



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
FEBRUARY 6, 2019

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Wendy Edmunds
Steve Hausz
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

ATTENDANCE

Members present: Mahan (Items A-H), Grumbine (Items D-H) and Veyna
Staff present: Hernandez and Plummer

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

(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.)

(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.)

Item postponed two weeks at the applicant's request.

REVIEW AFTER FINAL**B. 122 W CABRILLO BLVD HRC-1/SD-3 Zone**

Assessor's Parcel Number: 033-101-012
Application Number: MST2016-00414
Owner: HHLP Santa Barbara I Assoc, LLC
Architect: Joe Andrulaitis + Mixon

(Proposal to install packaged terminal air conditioning (PTAC) units and custom decorative grills under the existing windows of Hotel Milo buildings at 122, 202, 212, and 222 W Cabrillo Blvd and 211 W Mason St, all located within the appealable jurisdiction of the Coastal Zone.)

(Review After Final is requested to install new mini split heat pumps for the first floor rooms at 202 W Cabrillo. Project was last reviewed on February 22, 2017.)

Approval of Review After Final with conditions:

1. The publicly-visible units as outlined on the plans shall be screened by the wrought iron gothic style antique grill.
2. The remaining units shall be screened by the Industrial Louvers, Inc. Model ES200 aluminum screen in brown.

REVIEW AFTER FINAL**C. 212 W CABRILLO BLVD HRC-1/SD-3 Zone**

Assessor's Parcel Number: 033-101-012
Application Number: MST2018-00464
Owner: HHLP Santa Barbara I Assoc, LLC
Architect: Andrulaitis + Mixon
Business Name: Hotel Milo Santa Barbara

(Proposal for site improvements to two parcels associated with Hotel Milo, located in El Pueblo Viejo Landmark District. At 212 W Cabrillo the alterations include permitting an existing trash enclosure and eliminating four parking spaces to be relocated at 122 W Cabrillo Boulevard. At 122 W Cabrillo Boulevard improvements include the addition of five new parking spaces in a proposed valet parking lot, Americans with Disabilities Act (ADA) improvements, and partial reduction of an existing site hedge. Proposal includes interior alterations and the change of use of an existing storage room into one new hotel room. The proposed parking alterations include one additional parking space for the proposed hotel unit.)

(Review After Final is requested for the following: eliminate the unpermitted trash enclosure at 212 W. Cabrillo and add a new trash enclosure, revise parking striping at 212 W. Cabrillo to add two parking spaces, and revise parking striping at 202 W. Cabrillo to provide an additional ADA space and accessible drop off space. Project was last reviewed on October 3, 2018.)

Approval of Review After Final as submitted.

NEW ITEM**D. 920 TREMONT RD****RS-1A Zone**

Assessor's Parcel Number: 019-072-011
Application Number: MST2019-00041
Owner: Alexander Survivor's Trust 5/14/87

(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 foot tall sycamore tree.)

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

Denied with the comment that the removal of the tree is not warranted and requires proper maintenance and pruning.

NEW ITEM**E. 607 E SOLA ST****R-2 Zone**

Assessor's Parcel Number: 029-033-020
Application Number: MST2018-00636
Owner: Dehlsen, J & D Family Trust
Applicant: Jonathan Villegas

(The Craftsman style residence located in the Lower Riviera Special Design District, is on the City's List of Potential Historic Resources as contributing to the potential Bungalow Haven Historic District. Proposal for a 56 square foot addition at the rear of the residence, reconfiguration of the entry porch with new front access stairs, and demolition of the existing stucco brick fireplace and chimney to be replaced with wood framed wall with stucco to match the existing shape and configuration. Project includes extending the side roof eave for sun cover, a wood awning at the front window, door and window improvements, a ribbon driveway, and entry gate. The proposed total of 1,869 square feet on a 5,000 square foot lot is 77% of the maximum guideline floor-to-lot area ratio.)

(Action may be taken if sufficient information is provided. Historic Resource and Lower Riviera Special Design District findings are required.)

Project Design Approval and Final Approval with the following findings and conditions:

1. As required for Historic Resources in section 22.22.037 of the Municipal Code, the proposed alteration will not substantially and adversely alter the structure's appearance or remove a character-defining feature of the structure, site or natural feature.
2. As required for structures within the Lower Riviera Special Design District:
 - a. That the proposed development will not substantially diminish the unique architectural style and character of the Lower Riviera Special Design District as a residential neighborhood, and
 - b. That the development appropriately incorporates (or appropriately replicates) existing structures deemed appropriate to be retained on the site, or architectural features or other aspects of existing structures, or of the site.
3. The entrance porch, faux chimney, and rear addition are acceptable improvements.

4. Condition of Approval that the trellis structure, connecting the residence to the adjacent fence, shall be removed.
5. Introduce a Crape Myrtle in the front yard to mitigate the wide yard area.
6. The shingles shall be a simple pattern.
7. The plans shall reflect a detail of the wood awning.

NEW ITEM

F. 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.)

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

Continue two weeks with the following comments:

1. The current proposal of a flat roof structure is not compatible with the main residence eligible for designation as a Landmark.
2. Study alternative solutions; a parapet is suggested or a tiled hipped roof with a 2:12 or 3:12 pitch.

REVIEW AFTER FINAL

G. 34 W MISSION ST

C-G Zone

Assessor's Parcel Number: 025-311-017
 Application Number: MST2017-00666
 Owner: Julie Nakagama
 Architect: Becker Hensen Niksto Architects

(This is a revised project description. Flying A Film Studio, constructed in 1913, is a designated City Landmark. Proposal to demolish the existing non-historic garage to accommodate accessible parking, and provide an additional paved parking space. Site improvements include a new walkway, new handrails at the exterior stairs, and replacement of entry landings. Staff Hearing officer review is required for a Parking Modification to allow for the reduction of parking.)

(Review After Final is requested to demolish the existing non-historic garage to accommodate accessible parking, and provide an additional paved parking space. Staff Hearing officer review is required for a Parking Modification to allow for the reduction of parking. No appealable decision will be made at this hearing. Project was last reviewed on October 18, 2017.)

Continue indefinitely to the Staff Hearing Officer with the following comments:

1. The proposed modification is aesthetically appropriate as this parcel contains a City Landmark.
2. Additional parking would not be aesthetically appropriate and commissioners agree with the applicant's approach to maintain the historic integrity of the Landmark and site orientation, while also allowing for accessibility.