



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
MAY 26, 2021

11:00 A.M.

This Meeting Was Conducted Electronically
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
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Mahan, Manuel, and Grumbine (Item C)

Staff present: Hernandez and Hamilton

REVIEW AFTER FINAL APPROVAL

- A. [1806 EL ENCANTO RD](#)**
Assessor's Parcel Number: 019-170-002
Zone: RS-15 (E-1)
Application Number: PLN2020-00521
Owner: Mike Duca
Applicant: Trish Allen, SEPPS Inc.

(The Spanish Colonial Revival style residence, designed by Edwards & Plunkett in 1930, is 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.)

Review After Final is requested to remove a 163 square foot concrete driveway to an existing accessory building at the southwestern corner of the lot, and to construct 25 linear feet of plaster wall with a wood pedestrian gate on the east side of the accessory building. The project includes adding a new brick walkway and patios to serve the accessory building, and new planting and a new 18-inch tall retaining wall. The accessory building will be converted to an Accessory Dwelling Unit under a separate permit. A Minor Zoning Exception is requested to allow the 6-foot tall site wall to exceed 42 inches in height within 10 feet of the front lot line. Project requires substantial conformance to the plans granted Final Approval on March 3, 2021, which was when the project was last reviewed.

Approval of Review After Final with comments:

1. The site wall is appropriate.
2. The gate is acceptable.
3. The following Minor Zoning Exception criteria have been met:
 - 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 granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.
4. Use a Bay hedge in lieu of the Westringia.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. [22 W ISLAY ST](#)
Assessor's Parcel Number: 027-031-017
Zone: R-MH (R-4)
Application Number: PLN2021-00085
Owner: Laura Drammer
Applicant: Wade Mously

(The Craftsman bungalow residence constructed in 1911 is eligible to be designated as a historic resource (see [significance report](#)). Proposal to convert an existing single unit residence and a portion of the 4-car garage to 4 residential units under the Average Unit Size Density (AUD) Incentive Program. The project includes minor exterior alterations to the northwest elevation of the main residence, the northeast elevation of the existing garage, and removal of the small balcony, railing, and double doors at the southeast elevation of the rear house. All reports and memos can be see online at online at SantaBarbaraCA.gov/HLC)

Project Design Approval and Final Approval is requested. Project requires consistency with the Project Compatibility Analysis Criteria and Historic Resource Findings. A Minor Zoning Exception is requested to allow the waste carts to be located in the interior setback. A waiver is requested to reduce the required setback for covered parking.

Continue four weeks to Consent with the comment that the applicant shall return with an accurate landscape plan showing existing and proposed landscaping.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 26 E GUTIERREZ ST**

Assessor's Parcel Number: 037-254-004
Zone: M-C (C-M)
Application Number: PLN2021-00225
Owner: Ryan Brown
Applicant: Ed DeVicente

(The building, constructed in 1925 as the Second Baptist Church, was established as an important institution to Santa Barbara's African American/Black community may be eligible as a historic resource (see [significance report](#).) Proposal to replace 4 front elevation [stained glass windows](#) installed in the 1950s to match stained glass on the side elevations that dates to the construction dates of the 1920s stained glass, and to install new ironwork grilles and planter boxes on existing windows in the tower. The City's Architectural Historian prepared a [memo](#) evaluating the project to the Secretary of the Interior Standards. All Reports and memos can be seen online at SantaBarbaraCA.gov/HLC)

Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Criteria and Historic Resource Findings.

Continue two weeks to Consent with the comment that the applicant shall restudy Window D, and the second vertical cane shall be parallel to the first to avoid the creation of irregular shapes toward the top of the window.