



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JULY 30, 2025

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Robert Ooley, *Vice Chair*
Keith Butler
Dennis Doordan
Michael Drury
Cass Ensberg
Ed Lenvik
Sheila Lodge
Charles McClure

ADVISORY MEMBER: Dr. Glenn Russell

CITY COUNCIL LIAISON: Kristen Sneddon

PLANNING COMMISSION LIAISON: Donald DeLuccio

STAFF:

Tava Ostrenger, Assistant City Attorney
Ted Hamilton-Rolle, Acting Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Reidel, Assistant Planner
Jasper Carman, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:31 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Butler, Doordan, Drury, Ensberg, Lenvik, Lodge (until 4:07 p.m.), and McClure (at 1:35 p.m.)

Commissioners absent: Ooley

Staff present: Hamilton-Rolle, Hernandez, Reidel, and Carman

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Nathan Slack

Written correspondence from Ernest Salomon and Megan Higgins was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **July 16, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **July 16, 2025**, as submitted.

Action: Doordan / Butler, 6/0/1. (Drury abstained. McClure and Ooley absent.) Motion carried.

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **July 16, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **July 16, 2025**, as submitted.

Action: Drury / Doordan, 6/0/2. (Drury and McClure abstained. Ooley absent.) Motion carried.

D. Ratification of action taken on the Consent Calendar of **July 30, 2025**.

Consent Calendar July 30, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Concept Review 131 Castillo St	APN: 033-120-024 PLN: 2025-00318 Zone: P-R/SD-3	City of Santa Barbara / Holly Garcin, Parks and Recreation Dept.	Continued indefinitely to Staff with comments.
2.	Project Design Approval and Final Approval 509 State St	APN: 037-172-009 PLN: 2025-00310 Zone: M-C	SB 509 State LLC, Louis Silverman, Representative Member / Beth Saracino, WJCA, Inc.	Denied motion for Project Design and Final approval; Referred to Full Commission.
3.	Project Design Approval and Final Approval 2025 Plaza Bonita	APN: 025-281-034 PLN: 2025-00298 Zone: RS-15	Jakobson Residence Trust 4/12/22, Amy and Tom Jakobson, Trustees / Susan Sherwin, HSA Studio Inc.	Continued two weeks to Consent with comments.
4.	Project Design Approval and Final Approval 932 De La Vina St	APN: 039-313-001 PLN: 2025-00094 Zone: C-G	Walter Jones, Henley Pacific LLC / Nina Raey, RSI Group, Inc.	Project Design Approval and Continued to Staff for Final Approval with conditions and findings.
5.	Project Design Approval and Final Approval 119 W Haley St	APN: 037-203-002 PLN: 2024-00383 Zone: C-G	Laing Separate Property Trust 6/26/17, Judi Haskell, Representative Member / Ken Dickson, Windward Design Services LLC	Project Design Approval and Final Approval with findings.

Motion: Ratify the Consent Calendar of **July 30, 2025**, as reviewed by Commissioner McClure, with the exception of Item B, 509 State Street, which is continued indefinitely to the Full Commission.

Action: Drury / Doordan, 8/0/0. (Ooley absent.) Motion carried.

E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Ms. Reidel announced that the Planning Commission's decision on 633 E. Cabrillo Blvd. was appealed to City Council. The appeal will be heard on September 23, 2025 and staff is requesting a representative from the HLC to represent the Commission's comments on the project. Chair Grumbine volunteered to attend the City Council appeal.
2. Commissioner Drury announced that he represented the HLC's comments regarding the project at 301 E. Yanonali St. to the Planning Commission.

F. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) DISCUSSION ITEM

1. EAST ANAPAMU ITALIAN STONE PINES

Reference Number: PLN2025-00008

Staff: Nathan Slack, Urban Forest Superintendent

(Designated Landmark Trees, the Doremus Italian Stone Pines. The City's Urban Forest Superintendent will provide an update regarding the East Anapamu Italian Stone Pines.)

No final appealable decision will take place at this hearing.

Actual time: 1:50 p.m.

Present: Nathan Slack, Urban Forest Superintendent.

Public comment opened at 1:54 p.m., and as no one wished to speak, it closed.

Discussion held.

(1:50PM) HISTORIC RESOURCE REPORT

2. 1045 SUMMIT RD

Assessor's Parcel Number: 009-091-019

Zone: A-2/SD-3

Application Number: PRE2025-00100

Owner: Montecito Country Club, LLC

P. Sean LaVelle, Vice President of Development

Applicant: Chris Belanger, Appleton Partners

(Review of a Phase 1 Historic Resource Report for a Spanish Colonial Revival/Moorish Revival style residence and sandstone retaining wall built in 1918. The historic evaluation is required due to a proposal for demolition.)

