



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION MINUTES DECEMBER 17, 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, Chief Assistant City Attorney
Ted Hamilton-Rolle, Acting Design Review Supervisor
Heidi Reidel, Associate Planner
Jasper Carman, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:33 p.m. by Chair Grumbine.

ATTENDANCE

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

Commissioners absent: None

Staff present: Reidel and Carman

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **December 3, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **December 3, 2025**, as amended.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **December 3, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **December 3, 2025**, as submitted.

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

D. Ratification of action taken on the Consent Calendar of **December 17, 2025**.

Consent Calendar December 17, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	Project Design Approval and Final Approval 524 Chapala St	APN: 037-171-004 PLN: 2025-00444 Zone: M-C	Jewish Federation of Greater Santa Barbara Cynthia Silverman, Representative Member/ Jan Hochhauser, Hochhauser Blatter Architecture and Planning	Project Design Approval and Final Approval with findings.
B.	Final Approval 340 E Los Olivos St	APN: 025-261-004 PLN: 2024-00443 Zone: RS-15	James Charles Lee / Brooke VanDuyne, Sherry & Associates Architects	Final Approval as submitted.

Motion: Ratify the Consent Calendar of **December 17, 2025**, as reviewed by Vice Chair Ooley and Commissioner McClure.

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

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

- Ms. Reidel announced that today is Commissioner Drury's last hearing as a member of the HLC and Chair Grumbine read a resolution of recognition in his honor.

F. Subcommittee Reports:

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

(1:45PM) NEW ITEM: CONCEPT REVIEW

1. 16-20 W CANON PERDIDO ST

Assessor's Parcel Number: 039-321-049

Zone: C-G

Application Number: PLN2025-00373

Owner: 1620 WCP Partners LLC

Jason D Jaeger, Representative Member

Applicant: Jessi Finnicum-Schwartz, Anacapa Architecture

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to convert an existing office building into a nine unit hotel. Exterior alterations include: conversion of 520 square feet of interior space into exterior space; accessibility improvements; and new doors, windows, lighting, paint, and mechanical equipment.)

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

Actual time: 1:51 p.m.

Present: Jessi Finnicum-Schwartz, Anacapa Architecture.

Public comment opened at 1:59 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with the following comments:

1. The Commission is supportive of this project and is excited for it to get developed as it will be a wonderful addition to downtown Santa Barbara.
2. The Commission encourages the applicant to work with the City and for the City to refresh and develop the landscape planters as part of this project so they can be reviewed altogether.
3. The Commission would like to see the romance and articulation of the hotel developed in a more decorative way.
4. Study wrought iron separation for the private hotel space, leaning towards decorative options rather than simple, if it is decided to go in that direction.
5. Study more decorative lighting options.
6. Study tile work or other features that set it apart from the parking structure to give the building its own brand and appearance.
7. Windows and doors to be either wood, wood clad, or steel and to have mullions/muntins as appropriate for the El Pueblo Viejo (EPV) Landmark District with the proper proportions and breakdown of the panes.
8. Study the color and decorative schemes as the HLC understands the desire to, and is in agreement with, accentuating the hotel as separate from the rest of the parking structure but it needs to work altogether with the other decorative features.
9. Return with 3D renderings from at least the major corners to see how the color scheme comes together as it is complex in conjunction with the larger parking structure and the arch that jumps across the buildings.
10. Project compatibility findings are generally supportable with the requested additional developments.

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

(2:30PM) PROJECT DESIGN APPROVAL

2.

628 STATE ST

Assessor's Parcel Number: 037-132-026

Zone: M-C

Application Number: PLN2024-00160

Owner: Grasu Rodica

Applicant: Kevin Moore

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to construct one 490 square foot building, one 441 square foot building, a trellis, and an outdoor dining area. Project includes the demolition of existing trellises, site walls, fencing, palm trees, and landscaping. 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. The project was last reviewed on October 9, 2024.

Actual time: 2:34 p.m.

Present: Kevin Moore, Applicant.

Public comment opened at 2:47 p.m., and as no one wished to speak, it closed.

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

1. Thanks the owner and applicant team for bringing this project to the HLC as it is supportable and will be a great addition to the City.
2. Windows to be more traditionally divided with muntins added to those that are not subdivided.
3. Parapet wall to be raised six inches to a foot and refined with decorative elements.
4. Study the walk-up order window and the office window on the back elevation to have either ten inches or more of plaster between them or to be mulled together with a dividing post or other such wood feature.
5. Planting design to be tough and durable.
6. The design concept of being related to but different than The Habit seems to be generally supportable with the suggestion of adding decoration to give some differentiation such as tile work or other decorative features.
7. Study lowering the trellis to a more human scale as 12 feet is too tall.
8. Hardware on the trellis to either be hidden or expressed in a more traditional wrought iron/decorative manner as is appropriate for EPV.
9. Door to be more EPV appropriate, either as a plank door or a panel door.
10. Resolve the beam end detail where the roof is in an appropriate manner.
11. 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 / Drury, 9/0/0. Motion carried.

