



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JULY 16, 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 1:30 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Ooley, Butler, Doordan, Ensberg, Lenvik, and Lodge.

Commissioners absent: Drury and McClure

Staff present: Hernandez (until 2:20 p.m.), Reidel, and Carman

GENERAL BUSINESS

A. Resolution of Recognition for Henry Lenny.

B. Public Comment:

The following individual spoke:

1. Craig Lewis

Written correspondence from Alan Ebenstein, Kelli Miller, and Kevin Boss was acknowledged.

C. Approval of the minutes of the Historic Landmarks Commission meeting of **June 27, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **June 27, 2025**, as submitted.

Action: Ooley / Butler, 5/0/2. (Lodge and Ooley abstained. Drury and McClure absent.)
Motion carried.

D. Ratification of action taken on the Consent Calendar of **July 16, 2025.****Consent Calendar July 16, 2025:**

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 101 W Montecito St	APN: 033-042-018 PLN: 2025-00158 Zone: P-R / SD-3	City of Santa Barbara; Jill Zachary, Representative Member / Holly Garcin, Project Planner	Project Design Approval and Final Approval with findings.
2.	Project Design Approval and Final Approval 10 W De La Guerra St	APN: 037-400-012 PLN: 2025-00232 Zone: C-G	ESJ Centers; Robert Perez, Representative Member / Eric Compton, Dave's Signs	Project Design Approval and Final Approval with findings.
3.	Project Design Approval and Final Approval 119 W Haley St	APN: 037-203-002 PLN: 2024-00383 Zone: C-G	Laing Separate Property Trust; Judi Haskell, Representative Member / Ken Dickson, Windward Design Services LLC	Postponed indefinitely.
4.	Review After Final Approval 801 State St	APN: 037-400-013 PLN: 2024-00040 Zone: C-G	Stephen Glenn TTE Playa Living Trust as Managing Member for Kearsarge, LLC / Joe Andrulaitis, Andrulaitis + Mixon Architects	Approval of Review After Final as submitted.

Motion: Ratify the Consent Calendar of **July 16, 2025**, as reviewed by Vice Chair Ooley.
 Action: Ooley / Butler, 7/0/0. (Drury and McClure absent.) Motion carried.

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

1. Ms. Reidel welcomed Sheila Lodge as the newest Commissioner to join the Historic Landmarks Commission.
2. Commissioners Ensberg and Lodge discussed the book *Santa Barbara: An Uncommonplace American Town* by Sheila Lodge.

F. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

(2:00PM) MISCELLANEOUS ITEM

1. **TRAINING ON REUSE AND RESTORATION OF DETERIORATED BUILDINGS**
 Reference Number: PLN2025-00008
 Staff: Nicole Hernandez, Architectural Historian

(The City Architectural Historian will present a training on Reuse and Restoration.)

Actual time: 2:14 p.m.

Present: Nicole Hernandez, Architectural Historian.

Public comment opened at 2:30 p.m., and as no one wished to speak, it closed.

Training held.

(2:10PM) STRUCTURE OF MERIT DESIGNATION

2. SANDSTONE HITCHING POSTS (CITYWIDE LOCATIONS)

Assessor's Parcel Number: Various
Zone: Various
Reference Number: PLN2025-00008
Owner: City of Santa Barbara
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2025-8 designating the Citywide Sandstone Hitching Posts as historic Structures of Merit.)

Actual time: 2:31 p.m.

Present: Nicole Hernandez, Architectural Historian.

Public comment opened at 2:36 p.m.,

The following individual spoke:

1. Rick Closson

Public comment closed at 2:39 p.m.

Motion: **Adopt Resolution 2025-8 designating the Citywide Sandstone Hitching Posts as historic Structures of Merit with the condition that only the sandstone posts are designated.**

Action: Ooley / Ensberg, 7/0/0. (Drury and McClure absent.) Motion carried.

(2:20PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

3. 1533 STATE ST (also referenced as 1529 STATE ST)

Assessor's Parcel Number: 027-231-022
Zone: C-G
Application Number: PLN2024-00226
Owner: PS & RS LLC
Pradeep Shastri, Managing Member
Applicant: Karl Benkert, HBA Architects

(Located in El Pueblo Viejo Landmark District, Part I. The proposed project involves demolition of all existing site improvements and construction of a new 4-story mixed-use development comprised of 27-units developed under the City's Average Unit-Size Density (AUD) Incentive Program with an average unit size of 782 square feet. The first floor of the development includes a 4,500-square-foot commercial space, on-grade parking garage, residential office, lobby, yoga studio, and an amenity space. The project includes a basement level parking garage for the residential units, a bicycle storage room, and residential storage room. On June 25, 2025, the Staff Hearing Officer approved an Open Yard Modification and found that the project qualifies for an exemption from further environmental review under Section 15332 [In-Fill Development Projects] of the California Environmental Quality Act (CEQA) Guidelines.)