Requesting acceptance of a Historic Resource Report prepared by Post/Hazeltine. The report concluded that the Spanish Colonial Revival/Moorish Revival style residence and sandstone retaining wall constructed in 1918 are eligible for listing as a City of Santa Barbara Landmark, listing in the California Register of Historical Resources, and the National Register of Historic Places.

Actual time: 2:04 p.m.

Present: Nicole Hernandez, Architectural Historian; Pamela Post, Post/Hazeltine Associates; Tim Hazeltine, Post/Hazeltine Associates; and Mark Lloyd, L&P consultants.

Staff comments: Ms. Hernandez stated that the portion of the Agenda project description stating that there is a “proposal for demolition” is incorrect as there is no demolition proposed. The report was required to fully evaluate the complicated history and significance of the house. She also stated that she agrees with the conclusions of the report.

Public comment opened at 2:18 p.m., and as no one wished to speak, it closed.

Motion: Accept the Phase 1 Historic Resource Report for the Spanish Colonial Revival/Moorish Revival style residence at 1045 Summit Road as submitted.

Action: Ensberg / Drury, 8/0/0. (Ooley absent.) Motion carried.

(2:00PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

3. 40 E ANAPAMU ST

Assessor's Parcel Number: 039-232-002

Zone: C-G

Application Number: PLN2025-00314

Owner: City of Santa Barbara

Applicant: Brandon Beaudette, Senior Assistant to the City Administrator's Office

(Located in El Pueblo Viejo Landmark District, Part I, the Central Library building constructed in 1917 in the Spanish Colonial Revival style, the Faulkner Gallery constructed in 1931 in the Art Deco style, and five Eucalyptus Citriodora trees planted in 1931, are designated City Landmarks. Proposal for new outdoor furniture at the library plaza. The project qualifies for an exemption from further environmental review under Section 15301 [Existing Facilities] of the California Environmental Quality Act (CEQA) Guidelines.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required.

Actual time: 2:23 p.m.

Present: Tess Harris, State Street Master Planner and Brandon Beaudette, Acting Library Director.

Public comment opened at 2:32 p.m.,

The following individuals spoke:

1. Anne Howard
2. Marsha Barr
3. Sharon Rich
4. Lauren Trujillo
5. Barbara Hershberg

Written correspondence from Linda Love and Francesca Galt was acknowledged.

Public comment closed at 2:42 p.m.

Ex parte communication: Commissioners Grumbine, Ensberg, and McClure disclosed that this item was discussed at the State Street Interim Working Group where it was unanimously decided to have the Full Commission make the final decisions.

Straw vote: How many Commissioners can support the orange color for the tables? 3/5 Failed

Straw vote: How many Commissioners can support the teal color for the tables? 3/5 Failed

Straw vote: How many Commissioners can support the wood tables? 0/8 Failed

Straw vote: How many Commissioners can support the architectural design of the tables? 1/7 Failed

Motion: Continue four weeks with the following comments:

1. The Commission thanks the applicant for their thorough research to find a great solution to the seating issue in this beautiful plaza.
2. The Commission is not in favor of the colors as presented.
3. The Commission is not in favor of the style as presented.
4. Study how the pieces are going to fit within the design of the plaza as a whole.
5. Study functionality without making the furniture the center of attention through color or design.
6. Study the El Pueblo Viejo and Outdoor Dining guidelines.

Action: Doordan / Drury, 8/0/0. (Ooley absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 3:39 TO 3:44 P.M. ***

(2:30PM) CONTINUED ITEM: REVISED PROJECT DESIGN APPROVAL AND FINAL APPROVAL

4. 1733 MOUNTAIN AVE

Assessor's Parcel Number:	043-171-006
Zone:	RS-6
Application Number:	PLN2023-00002
Owner:	Graeme Lee-Wingate
Applicant:	Michael Metiu, Atelier MA Design Inc.

(Historic Structure of Merit, constructed in 1930 in the English Vernacular style. Proposal for a 152 square foot first floor addition and a 673 square foot second floor addition to an existing 998 square foot single story residence. Project includes removal of an as-built shed, new doors, windows, roofing, first story deck, second story balcony, smooth stucco, skylight, and exterior lighting. The proposed total of 2,261 square feet on a 5,124 square foot lot is 92% of the maximum required floor-to-lot area ratio (FAR). Upon the Historic Landmarks Commission's approval of the Architectural Historian's Memo to

the Secretary of the Interior's Standards, the project qualifies for an exemption from further environmental review under Section 15301 [Existing Facilities] and Section 15331 for projects to historic resources that meet Secretary of the Interior's Standards for the Treatment of Historic Properties of the California Environmental Quality Act (CEQA) Guidelines.)

