



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION CONSENT AGENDA MARCH 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, March 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.

### **NEW ITEM**

#### **A. 502 BRINKERHOFF AVE**

**C-G Zone**

Assessor's Parcel Number: 037-163-013  
Application Number: MST2018-00026  
Owner: Edward St. George  
Architect: On Design Architects

(The Folk Victorian residence constructed c. 1985 is a designated Structure of Merit and located in the Brinkerhoff Avenue Landmark District. Proposal for an 84 square interior remodel to convert existing closet space to a new laundry room with rear exterior access. Project includes addressing violations listed in ENF2017-00290 by permitting existing landscape improvements.)

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

**NEW ITEM****B. 336 STATE ST****M-C Zone**

Assessor's Parcel Number: 037-254-016  
Application Number: MST2018-00091  
Owner: Topakas/Hicks Family Living Trust  
Applicant: Raymond Hicks

(Proposal for site improvements at an existing commercial parking lot, including re-striping to meet accessibility requirements, adding a new accessible route, and new concrete sidewalk. Project will also address violations listed in ENF2018-00089 for the unpermitted removal of mature canopy trees in the parking lot area that were damaged in the micro-burst.)

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

**FINAL REVIEW****C. 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).)

**(Final Approval is requested. Project received Project Design Approval and was last reviewed on March 7, 2018.)**

**REVIEW AFTER FINAL****D. 35 STATE ST****HRC-2/S-D-3 Zone**

Assessor's Parcel Number: 033-102-018  
Application Number: MST2018-00104  
Owner: 35 State Street Hotel Partners, LLC  
Architect: Dawn Sherry

(Proposal for landscaping improvements at the Hotel Californian. Project includes relocating an existing Palm and replacing with a Brisbane Box.)

**(Review After Final is requested for the proposed replacement tree species. Project was last reviewed on March 7, 2018.)**

**NEW ITEM****E. 1295 COAST VILLAGE RD C-1/SD-3 Zone**

Assessor's Parcel Number: 009-293-007  
Application Number: MST2018-00138  
Owner: Montecito Copus, LP  
Applicant: Parkev Krmoian

(This is a designated Structure of Merit: Montecito Inn. Proposal to replace the existing black canvas dome awning with white canvas.)

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

**FINAL REVIEW****F. 214 STATE ST HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-051-015  
Application Number: MST2017-00758  
Owner: State Street Mango, LLC

(Proposal for a façade and interior remodel at an existing commercial building. The project includes replacing the existing wood and plaster trellis structure at the State Street entry patio with a steel shade structure, replacing existing doors with bi-fold doors, creating a new outdoor dining window, and replacing the existing black awning with a dark red canvas awning.)

**(Final Approval is requested. Project was last reviewed on January 10, 2018.)**

**PROJECT DESIGN AND FINAL REVIEW****G. 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

(This is revised project description. Proposal for improvements at an existing commercial building. The project includes enclosing 425 square feet of the existing covered patio for new nonresidential Growth Management Plan (GMP) floor area, infilling two arched openings along State Street with a storefront window and door, and adding a new demising wall to create two new tenant spaces.)

**(Project Design Approval and Final Approval is requested. Project was last reviewed on February 21, 2018.)**

**NEW ITEM**

**H. 128 E CANON PERDIDO ST**

**C-G Zone**

Assessor's Parcel Number: 031-011-004  
Application Number: MST2018-00124  
Owner: Pueblo Viejo Properties Ltd.  
Architect: Andrulaitis + Mixon

(The Spanish Colonial Revival building may be eligible for inclusion on the City's Potential Historic Resources List. Proposal to replace two single-leaf entry doors with one double-leaf door, with color to match existing.)

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