Project Design Approval is requested. Project Compatibility Findings are required. Project last reviewed on February 26, 2025.

Actual time: 2:50 p.m.

Present: Pilar Plummer, Associate Planner; Jay Blatter, HBA Architects; Karl Benkert, HBA Architects; and Courtney Jane Miller, Landscape Architect.

Public comment opened at 3:13 p.m.,

The following individuals spoke:

1. Kerstin Corson
2. Suzanne Cohen
3. Annika Dahlen
4. Pedro Toscano
5. Gregory Dahlen
6. Craig Lewis

Written correspondence from Andrew Firestone, Alice Chen, Patty Ficke, and Naira Soghatyan was acknowledged.

Public comment closed at 3:26 p.m.

Motion: Project Design Approval with the following comments and findings:

1. Consider adding more muntins and divisions to the window and door articulations to incorporate more Santa Barbara style.
2. The Commission feels that the details are going in the right direction but would like to see inspiration images for the balconies, especially regarding the plaster and wrought iron, as those still need some refinement according to a specific design precedent.
3. Add landscaping to the 3D model and south and west elevations so it can be shown how the landscape falls against the building.
4. Review storm drain function, design, and details, especially in consideration of planters, paving, and other landscape features.
5. Include screening for the transformer and other utility equipment on the plans and elevations.
6. Study the garage opening, ensuring it meets building code, and consider lowering if possible to prevent its appearance from being too large or too tall.

7. Return with a reflected ceiling plan for the garage and a perspective view from the sidewalk.
8. The Commission finds the material board and basket weave pattern to be acceptable.
9. Consider making the stair railing more decorative.
10. Consider additional places where the selected tile choices could be added.
11. Consider the addition of more awnings around the project.
12. Study arcade ceiling color.
13. Study the northeast corner where the two four story buildings are intersecting to resolve it in a more poetic way.
14. The Commission exempts the project from story poles due to the existing condition of the site and as other visual aids have been provided for the project.
15. 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: Ooley / Ensberg, 6/1/0. (Lenvik opposed. Drury and McClure absent.) Motion carried.

Individual Comments: Commissioner Lenvik opposed because he has trouble agreeing with staff on the applicability of Project Compatibility Finding B. "Compatible with Architectural Character of City and Neighborhood" because the truck and delivery traffic for the commercial space on Arrellaga and State Street has an impact on the architectural character of the neighborhood.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 4:16 TO 4:26 P.M. ***

(3:05PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

4. **101 GARDEN ST**
- | | |
|---------------------------|---|
| Assessor's Parcel Number: | 017-630-008; -009; -018; -021; -024; & -027 |
| Zone: | HRC-2/SP-2/SD-3 |
| Application Number: | PLN2019-00052 |
| Owner: | Wright Family H. Limited Partnership |
| Applicant: | Carolyn Groves, Dudek |

(The project site is located within the El Pueblo Viejo Landmark District, Part I. The project consists of the merger of six lots, removal of all existing structures, and construction of a new 178,919-square-foot (net) hotel containing 250 rooms (130 "extended stay" rooms; 120 "select service" rooms) and six affordable housing units (5 low-income studios and 1 moderate-income two-bedroom unit) under State

Density Bonus Law, and an 85,298-square-foot subterranean parking garage on a 4.53-acre site at the southwest corner of Garden and E. Yanonali Streets. Hotel guest amenities include a library, bar, lounge, 208-square-foot market, media salon, meeting rooms, living room, breakfast area, outdoor seating areas with spa, courtyard with pool and spa, fitness room, and a 7,500-square-foot roof deck. The project includes 267 vehicle parking spaces (238 subterranean and 29 at-grade), 52 bicycle parking spaces (32 subterranean and 20 at-grade), and 8 bicycle rental parking spaces. The Planning Commission, and the City Council on appeal, approved a Parking Modification, Development Plan, and Coastal Development Permit, and found that the project qualifies for an exemption from further environmental review under Section 15183 [Projects Consistent with a Community Plan, General Plan, or Zoning] of the California Environmental Quality Act (CEQA) Guidelines.)

Project Design Approval is requested. Project Compatibility Findings are required. Project last reviewed on May 25, 2022.

Actual time: 4:27 p.m.

