



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

OCTOBER 22, 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 Vice Chair Ooley.

ATTENDANCE

Commissioners present: Ooley, Butler, Drury, Ensberg, Lenvik, Lodge, and McClure (absent from 3:05 – 3:43 p.m.)

Commissioners absent: Grumbine and Doordan

Staff present: Hernandez (until 3:10 p.m.), Reidel, and Carman

GENERAL BUSINESS

A. Public Comment:

The following individuals spoke:

1. Stephen Olson
2. Paul Zink
3. Ben Abrams

B. Approval of the minutes of the Historic Landmarks Commission meeting of **October 8, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **October 8, 2025**, as amended.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **October 8, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **October 8, 2025**, as submitted.

Action: Drury / Lenvik, 7/0/0. (Grumbine and Doordan absent.) Motion carried.

D. Ratification of action taken on the Consent Calendar of **October 22, 2025**.

Consent Calendar October 22, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	Project Design Approval 321 E Islay St.	APN: 027-051-012 PLN: 2025-00360 Zone: RS-15	Mary Jo Negle and Benjamin Abrams / Paul Zink	Project Design Approval with findings

Motion: Ratify the Consent Calendar of **October 22, 2025**, as reviewed by Vice Chair Ooley.

Action: Drury / Butler, 7/0/0. (Grumbine and Doordan absent.) Motion carried.

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

1. Ms. Reidel announced the following:

- 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.
- The request by the Commission for a discussion regarding State Street is currently being worked on by staff and we anticipate that it will come to the Commission early next year.

2. Ms. Hernandez announced that SB130, which was adopted July 1, 2025, through state budget process, states that if a building is not already fully designated or recognized on a local register, it can be demolished without any CEQA review for housing development projects. In order to avoid any confusion and be consistent with the State terminology, staff has drafted an amendment to the zoning code to change the name of the Historic Resources Inventory to the Local Register of Historical Resources, which has defined and will continue to define buildings on that list as recognized historic resources. This amendment will be presented to the Planning Commission on November 13, 2025 and City Council on December 10, 2025.

3. Commissioner McClure stated that he will need to leave by 3:05 p.m.

4. Commissioner Ensberg stated that she will need to leave by 4:15 p.m.

5. Commissioner Drury stated that he will need to leave by 4:30 p.m.

F. Subcommittee Reports:

No subcommittee reports.

(1:45PM) NEW ITEM: CONCEPT REVIEW**1. 1250 CLIFF DR**

Assessor's Parcel Number: 035-200-009
Zone: RS-7.5
Application Number: PLN2025-00253
Owner: Parris Family Trust 9/10/03
William S. Parris, Trustee
Applicant: Sarah Bronstad, Brownstein Hyatt Farber Schreck, LLP

(Listed on the Historic Resources Inventory, primary residence constructed in 1911 in the Craftsman style, and its associated palm-lined driveway and motor court. Proposal to subdivide the existing 1.67 acre parcel into four separate lots. Project includes a new 16-foot wide driveway located west of the historic tree colonnade, as well as the construction of two new single-unit residences and two new Accessory Dwelling Units (ADU). A 3,030-square-foot residence with an attached 443-square-foot garage and a 798-square-foot detached ADU with 260-square-foot attached garage are proposed on Lot 2. A 2,918-square-foot residence with an attached 478-square-foot garage and a 601-square-foot attached ADU are proposed on Lot 3. The detached ADU is not within the purview of the HLC, while the attached ADU is. Project requires approval from the Planning Commission for a Tentative Parcel Map, a Street Frontage Modification, and a Public Street Waiver.)

A. Requesting acceptance of a Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine. The Phase 2 report concluded the proposed project meets the Secretary of the Interior's Standards for Rehabilitation; therefore, project impacts on significant historic resources would be less than significant (Class III).

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

Actual time: 1:49 p.m.

Present: Barbara, Burkhardt, Project Planner, City of Santa Barbara; Sarah Bronstad, Brownstein Hyatt Farber Shreck; Adam Cunningham, Adam Cunningham Design Services; Tim Hazeltine, Post/Hazeltine Associates; and Pam Post, Post/Hazeltine Associates.