Revised Project Design Approval is requested. Project Compatibility Findings and Major Alterations Findings are required. Project received Project Design Approval on May 22, 2024, which is when it was last reviewed.

Actual time: 3:44 p.m.

Present: Nicole Hernandez, Architectural Historian; Michael Metiu, Atelier MA Design Inc; and Graeme Lee-Wingate, Owner.

Staff comments: Ms. Reidel stated that this is a revised proposal for Project Design Approval because the design that received approval on May 22, 2024 triggered a Solar Modification but did not meet the standards to be considered for that modification request. The current proposed design does not trigger a modification and meets the Secretary of the Interior's Standards for Rehabilitation.

Public comment opened at 3:54 p.m., and as no one wished to speak, it closed.

Written correspondence from Heidi and Steve Rumohr was acknowledged.

Motion: Revised Project Design Approval and Final Approval with the condition that the Architectural Historian review details to ensure they match existing, and the following findings:

1. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
 - a. 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.
 - 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 amount of open space and landscaping is appropriate.
2. As required for Resources on the Historic Resource Inventory in Section 30.157.110 of the Santa Barbara Municipal Code:
 - a. The exterior alterations are being made to restore the historic resource to its original appearance or in order to substantially aid its preservation or enhancement as a historic resource; and
 - b. The exterior alterations are consistent with the Secretary of the Interior's Standards.

Action: Lenvik / Drury, 7/0/1. (Lodge abstained. Ooley absent.) Motion carried.

The ten-day appeal period was announced.

(3:15PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

5. **633 E CABRILLO BLVD**
Assessor's Parcel Number: 017-680-013
Zone: HRC-1/S-P-1/S-D-3
Application Number: PLN2022-00443
Owner: Fess Parker Red Lion Hotel
Carl A. Mayfield, Vice President
Applicant: Trish Allen, SEPPS, Inc.

(Located in El Pueblo Viejo Landmark District, Part I. Proposal for the Hilton Santa Barbara Beachfront Resort consisting of a 50,195-square-foot addition to Building B (Bougainvillea), as well as the removal of 2 guest rooms and the reconfiguration of 6 guest rooms in Building B. The project includes the demolition of Building A (Azalea), a 4,027-square-foot building with 8 guest rooms, and the demolition of the tennis courts and 240-square-foot tennis shop. The total number of guest rooms would increase from 360 to 433 guest rooms (a net increase of 73 guest rooms). The total square footage of the hotel would increase from 329,780 square feet to 375,708 square feet (a net increase of 45,928 square feet). The total number of vehicle parking spaces onsite would be reduced from 931 spaces to 880 spaces. Bicycle parking spaces would increase from 58 to 100. Planning Commission approved a Parking Modification, Development Plan, Development Plan for a Transfer of Existing Development Rights, Coastal Development Permit, and Environmental Impact Report Addendum on May 15, 2025.)

Project Design Approval is requested. Project Compatibility Findings are required. Project last reviewed on May 10, 2023.

Actual time: 4:03 p.m.

Present: Ted Hamilton-Rolle, Acting Design Review Supervisor; Clay Aurell, AB Design Studio; and Rob Maday, Bosky Landscape Design.

Staff comments: Mr. Hamilton-Rolle spoke on behalf of Kathleen Kennedy, Project Planner, regarding the Planning Commission approvals that were obtained on May 15, 2025. He stated that the primary land use entitlements including square footage and height have been addressed through the Planning Commission and that he is available for questions.

Public comment opened at 4:30 p.m., and as no one wished to speak, it closed.

- Motion: Project Design Approval with the following comments and findings:**
1. The new design of the pools is a great solution and very supportable.
 2. Consider locating the pool enclosure into the planting bed instead of right up against the deck of the pool.
 3. The hardscape materials and design as presented are acceptable.
 4. The planting palette is acceptable.
 5. Study the hinge element and consider adjusting the roof either lower or higher.
 6. Return with 3D views of the hinge element.
 7. The change from stone to plaster is supportable.
 8. The precedent image of the wrought iron balconies with the reversed tiles on the underside is supportable if used.
 9. Study awning colors.

10. The Commission looks forward to seeing the umbrella and cabana colors as they get developed.
11. Study the corner with palms in the landscape plan and return with the reason for choosing more or less palms.
12. Pool equipment and restroom structures are acceptable.
13. The roof over the covered passage is acceptable.
14. The Commission appreciates the window change.
15. Espalier design is supportable.
16. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
 - a. 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.
 - 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 amount of open space and landscaping is appropriate.

Action: Lenvik / Drury, 7/0/0. (Lodge and Ooley absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 4:56 P.M. ***