



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### CONSENT AGENDA

### FEBRUARY 20, 2019

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Wendy Edmunds  
Michael Drury  
Ed Lenvik  
Bill Mahan  
Wayne Nemec  
Robert Ooley  
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, February 15, 2019, 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.

### **REVIEW AFTER FINAL**

#### **A. 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

(Original Proposal was 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.)

**(Review After Final is requested to revise the patio paving for Restaurant "A" to integral colored concrete. Project was last reviewed on November 14, 2018.)**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 920 TREMONT RD****RS-1A Zone**

Assessor's Parcel Number: 019-072-011  
 Application Number: MST2019-00041  
 Owner: John Ogden

(Murphy House is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal to remove an existing 40'-20" sycamore tree.)

**(This is a re-noticed project. Project Design Approval and Final Approval are requested. Historic Resource Findings are required.)**

**CONTINUED ITEM****C. 1900 GARDEN ST****RS-15 Zone**

Assessor's Parcel Number: 025-391-014  
 Application Number: MST2019-00023  
 Owner: John D Goerner  
 Architect: Justin Harmin

(Hopkins House "El Nido" is on the City's List of Potential Historic Resources as it is eligible for designation as a Landmark. Proposal for improvements to the non-historic carport, including removing the pitched tile roof structure to be replaced with a flat roof, and constructing 40 square feet of unconditioned storage area with a concealed EV charging station.)

**(No final appealable decision will be made at this hearing. Environmental Assessment is required. Project was last reviewed on February 6, 2019.)**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 1250 CLIFF DR****RS-7.5 Zone**

Assessor's Parcel Number: 035-200-009  
 Application Number: MST2019-00032  
 Owner: Coyote Developers, LLC  
 Applicant: Louis Robinson

(The Craftsman style residence, constructed in 1911 is on the City's List of Potential Historic Resources as it is eligible for designation as a City Landmark. Proposal for a renovation and remodel to the existing 2,602 square foot, non-historic, barn located behind the Craftsman style residence, consisting of new battered stone at the foundation, new board and batten siding to replace clapboard siding, replacement of the shingle roof with a metal corrugated roof, and a new 144 square foot second floor balcony. Project includes rebuilding the existing stairs and deck, and widening the existing driveway and turn-around leading to the barn. The project will address violations listed in ENF2017-01317.)

**(Project Design Approval and Final Approval may be given if sufficient information is provided. Historic Resource findings are required.)**

**NEW ITEM****E. 878 PASEO FERRELO****RS-15 Zone**

Assessor's Parcel Number: 029-272-001  
Application Number: MST2019-00022  
Owner: Evelyn Proctor

(The Spanish Colonial Revival residence constructed in 1925 is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal for an 80 square foot bathroom addition at the northeast corner of the residence. Project includes abatement of violations listed in ZIR2018-00156 and ZIR2014-00476 by permitting miscellaneous site improvements including: widening the concrete driveway, retaining walls, fencing, and gates. A Minor Zoning Exception is required for the location of the trash enclosure. Staff Hearing officer review is required for a Front Setback Modification to allow the bathroom addition to encroach into the required 30'-0" front setback, an Open Yard Modification for the reduction of qualifying open yard, and a Hedge Modification to permit the existing hedge height. The proposed total of 1,372 square feet on a 5,663 square foot lot is 53% of the maximum required floor-to-lot area ratio.)

**(No final appealable decision will be made at this hearing. Environmental Assessment is required. A Minor Zoning Exception is required for the location of the trash enclosure. Staff Hearing officer review is required for a Front Setback Modification to allow the bathroom addition to encroach into the required 30'-0" front setback, an Open Yard Modification for the reduction of qualifying open yard, and a Hedge Modification to permit the existing hedge height.)**