City of Santa Barbara

HISTORIC LANDMARKS COMMISSION MINUTES
OCTOBER 8, 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:	McClure and Drury
Staff present:	Hamilton-Rolle (until 2:13 p.m.), Hernandez, Reidel, Carman (until 2:48 p.m.), and Joanie Saffell, Commission Secretary

GENERAL BUSINESS

A. Public Comment:

The following individuals spoke:

1. Cheri Rae
2. Fred L. Sweeney
3. Pat Saley

Written correspondence from Keenan Bower and Patricia Saley was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **September 24, 2025.**

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **September 24, 2025**, as amended.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **September 24, 2025.**

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **September 24, 2025**, as submitted.
Action: Ooley / Doordan, 7/0/0. (Drury and McClure absent.) Motion carried.

D. Ratification of action taken on the Consent Calendar of **October 8, 2025.**

Consent Calendar October 8, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Review After Final Approval 903 Arbolado Rd	APN:019-113-041 PLN: 2022-00109 Zone: RS-1A	John & Laurence Barratt / Shelby Messner Janke, SEPPS, Inc.	Approval of Review After Final as submitted.
2.	Project Design Approval and Final Approval 735 Anacapa St	APN: 037-092-037 PLN: 2024-00418 Zone: C-G/P-R	City of Santa Barbara / Maja Adamski, Public Works	Project Design Approval and Final Approval with findings.

Motion: Ratify the Consent Calendar of **October 8, 2025**, as reviewed by Vice Chair Ooley.
Action: Ooley / Doordan, 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 announced the following:
   a. Applicants and Commissioners who will be parked in the customer lot at 630 Garden Street for longer than two hours should get a parking pass from the Commission Secretary desk. These passes are not available to members of the public.
   b. The Los Patos Undercrossing project will be heard by the Planning Commission on Thursday, November 6, 2025, at 1:00 p.m. for approval of the Environmental Impact Report (EIR) and Coastal Development Permit. Commissioner Doordan volunteered to represent the Commission's comments on the EIR at the hearing.

2. Commissioner Ensberg requested a discussion item regarding HLC purview in general and projects that have been removed from HLC purview due to the Title 31 ordinance. Chair Grumbine supported the request and suggested that Commissioners provide materials to support the discussion in an effort to minimize burden to staff.

F. Subcommittee Reports:

Commissioner Ensberg reported on the Sign Committee and State Street Interim Working Group.

(1:45PM) MISCELLANEOUS ITEM

1. TRAINING ON CULTURAL LANDSCAPES

Reference Number: PLN2025-00008
Staff: Heidi Reidel, Assistant Planner

(Staff will present a training for the Commission on the treatment of Historic Cultural Landscapes and Living Landmarks.)

Actual time: 2:25 p.m.

Public comment opened at 2:42 p.m., and as no one wished to speak, it closed.

Training held.

(2:15PM) NEW ITEM: CONCEPT REVIEW

2. 1045 SUMMIT RD

Assessor's Parcel Number: 009-091-019
Zone: RS-25 & A-2/SD-3
Application Number: PLN2025-00284
Owner: Montecito Country Club, LLC
P. Sean LaVelle, Vice President of Development
Applicant: Chris Belanger, Appleton Partners

(Listed on the Historic Resources Inventory, designed in 1918 by John Conrad in the Spanish Colonial Revival/Moorish style. Proposed 979 square foot addition to the existing single-unit residence, demolition of the detached four-car garage and accessory structure, and construction of a 748 square foot three-car garage with 494 square foot recreation room above. Project includes new drive configuration, pool, retaining walls, terraces, pathways, and landscaping. Planning Commission review and approval of a Coastal Development Permit is required.)

No final appealable action will be taken at this meeting. Project Compatibility Findings and Minor Alterations Findings will be required for Project Design Approval.

Actual time: 2:48 p.m.

Present: Carly Earnest, Associate Planner; Chris Belanger, Appleton Partners; and Mark Lloyd, Owner Representative.

Staff comments: Ms. Earnest stated that Phase II Historic Resource Report will come to HLC for approval when the project returns for Project Design Approval. She also stated that the total amount of grading proposed is unclear, but if it exceeds more than the 500 cubic yard threshold, it will require a 3D grading model, unless that is waived by HLC. The project will be heard by the Planning Commission (PC) for approval of a Coastal Development Permit due to its location in the coastal zone. Staff is requesting comments regarding Project Compatibility Guidelines, if the project is ready to be seen by PC, and how the Commission would proceed if the grading exceeded the 500 cubic yard threshold.

Public comment opened at 3:05 p.m., and as no one wished to speak, it closed.

Motion: **Continue indefinitely to the Planning Commission with the following comments:**

1. Thanks the owner and applicant for taking on this project as it is important for the owner and the community and the Commission supports the direction it is going.
2. The Commission finds that the project is generally consistent with the Project Compatibility Guidelines.
3. The Commission is supportive of waiving the 3D grading model if the grading exceeds 500 cubic yards because it is distributed over the site and won't be impactful.
4. Study ways to lower the garage and make it more appropriate as it seems too tall, especially on the second floor.
5. Study the piers and corbels on the garage and continue to add corbels as the covered porch area is refined.
6. Study windows, considering appropriate muntins within the style of the current house.
7. Study and add more vertical supports to the large horizontal opening in the east wing on the south elevation.
8. On the east elevation, ensure that the door being added matches the existing Moorish shape of the opening.
9. Study the garage doors to ensure they develop in a period appropriate manner to the home.
10. The Commission encourages the applicant to review the recording for additional context to the Commission's comments.

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

*** MEETING ADJOURNED AT 3:26 P.M. ***