



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### CONSENT AGENDA

### DECEMBER 12, 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:

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Urban Historian  
Pilar Plummer, Planning Technician  
Heidi Reidel, 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, December 7, 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. 536 BRINKERHOFF AVE**

**C-G Zone**

Assessor's Parcel Number: 037-163-001  
Application Number: MST2018-00611  
Owner: Robert Kautz

(The Folk Victorian residence constructed in 1904 is a designated Structure of Merit: Huffman Residence. Proposal to install new ornamental fencing along the property lines bordering Brinkerhoff and Cota Streets. A Minor Zoning Exception is required for the fence to be 48 inches tall within the first ten feet of the front lot line.)

**(Action may be taken if sufficient information is provided. A Minor Zoning Exception is requested for the fence to be 48 inches tall within the first ten feet of the front lot line. Structure of Merit Findings are required.)**

**NEW ITEM****B. 2115 GARDEN ST RS-15 Zone**

Assessor's Parcel Number: 025-252-004  
Application Number: MST2018-00618  
Owner: Derosé and Sue Ann Gerald  
Applicant: Mark Edwards

(The Carlson House is eligible for designation as a Structure of Merit as it is on the City's List of Potential Historic Resources. Proposal to permit the existing 322 square foot second story roof deck.)

**(Action may be taken if sufficient information is provided. Historic Resource Findings are required.)**

**CONTINUED ITEM****C. 813 ANACAPA ST C-G Zone**

Assessor's Parcel Number: 037-052-033  
Application Number: MST2018-00612  
Owner: Sima El Paseo LP  
Applicant: Bob Cunningham

(This is a City Landmark: El Paseo. Proposal to permit the removal of two mature fern pine trees to be replaced with a new appropriate species.)

**(Action may be taken if sufficient information is provided. Landmark Findings are required. Project was last reviewed on November 28, 2018.)**

**REVIEW AFTER FINAL****D. 1816 STATE ST C-G Zone**

Assessor's Parcel Number: 027-032-021  
Application Number: MST2009-00281  
Owner: Alamar II, LLC  
Architect: Bryan Murphy  
Business Name: Fiesta Inn & Suites

(This is a revised project description: Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes facade alterations, a 210 square foot lobby addition and 92 square foot entry porch, a tower addition with a 138 square foot storage room, a 270 square foot storage room addition on the 3rd floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square foot, widening the second floor corridor by 164 square foot, removal of exterior stairs, new wall fountain, and alterations to the existing parking lot. This project received Planning Commission approval. Approval of this project will abate violations outlined in ENF2008-01335.)

**(Review After Final is requested to add an accessible lift and walkway at the front parking lot area. Project was last reviewed on May 30, 2018.)**

**NEW ITEM****E. 5 ROSEMARY LN RS-15 Zone**

Assessor's Parcel Number: 015-091-019  
 Application Number: MST2018-00603  
 Owner: Nancy Hassett  
 Architect: Sophie Calvin

(The English Cottage style residence, constructed in 1940 and designed by Harriet Moody is a designated Structure of Merit. Proposal to construct a six foot high wood fence along the north property line and address violations listed in ENF2018-00716 by permitting a new wood gate and arbor with bougainvillea plants on either side of the arbor.)

**(Action may be taken if sufficient information is provided. Neighborhood Preservation Ordinance, and Structure of Merit Findings are required.)**

**REVIEW AFTER FINAL****F. 1201 ANACAPA ST C-G Zone**

Assessor's Parcel Number: 039-183-035  
 Application Number: MST2016-00379  
 Owner: 1201 Anacapa Partners  
 Architect: Dawn Sherry

(Proposal for minor exterior alterations to an existing non-residential building consisting of window replacements, new wrought iron guard rails, new awnings on three proposed south-facing doors, new screen for roof equipment, new shaft enclosure for hood exhaust, new metal grilles at the north elevation, and the removal of two existing windows to be replaced with a wall.)

**(Review After Final is requested to remove the previously approved awnings and wrought iron balconies from the south elevation and the wrought iron balconies from the east elevation. Project was last reviewed on February 8, 2017.)**

**REVIEW AFTER FINAL****G. 318 LLOYD AVE R-M Zone**

Assessor's Parcel Number: 029-172-004  
 Application Number: MST2018-00143  
 Owner: Alta Vista Foundation  
 Applicant: Windward Design Services LLC

(Proposal to renovate existing balconies and stairs along the front, rear and loggia of an existing multi-residential building located in El Pueblo Viejo. The project includes installing a new channel drain at the parking lot area, and permitting an existing trash enclosure. A Minor Zoning Exception is required for the trash enclosure to be located in the required interior setback.)

**(Review After Final is requested for an Alternative Open Yard Design and Minor Zoning Exception for an "As-Built" trash enclosure. Project was last reviewed on April 4, 2018.)**

**NEW ITEM****H. 1111 CHAPALA ST C-G Zone**

Assessor's Parcel Number: 039-222-025  
Application Number: MST2018-00626  
Owner: 1111 Chapala Street, LLC  
Architect: Cearnal Collective LLP

(Proposal for tenant improvements to the ground level of an existing commercial building located in El Pueblo Viejo Landmark District. Project includes an interior remodel, 200 square foot addition, new fenestration, removal of an existing raised planter, and a new low wall with wrought iron railing to match the existing planter wall.)

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

**NEW ITEM****I. 1224 LAGUNA ST R-M Zone**

Assessor's Parcel Number: 029-132-016  
Application Number: MST2018-00541  
Owner: John Lind  
Applicant: Wade Davis Design

(Proposal to permit the conversion of an existing duplex located in El Pueblo Viejo Landmark District to multi-family housing under the Average Unit-Size Density Incentive Program, by permitting the as-built additional unit at the lower floor of the building, for a total of three units. Project includes conversion of an existing two-car garage into two one-car garages, permitting window and door alterations, and hardscape and landscape improvements. Minor Zoning Exceptions are required for the as-built wood fence and gate along Laguna Street and the plaster front wall and wood fence and gate along Donze Street, exceeding the maximum height of 3'-6" within ten feet of the front lot line, and to permit the as-built roof parapet on the one-car garage. Project will address violations listed in ENF2018-00334 and ZIR2018-00209.)

**(Action may be taken if sufficient information is provided. Minor Zoning Exceptions are required for the as-built wood fence and gate along Laguna Street and the plaster front wall and wood fence and gate along Donze Street, exceeding the maximum height of 3'-6" within ten feet of the front lot line, and to permit the as-built roof parapet on the one-car garage.)**