



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**CONSENT MINUTES**  
**FEBRUARY 17, 2021**

11:00 A.M.

This Meeting Was Conducted Electronically  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**COMMISSION MEMBERS:**

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Dennis Doordan  
Michael Drury  
Wendy Edmunds  
Ed Lenvik  
Bill Mahan  
Justin Manuel  
Robert Ooley

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Kristen Sneddon

**PLANNING COMMISSION LIAISON:** Sheila Lodge

**STAFF:**

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Architectural Historian  
Ted Hamilton, Assistant Planner  
Heidi Reidel, Planning Technician I

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**ATTENDANCE**

Members present: Grumbine and Manuel (Items B and D)

Staff present: Hernandez and Hamilton

**CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**A. 701 CHAPALA ST**

Assessor's Parcel Number: 037-082-008  
Zone: C-G  
Application Number: PLN2020-00575  
Owner: Nancy Boeseke Brock  
Applicant: Ed DeVicente, DMHA

(This is a revised project description. Proposal for tenant improvements to an existing commercial building located in El Pueblo Viejo Landmark District. Project involves various improvements including smooth stucco over existing CMU walls, painting the existing wood trim and wood fascia, replacing existing doors, and replacing the existing brick wainscot with a new tile wainscot.)

**Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Analysis Criteria. Project was last reviewed on November 25, 2020.**

**Project Design Approval and continue Final Approval two weeks with comments and findings:**

1. Provide several options for the tile color and pattern, particularly for the tile wainscot.
2. Provide colored elevations.
3. The Project Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
  - a. The project largely complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.

- b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
- c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
- d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
- e. The design of the project responds appropriately to established scenic public vistas.
- f. The project includes an appropriate amount of open space and landscaping.

## **CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

### **B. 1806 EL ENCANTO RD**

Assessor's Parcel Number: 019-170-002  
Zone: RS-15  
Application Number: PLN2020-00521  
Owner: Mike Duca & Shawn Siebert  
Applicant: Trish Allen, SEPPS Inc.  
Scott Menzel, Landscape Architect

(The Spanish Colonial Revival style residence, designed by Edwards & Plunkett in 1930, is eligible for designation as a Structure of Merit. Proposal for miscellaneous site work and landscape improvements to the property, including replacing the existing 495 sq. ft. driveway off Mira Vista Avenue with brick, replacing concrete pathways with pea gravel, constructing a new gas fire pit off the rear patio with built in bench seating, and replacing existing chain-link fencing on the north and west property lines with six foot high wood fencing, and replacing the existing Oleander hedge in the front yard along El Encanto Road with a Bay hedge. Project includes the removal of a Mexican Fan Palm, Pittosporum Undulatum, King Palm, and Olive from the back yard, as well as two Pittosporum Undulatum and a Pygmy Palm from the front yard and proposes to install additional planting on the embankment between the hedge and the edge of El Encanto Road. Other existing trees on the property are proposed to remain. Project includes Minor Zoning Exception requests to allow for a new six-foot high wood fence and gate to be constructed along the Mira Vista property frontage, a new six-foot high gate with plaster pillars on the El Encanto Road frontage, and for a new trash enclosure to be constructed in the secondary front yard accessed off Mira Vista Avenue.)

**Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation Ordinance Findings, Historic Resource Findings, and Minor Zoning Exception Findings. Project was last reviewed January 20, 2021.**

### **Project Design Approval and continue Final Approval two weeks with findings:**

1. The following Minor Zoning Exception criteria for the fence along Mira Vista, the proposed gate and pillars along El Encanto, and the trash enclosure have been met, with the condition that the fence be constructed as a plaster wall instead of the proposed wood:
  - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
  - b. The improvements are sited such that they minimize impact next to abutting properties;
  - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
  - d. The improvement will be compatible with the existing development and character of the neighborhood.

- e. The fence is sited to minimize impacts, and is acceptable up to 6 feet in height.
2. 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.
3. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, with the comment that no trees removed/impacted as part of this project.

The 10-day appeal period was announced.

### **CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

#### **C. 1334 ANACAPA ST**

Assessor's Parcel Number:	029-071-001
Zone:	O-R
Application Number:	PLN2020-00445
Owner:	Fenton Family Trust 5/19/09 Annie Fenton, Trustee
Applicant:	Annie Fenton

(The Queen Anne Free Classic style building, constructed in 1910 is eligible for designation as a Structure of Merit. Proposal to install a new 5'-0" tall wrought iron privacy fence, new 5'-0" tall wrought iron pedestrian gate at the concrete walkway, and two new 5'-0" tall wrought iron driveway gates.)

**Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Criteria and Historic Resource Findings. Project was last reviewed October 14, 2020.**

**Project Design Approval and Final Approval for option 1 of the proposal with the comment that the applicant is to work with the City's Architectural Historian to confirm that paint color for the iron fence is based on approved wrought iron color and that the stone piers will match the historic/archive pier, and the following findings:**

1. The Project Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
  - a. The project largely complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.
  - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
  - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
  - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
  - e. The design of the project responds appropriately to established scenic public vistas.
  - f. The project includes an appropriate amount of open space and landscaping.
2. 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.

The 10-day appeal period was announced.

**REVIEW AFTER FINAL APPROVAL****D. 1032 SANTA BARBARA ST**

Assessor's Parcel Number: 029-212-024  
Zone: C-G  
Application Number: PLN2016-00071  
Owner: David P Myers  
Applicant: Kevin Dumain, Design ARC

(The proposal is a mixed-use project using the Average Unit Density (AUD) Program (Priority Housing Overlay) on two lots totaling 7,497 square feet with a density of 48 dwelling units per acre (du/ac). The project is proposed as a three-story building, with eight units and 1,369 square feet of nonresidential development, with 11 covered parking spaces. The units will include 7 two-bedroom units and one studio unit, with an average unit size of 970 square feet. Existing on the site are a one-story office building and a one-story single-family residence that will be demolished. A Voluntary Lot Merger to merge parcels APN 029-212-002 and APN 029-212-024 to create a single lot will be required. Project was granted a zoning modification by the Staff Hearing Officer for the reduced area of qualifying private outdoor living space on November 9, 2016.)

**Review After Final is requested for the elimination of windows along the property lines, and the elimination of trellis structures at private decks due to building code requirements.**

**Approval of Review After Final with the comment that the revised landscape plan is acceptable.**

The 10-day appeal period was announced.

**CONTINUED ITEM: FINAL APPROVAL****E. 530 STATE ST**

Assessor's Parcel Number: 037-173-026  
Zone: M-C  
Application Number: PLN2020-00435  
Owner: Patricia Thompson Perry and McColm Family Trust 8/13/99  
Barbara McColm, Trustee  
Applicant: Paul Poirier + Associates Architects

(The Spanish Colonial Revival style building, designed in 1929, and remodeled in 1951, is eligible for designation as a Structure of Merit. Proposal for a change of use from existing retail to restaurant and remodel of the 10,954 square foot interior. Exterior changes include extending the parapet to screen rooftop equipment, creating covered patio within the building footprint by pushing the front doors back to the original door location, removing glass from front store front arched windows to access the patio, the transoms in the arches and the existing wrought iron entrance surround will be retained and new wrought iron for outdoor seating area will be installed to protect the patio when it is closed. Project includes an off-site trash and recycling agreement with 26 E Cota Street.)

**Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on January 20, 2021, which is when the project was last reviewed.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item.

**Final Approval as submitted.**

The 10-day appeal period was announced.