City of Santa Barbara
HISTORIC LANDMARKS COMMISSION MINUTES
DECEMBER 3, 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, Associate 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, Ooley (at 1:33 p.m.), Butler, Doordan, Drury, Ensberg, Lenvik, Lodge, Ooley, and McClure.
Commissioners absent:	None
Staff present:	Hamilton-Rolle, Reidel, and Carman

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Arnie Cooper and Kevin Boss was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **November 19, 2025.**

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **November 19, 2025**, as amended.
Action: Drury / Butler, 9/0/0. Motion carried.

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **November 19, 2025.**

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **November 19, 2025**, as submitted.
Action: Drury / Butler, 9/0/0. Motion carried.

D. Ratification of action taken on the Consent Calendar of **December 3, 2025.**

Consent Calendar December 3, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	Final Approval 321 E Islay St	APN: 027-051-012 PLN: 2025-00360 Zone: RS-15	Mary Jo Negle and Benjamin Abrams / Paul Zink	Final Approval as submitted.
B.	Project Design Approval 2117 State St	APN: 025-241-010 PLN: 2025-00274 Zone: RS-7.5	Alison B Coutts-Jordan Trust 8/1/97; Alison Coutts-Jordan, Trustee / Chava Riley, C.L. Designs	Postponed indefinitely.
C.	Concept Review 29 E Cabrillo Blvd	APN: 033-112-006 PLN: 2025-00244 Zone: HRC-2/SD-3	Ray Mahboob / Don Gragg, Santa Barbara Design & Build	Continued indefinitely.

Motion: Ratify the Consent Calendar of **December 3, 2025**, as reviewed by Vice Chair Ooley and Commissioner McClure (Items B and C).
Action: Ooley / Drury, 9/0/0. Motion carried.

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

1. Mr. Hamilton-Rolle announced that at yesterday’s hearing City Council appointed a new HLC member, Julien Hradecky, and reappointed Commissioner Butler to his position.

F. Subcommittee Reports:

No subcommittee reports.

(1:45PM) DISCUSSION ITEM

1. SINGLE FAMILY STREAMLINING PROJECT
Reference Number: PLN2024-00467
Staff: Ted Hamilton-Rolle, Acting Design Review Supervisor

(The Single Family Streamlining Project responds to City Council direction, community input, General Plan policies, and consultant recommendations to streamline and simplify the approval process for single-unit residential projects. The goals of the Project are to: 1) Reduce the number of single family development projects subject to design review; 2) Streamline the public hearing process for single family projects; and 3) Create more flexibility to address common homeowner interests. The project includes amendments to multiple chapters in Titles 22 and 30 of the Municipal Code along with updates to the SFDB General Design Guidelines and Meeting Procedures.)

No final appealable action will take place at this meeting. Staff presentation and request for feedback on the proposed ordinance and guideline amendments prior to forwarding to the Planning Commission for a recommendation to City Council.

Actual time: 1:44 p.m.

Present: Ted Hamilton-Rolle, Acting Design Review Supervisor.

Public comment opened at 1:58 p.m., and as no one wished to speak, it closed.

Commission comments:

1. The Commission appreciates the City's efforts to make the process faster and smoother by eliminating redundancies while still maintaining the quality of the built environment that makes Santa Barbara the city that it is.
2. The Commission is in favor of the reduction of the open yard requirements in size and shape as well as the other changes shown in the presentation.
3. The Commission is in favor of authority returning to staff to review minor projects, especially those that don't have any effect on public view.
4. The Commission recommends that a City Architect develop standardized Santa Barbara details as part of streamlining to make it easier and less expensive for applicants while keeping the city details at a high level.
5. The draft offers constructive revisions to the language regarding neighborhood compatibility and clarifies to the public what is or is not preferred in the massing and design direction for neighborhood compatibility and good neighbor policies as shown in the guidelines to help set expectations.

(2:15PM) FINAL APPROVAL

2. 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. City Council denied an appeal and upheld the Planning Commission approval on September 23, 2025.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on July 30, 2025, which is when the project was last reviewed.

Actual time: 2:28 p.m.

Present: Kathleen Kennedy, Project Planner; Tom Hashbarger, AB Design Studio; Clay Aurell, AB Design Studio; and Rob Maday, Bosky Landscape Architecture.

*** THE COMMISSION RECESSED FROM 2:51 TO 2:59 P.M. ***

Public comment opened at 3:02 p.m., and as no one wished to speak, it closed.

Motion: **Final Approval with the following comments:**

1. The plans demonstrate substantial conformance to the plans that received Project Design Approval on July 30, 2025.
2. The Commission commends the exceptional work done on the hinge element.
3. The Commission encourages an increase in the molding on the parapet wall at the hinge element.

Action: Lenvik / Ooley, 8/0/1. (Lodge abstained.) Motion carried.

The ten-day appeal period was announced.

