



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**CONSENT MINUTES**  
**NOVEMBER 28, 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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**ATTENDANCE**

Members present: Veyna (Items A) and Mahan (Items B, C, and D)  
Staff present: Hernandez and Plummer

**NEW ITEM**

**A. 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.)**

**Continued two weeks at the applicant's request.**

**REVIEW AFTER FINAL****B. 634 ANACAPA ST****M-C Zone**

Assessor's Parcel Number: 031-151-020  
 Application Number: MST2015-00300  
 Owner: Craviotto Primo Investments, LLC  
 Applicant: Anatega Partners LLC  
 Architect: The Cearnal 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-Size 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.)

**(Review After Final is requested for an alternate exterior light fixture. Project was last reviewed on December 7, 2016.)**

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

**NEW ITEM****C. 400 STATE ST****M-C Zone**

Assessor's Parcel Number: 037-212-021  
 Application Number: MST2018-00599  
 Owner: Safina Abraham Tr 1/17/95  
 Architect: David Watkins

(Proposal to convert three existing parking stalls on a non-residential parcel in El Pueblo Viejo Landmark District into one standard and one van accessible parking space, and for yellow truncated domes along the Gutierrez street path of travel. A Design Review Waiver is required for relief from parking lot planters due the presence of private easements.)

**(Action may be taken if sufficient information is provided. Design Review Waiver is required.)**

**Project Design Approval and Final Approval with the comment that due to site constraints a Design Review Exception is granted for relief from the required parking lot planters.**

**PROJECT DESIGN AND FINAL REVIEW****D. 634 SANTA BARBARA ST****M-C Zone**

Assessor's Parcel Number: 031-152-001  
Application Number: MST2018-00252  
Owner: 634 Santa Barbara Street  
Applicant: Mike Ober

(Proposal for site improvements at a commercial building located in the El Pueblo Viejo Landmark District. Project includes a six foot tall wood gate at the alley facing Santa Barbara Street, and shifting the existing parking spaces at the rear of the property towards Ortega Street to create a new exterior storage area. The storage area will include two shipping containers screened by a ten foot wood fence and sliding gate, and a new awning cover. Project will address violations listed in ENF2016-00767 by removing unpermitted no parking signs, removal of miscellaneous items blocking access to required parking, and adding Americans with Disabilities Act (ADA) accessible parking signage for the accessible parking space.)

**(Project Design Approval and Final Approval are requested. Project was last reviewed on July 11, 2018.)**

**Project Design Approval and Final Approval as submitted.**