Present: Kathleen Kennedy, Project Planner; Brian Cearnal, Cearnal Collective; David Irelan, Delawie Architects; and Courtney Jane Miller, Landscape Architect.

Staff comments: Ms. Kennedy stated that the reason the project took a long time to return to the HLC is that the Planning Commission's approval was appealed to City Council and upheld, but City Council's decision was then appealed to the Coastal Commission. The Coastal Commission agreed with staff's recommendation that there were no substantial issues.

Public comment opened at 4:50 p.m.,

The following individual spoke:

1. Steve Johnson

Public comment closed at 4:52 p.m.

Motion: Project Design Approval with the following comments and findings:

1. The Commission appreciates all of the hard work on the project and likes the direction to which the design is refining.
2. Study the landscape around the old Monterey style inn with consideration towards integration of older Monterey style landscape and Monterey cypress trees.
3. Study ways to provide differentiation between buildings through elements such as color, texture, windows, and awnings, among other elements.
4. Study the idea of the project being built over time.
5. The Commission encourages elements such as finials, colored or glazed pots, or other decorative pieces that are meaningful for this building and location to be developed out to provide differentiation.
6. Review the design for the porte-cochere in an effort to keep it simple as a trellis or pergola but strengthening corner supports such as the piers and columns.
7. The Commission supports the additional changes made since the last design review, including the changes to the towers.
8. Return for an in-progress review before final approval.
9. Develop details for screening of utilities.

10. 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: Ooley / Butler, 7/0/0. (Drury and McClure absent.) Motion carried.

The ten-day appeal period was announced.

(3:50PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

5. 321 E ISLAY ST

Assessor's Parcel Number: 027-051-012
Zone: RS-15
Application Number: PLN2024-00492
Owner: Mary Jo Negle and Benjamin Abrams
Applicant: Paul Zink

(Designated a Structure of Merit, constructed in 1914 in the American Colonial Revival style. Proposal for a new detached Accessory Dwelling Unit (ADU) with attached two-car garage and storage area for a total of 1,620 square feet. Project includes a new pool and spa, 110 square foot pool hut, trellis, BBQ area, six foot tall wood fence, front garden wall and sidewalk with wrought iron fencing, driveway gate, mechanical equipment, and retaining wall; hardscape and landscape alterations; removal of eleven trees; and demolition of the existing two-car garage. The project qualifies for an exemption from further environmental review under Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines.)

Project Design Approval is requested. Project Compatibility Findings are required. Project last reviewed on April 9, 2025.

Actual time: 5:16 p.m.

Present: Paul Zink, Architect; Mary Jo Negle, Owner; and Billy Goodnick, Landscape Architect.

Staff comments: Ms. Reidel spoke on behalf of Nicole Hernandez, Architectural Historian, who stated that although the garage was designed by Lockwood de Forest in 1926, it was added onto in 1930. It does not exemplify an excellent example of his work and does not qualify as historic. Ms. Hernandez checked the UCSB archives where his drawings are kept but the existing landscaping has no integrity or evidence of a previous landscape plan.

Public comment opened at 5:33 p.m.,

The following individuals spoke:

1. Mark Norris
2. Greg Dahlen
3. Craig Lewis

Written correspondence from Mark Norris was acknowledged.

Public comment closed at 5:38 p.m.

Motion: Project Design Approval with the following comments and findings:

1. The Commission thanks the applicant for their study and continued development of the design and thinks it is going in a great direction.
2. Study the garage elevation, focusing on the garage door design.
3. Consider turning the garage roof hip into a front facing gable instead.
4. Review historic examples of period appropriate hipped roof details and overhang eave conditions in the intended design era and bring examples for the Commission.
5. Adjust the dormer pitch on the roof of the garage so it doesn't hit the peak of the roof and include more vertical glazing.
6. Most Commissioners are in support of using a decorative chimney on the garage roof but encourage moving it to one side of the gable and away from the dormer as it should not be symmetrical along the ridge. Compare to existing dormer on the roof of the main house for inspiration.
7. Re-incorporate the existing ribbon driveway design up to the rollaway gate.
8. The rollaway gate should be detailed in a more historically appropriate way.
9. Hardscape plan needs to be included at next review.
10. The Commission recommends looking at simplification of material types, design, shapes, and layout.
11. Some Commissioners feel there should be a hedge in front of the wall while others think the current design is acceptable.
12. Study using inert materials in the ribbon driveway rather than grass.
13. 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: Ooley / Butler, 7/0/0. (Drury and McClure absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 6:16 P.M. ***