(2:45PM) IN-PROGRESS REVIEW

3. 301 E YANONALI ST

Assessor's Parcel Number:	017-630-005
Zone:	M-1/SP-2/SD-3
Application Number:	PLN2022-00474
Owner:	Yanonali Street Holdings LLC Jack Nathan, Representative Member
Applicant:	John Cuykendall, DMI - Commercial Real Estate Services

(Located in El Pueblo Viejo Landmark District, Part I. This is a revised project. The project consists of the removal of the existing landscape storage yard and the construction of approximately 40,000 square feet of nonresidential floor area, 98 vehicle parking spaces, and 18 bicycle spaces on a 3.04-acre lot at the corner of E. Yanonali Street and Garden Street. The development would consist of two separate buildings around a central courtyard. Building A would be primarily one-story with a small second story component and Building B would be two-story. A habitat restoration plan is proposed for the adjacent Laguna Channel. The Planning Commission approved a Coastal Development Permit, Development Plan, and Front and Interior Setback Modification on July 3, 2025.)

No final appealable action will take place at this meeting. Project received Project Design Approval on September 10, 2025, which is when it was last reviewed. Proposed revisions involve adjustments to configuration of tenant spaces, increase in floor area from 39,801 to 41,703 net square feet, and other minor design changes.

Actual time: 3:19 p.m.

Present: Kathleen Kennedy, Project Planner; Brian Cearnal, Cearnal Collective; Matthew Chua, Cearnal Collective; Courtney Miller, CJM::LA; and Brooks Mikkelsen, CJM::LA.

Staff comments: Ms. Kennedy stated that the applicant has submitted a Substantial Conformance Determination request which planning staff is reviewing but would like Commission comments before making a determination.

Public comment opened at 3:37 p.m.,

The following individual spoke:

1. Pedro Toscano

Public comment closed at 3:39 p.m.

Straw vote: Are any Commissioners against the changes to the building in massing? 0/9 Failed

Motion: Continue indefinitely with the following comments:

1. The Commission thanks the applicant for returning for an in-progress review and addressing the Commission's landscape concerns as this is a wonderful development.
2. The proposed additional square footage and change in the floorplans and elevations are acceptable as submitted; architectural comments will continue upon return.
3. The drive aisle in the landscaping is improved without the palm tree allay as it is more natural and supportable.
4. Study the architecture on the left side of the driveway in how it plays against the fence on the opposing side to create an interesting design as it is the back of the building.
5. Study the driveway lighting to ensure that it doesn't feel like an alley.
6. Consider a straighter fence design that responds to the driveway as opposed to the top of the bank setback.
7. Proposed planting amount and design at the intersection of Garden and Yanonali Streets, as well as along their respective streets, is appropriate and acceptable.
8. Study the runnel or brick centered design and decide which direction will be focused on.
9. The hardscape palette including the parking is acceptable as submitted.

Action: Ooley / Butler, 8/0/1. (Ensberg abstained.) Motion carried.

(3:15PM) NEW ITEM: CONCEPT REVIEW

4. 901 STATE ST

Assessor's Parcel Number: 039-321-015
Zone: C-G
Application Number: PLN2025-00428
Owner: Music Academy of the West
Shauna Quill President, CEO
Applicant: Heidi Jones, Meraki Land Use Consulting, LLC.

(Located in El Pueblo Viejo Landmark District, Part I. Proposal for the redevelopment of the existing three-story commercial building to provide a new performance hall, dressing rooms, offices, private recording studio spaces, practice rooms, teaching studios, an ensemble/percussion studio, student lounge and a rooftop event space. The project includes a new stair and elevator tower to allow access to all levels including the basement and rooftop lobby. The project proposes construction of 2,995 square feet of new nonresidential floor area and a height increase to 56 feet. As currently designed, the project requires HLC approval of a Development Plan and City Council designation as a Community Benefit Project for allocation of new nonresidential square footage and for the project to exceed the maximum height limit of 45 feet in the C-G zone. Once designated as a Community Benefit Project, Planning Commission must make the required height findings for the exception to the height limitation. A Voluntary Lot Merger is also proposed for APNs 039-321-015 and -029.)

No final appealable action will take place at this meeting. Project Compatibility Findings and Development Plan Findings will be required for Project Design Approval.

Actual time: 3:56 p.m.

Present: Carly Earnest, Associate Planner; Shauna Quill, Music Academy of the West; Michael Holliday, DMHA Architecture; and Heidi Jones, Meraki Land Use Consulting, LLC.

Staff comments: Ms. Earnest stated that the project is heading to City Council on December 16, 2025 for designation as a Community Benefit project to allocate new non-residential square footage and for it to exceed the 45-foot height limit in the commercial-general zone. The Planning Commission will need to make the required height findings, which staff is seeking comments on from the HLC. As currently designed HLC would be the decision maker on the Development Plan, so those findings are available for review today, though staff will assist when it is time to approve it.

Public comment opened at 4:10 p.m.,

The following individuals spoke:

1. Dean Carter
2. Danner Schefler

Public comment closed at 4:13 p.m.

