



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**CONSENT MINUTES**  
**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*  
 Michael Drury  
 Wendy Edmunds  
 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 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

(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.)**

**Continue two weeks with comments:**

1. Study a pavement style that is human in scale, and compatible with El Pueblo Viejo.

2. The paving should be differentiated and have a variety of joints and smaller paving sizes, such as 12x12 or 12x16.
3. The proposed color of the paving sample is acceptable.

**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.)**

**Project Design Approval and Final Approval with the following finding 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.**

**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.)**

**Continue two weeks with the comment that Scheme 2, with the proposed hip roof on the carport, is an acceptable solution.**

**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.)**

**Continue two weeks with comments:**

1. The posts of the second floor balcony should be more traditional and compatible with barn architecture.
2. The proposed board and batten siding, battered stone foundation, and metal corrugated roof are acceptable.
3. The windows should have more traditional divided lights.

**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.)**

Public Comment:

The following individual spoke:

Lon Bailey. Correspondence from Mr. Bailey was acknowledged.

**Continue two weeks with the comment to study the bathroom addition to be more efficient, as the current configuration is not aesthetically appropriate and the door at the rear of the residence has the potential to cause noise impacting the adjacent residence.**