Staff comments: Ms. Burkhardt stated that a site visit was performed this morning at 9:00 a.m. as indicated on the agenda where Vice Chair Ooley and Commissioners Butler, Ensberg, and Lodge attended. Staff is seeking acceptance of a Phase 2 Historic Structures/Sites Report as required by the Master Environmental Assessment for Historic Resources in addition to comments regarding aesthetic appropriateness of the site improvements and development as it relates to the findings that the HLC would need to make for Project Design Approval, as the project will be heard by the Planning Commission (PC) on November 13, 2025. PC will be considering a tentative parcel map, and for 3 of the 4 proposed lots, street frontage modifications and a public street waiver, all of which staff is supportive of. For reference, this is a housing development project under the California Housing Crisis Act, which places limits on the ability of local government to restrict housing development. Staff has already found the project to be consistent with applicable objective design standards and policies as required by the act, therefore the City is prevented from imposing subjective design review requirements and is limited to a maximum of five public hearings, including any appeals. The law specifies that in this case inconsistency with subjective design standards cannot be used as a denial, as any denial for this project must be on a specific health and safety related issue, of which there are

none as currently proposed. The applicant team has been incredibly cooperative and very sensitive to the historic resources on site as well as to applicable design guidelines. Any comments made by the HLC remain in consideration and the applicant team will apply them as is feasible.

Ms. Reidel reminded the Commission that they are reviewing the Phase 2 Historic Structures/Sites Report in tandem with the concept review. Any comments regarding design should be recorded before approving the report to ensure that no comments are conflicting with the conclusions of the report because the report is non-appealable and finalized once approved.

Public comment opened at 2:07 p.m., and as no one wished to speak, it closed.

Public comment opened at 2:28 p.m.,

The following individual spoke:

1. George Zengel

Public comment closed at 2:30 p.m.

Motion: Continue the report indefinitely with the comment to incorporate the revised design into the report.

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

Motion: Continue indefinitely with the following comments:

1. Thanks the applicant team for the time, effort, and energy put into the project and site visit. The project is supportable; the Commission understands the demand of housing and this is one way to get it.
2. The Commission appreciates that you don't have to take what we are saying because of various state laws though they appreciate when you do.
3. The Commission finds the project to be generally supportable and helps with the need for housing.
4. Study the architecture of the houses on lots 2 and 3 to be closer in detail and plan footprint to the Craftsman style.
5. Study the style of the new houses to be sympathetic to the existing house without copying.
6. Study horizontality of the overall project as existing house is more horizontal than vertical.
7. Proposed color schemes for lots 2 and 3 should be subservient to the primary color of the historic house so it doesn't get lost in the mix of colors.
8. The Commission encourages good neighbor relations and communication with neighbors with the understanding that private views are not protected or under the purview of the Commission.
9. A concrete driveway is preferred if allowed as it is more historically accurate, otherwise use pervious concrete to replicate the original driveway.
10. The Commission suggests using the same material on both driveways.
11. The Commission suggests reusing the original driveway gate posts in a sensitive way with approval from the Architectural Historian. Placing one on one side of the original driveway and one on the other side of the new driveway is a possible solution.

12. The Commission supports the public street waiver and zoning modifications for the street frontage for lots 1, 2, and 4 because it helps in the development plan of the project.
13. The Commission is supportive of the proposed development plan because they are supportive of housing and the plan is very sensitive to the historic resources and their composition.

Action: Drury / Lodge, 6/0/0. (Grumbine, Doordan and McClure absent.) Motion carried.

(2:45PM) ONE-TIME PRE-APPLICATION REVIEW

2. [1528 STATE ST](#)
- | | |
|---------------------------|--|
| Assessor's Parcel Number: | 027-232-012 |
| Zone: | C-G |
| Application Number: | PRE2025-00003 |
| Owner: | Wong-Tai 2000 Trust 9/14/00
David Wong, Trustee |
| Applicant: | Miles Henry, Cearnal Collective, LLP |

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to demolish all existing structures on site to construct a new four-story mixed-use building comprised of a 440-square-foot commercial space at the ground level, and three residential units. Parking would be consolidated into a 9-space parking structure accessed from State Street.)

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

Actual time: 3:11 p.m.

Present: Brian Cearnal, Cearnal Collective and Miles Henry, Cearnal Collective.

Public comment opened at 3:20 p.m.,

The following individuals spoke:

1. Annika Dahlen
2. Marjorie Bruell

Public comment closed at 3:25 p.m.

Commission Comments:

1. Thanks the applicant and design team for bringing this project forward and responding to our comments as appropriate.
2. Some Commissioners feel strongly about studying window sizing, placement, and material type.
3. Study the openings to both the units and commercial aspect, consider integrating those openings into the theme of the residences themselves.
4. Consider a solid wooden garage door rather than metal.
5. Study reducing or eliminating the elevator/venting tower, or clarify its purpose.
6. The Commission is generally supportive of the massing and scale of the building.

7. Study the south wall glass arrangement to fit more appropriately within the style of the architecture and provide a couple of examples.
8. The Commission is waiting for an official application to comment on story poles.
9. The Commission encourages continued good neighbor policies and conversations.
10. Study the building to give a sense of residential character rather than commercial character.

*** MEETING ADJOURNED AT 3:55 P.M. ***