Motion: Continue indefinitely with comments:

1. The Commission is extremely excited about this project and is looking forward to The Music Academy of the West bringing their great talent downtown to State Street.
2. The Commission is supportive of the mass, bulk, and scale of the towers and the height exception that will be required.
3. Study the aesthetics of the tower corner and the intersection with the paseo to make sure the design is El Pueblo Viejo appropriate while being exceptionally creative.
4. The Commission suggests bringing in music through rhythm in windows and openings or other artful ways into the design of this façade.
5. The Commission looks forward to the development of signage and finding a way to show the interior design on the outside.
6. Return with a neighborhood comparative analysis of heights and other requirements so the findings can be made for the tower height exceptions.
7. The Community Benefit Project height findings are generally supportable, but the Commission would like to see the project return before going to Planning Commission. Finding A has been met and C is not applicable, but B and D need more development before the findings can be made.

Action: Ooley / Ensberg, 9/0/0. Motion carried.

(4:00PM) NEW ITEM: CONCEPT REVIEW

5. 813 GARDEN ST

Assessor's Parcel Number:	031-012-014
Zone:	C-G
Application Number:	PLN2025-00420
Owner:	Porter Ken Auction Company Kathleen Jo Porter, President
Applicant:	Jeff Shelton

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to construct a new three-story, mixed-used building on the existing vacant lot. The proposed building is comprised of one Accessory Dwelling Unit (ADU); an eight-room hotel; and one residential dwelling unit. Project includes ten covered parking spaces and new hardscaping and landscaping. Historic Landmarks Commission approval of a Development Plan and Alternative Open Yard Waiver is required.)

No final appealable action will take place at this meeting. Project Compatibility Findings, Development Plan Findings, and Alternative Open Yard Design Waiver Findings will be required for Project Design Approval.

Actual time: 4:58 p.m.

Present: Jeff Shelton, Jeff Shelton Architecture; Maddie Shelton, Jeff Shelton Architecture; and James Carson, Jeff Shelton Architecture.

Public comment opened at 5:16 p.m.,

The following individuals spoke:

1. Lang Sligh

2. Shawn Kyles
3. KC Newton
4. Bela Nuss

Public comment closed at 5:23 p.m.

Straw vote: How many Commissioners can support minimizing ornamentation and color on the front but allowing the back to have more freedom? 6/3 Passed

Motion: Continue indefinitely with the following comments:

1. The Commission thanks the applicant and owner for investing in and bringing forward a great project as it will be a wonderful addition to Santa Barbara.
2. The Commission thanks the applicant for making the model as it is extremely helpful.
3. Some Commissioners think the front corner of the building closest to the sidewalk, which is designed at a 45-degree angle to the road, should be reworked to make it parallel to the road. The majority of Commissioners are in support of the design as proposed.
4. Mass, bulk, and scale are appropriate for the site as it is designed well, noting that it could have been much more with the intensity of use at the site.
5. The Commission encourages conversations with the neighbor and consideration of any other refinements that might be helpful regarding their solar access, noting that it will have to comply with zoning solar requirements when it returns for the next review.
6. Issues with construction noise are not in the HLC's purview; the City can help with any concerns.
7. Most Commissioners do not find the proposed pink to be supportable, some think that a lighter or earthier pink would be acceptable, while others would prefer white with the option to break it up with pink internally.
8. Most Commissioners are concerned with the color and amount of detailing on the front façade.

Action: Ooley / Ensberg, 9/0/0. Motion carried.

(4:45PM) DISCUSSION ITEM

6. NATIVE LANDSCAPING PILOT PROJECT ON THE 1200 BLOCK OF STATE ST

Reference Number: PLN2025-00008
Staff: Tess Harris, State Street Master Planner

(City staff, in coordination with the HLC Interim Work Group, is proposing a one-year pilot project to introduce native and climate-appropriate landscaping within the ground-level planters on the 1200 block of State Street. This effort is designed to complement the recently approved brickwork pilot project on the same block and to create a cohesive, attractive, and sustainable streetscape. The pilot proposes the installation of leafy green native plant species within the existing in-ground planters to achieve a consistent, homogenous appearance along the corridor. To enhance color and seasonal interest while maintaining compatibility with the historic streetscape, flowering species are proposed for the stone raised beds. This landscaping and hardscape approach aims to improve aesthetics, test maintenance needs, and inform future State Street design decisions. Staff seeks HLC's review of the proposed plant palette, placement strategy, and overall design consistency, and requests the Commission recommend approval of the one-year landscape pilot project for implementation.)

Historic Landmarks Commission to review and provide direction on the proposed one-year Native Landscaping Pilot Project for the 1200 block of State Street and recommend approval of the project as presented.

Actual time: 5:55 p.m.

Present: Alelia Parenteau, Sustainability and Resilience Director.

Public comment opened at 6:09 p.m., and as no one wished to speak, it closed.

Written correspondence from Eric Cardenas and Sharon Rich was acknowledged.

Commission Comments:
1. The Commission recommends approval of the one-year pilot project as presented.

*** MEETING ADJOURNED AT 6:19 P.M. ***