final with comments:**

1. The proposal to waive the Zoning Ordinance requirement for private open yard fencing is acceptable. The front of the residence is sufficiently screened by existing vegetation, and a screening fence would not be appropriate to the front façade.
2. The improvements to the doors and windows at Unit B are acceptable.
3. The wood windows proposed to replace the slider windows in Unit A are appropriate for the historic resource.

**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.)**

**Approval of Review After Final as submitted.**

**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.)**

**Project Design Approval and Final Approval with comments:**

1. The glass stile and rail overhead door is acceptable.
2. The burgundy color for the trash enclosure door is acceptable.
3. Return to Consent for Review After Final with a revised paint pattern for the trash enclosure door.

**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.)**

**Item postponed four weeks due to the applicant's absence.**

**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.)**

**Continue to the Staff Hearing Officer with positive comments:**

1. The 20-foot setback line along Cabrillo Boulevard and Anacapa Street is substantial, and much of the existing building is non-conforming.
2. The Full Commission reviewed the improvements to the project site and found the architecture to be exemplary.
3. The proposed changes within the setback are an improvement to the streetscape and are acceptable as submitted.

**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.)**

**Approval of Review After Final as submitted.**