The ten-day appeal period was announced.

(3:15PM) PROJECT DESIGN APPROVAL

3. **330 STATE ST**
Assessor's Parcel Number: 037-254-016
Zone: M-C
Application Number: PLN2025-00399
Owner: Jeffrey Wilkins, 9 Muses LLC
Applicant: Clay Aurell, AB Design Studio, Inc.

(This is a revised project description. Located in El Pueblo Viejo Landmark District, Part I and designated a Structure of Merit, the Andalucia Building/ Seaside Oil Company Building was designed in 1926 by Lionel Pries in the Spanish Colonial Revival style, and the tower at the State Street elevation was designed in 1937 by Carlton Winslow and R.H. Pitman. Proposed exterior alterations including: removal of the existing parking lot to replace with plaza and outdoor dining area, new hardscape, landscape, fences, gates, trash enclosure, transformer, bike enclosures, door and window alterations, new steel canopies, and new vestibule elements. Project originally received Project Design Approval under PLN2021-00104 on July 21, 2021. Waivers are requested for trash enclosure and mechanical equipment location and screening requirements. CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with net new development (nonresidential square footage or residential units) may qualify for an exemption from further environmental review if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.)

Project Design Approval is requested. Project Compatibility Findings, Minor Alterations Findings, Mechanical Equipment Waiver Findings, Waste and Recycling Waiver Findings, and CEQA Section 15183 Findings are required. The project was last reviewed on September 24, 2025.

Actual time: 3:13 p.m.

Present: Julia Pujo, Environmental Analyst; Clay Aurell, AB Design Studio; Rob Maday, Bosky Landscape Architecture; and Thomas Hashbarger, AB Design Studio.

Staff comments: Ms. Reidel stated that a different version of this project was approved in 2021 but the City Attorney's Office has since provided updated guidance regarding CEQA review on sites with potential environmental hazards. This parcel is on the Cortese List, however the applicant has provided an Environmental Site Assessment showing there is no soil contamination, so no mitigation is required. City staff can no longer grant categorical exemptions to projects on the Cortese List, so the Certificate of Determination is simply the HLC approving that staff has done the due diligence of environmental assessment and that there are no negative environmental impacts from the project. Julia Pujo, Environmental Analyst, is available to answer any questions.

Public comment opened at 3:34 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with the condition that the project comply with Environmental Health Services comments on the Environmental Site Assessment, and the following comments and findings:

1. The Commission thanks the applicant team for their hard work and for responding to the many comments. The development of the design is very much improved and supportable.
2. Continue to study the marquis display design.
3. The trellis structure is acceptable as designed and the Commission appreciates the work to get it to this level.
4. The proposed design of screening the mechanical equipment with perforated metal or another form is potentially acceptable and the Commission looks forward to its development.
5. The curvilinear design of the park pathway is acceptable as designed.
6. The Commission appreciates the development of the hardscape and planting design for this project and the majority of Commissioners feel that it has reached an acceptable level for the EPV and this project in particular.
7. The wrought iron design as part of the arch is favorable on top of the wall and as part of the gate as it is very artistic and blends Santa Barbara traditions with the industrial aesthetic of the building.
8. The lighting is supportable as designed.
9. The mechanical equipment wall on East Gutierrez Street is supportable at 6 feet instead of the standard 7 feet.
10. The design that brings back the original division of doors and windows at the entry is supportable as proposed.
11. 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.
12. As required for Resources on the Historic Resource Inventory in Section 30.157.110 of the Santa Barbara Municipal Code: The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the exterior alterations are consistent with the Secretary of the Interior's Standards.
13. The Historic Landmarks Commission finds that the project qualifies for a Mechanical Equipment Waiver to provide relief for site constraints or to achieve a superior aesthetic or environmental design.
14. The Historic Landmarks Commission finds that the project qualifies for a Waste and Recycling Screening Waiver to provide relief for site constraints or to achieve a superior aesthetic or environmental design.

15. The Commission makes the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.

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

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 4:05 TO 4:12 P.M. ***

(4:00PM) PROJECT DESIGN APPROVAL

4. [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, constructed in 1911 in the Craftsman style. 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 ADU are proposed on Lot 3. Project received approval from the Planning Commission for a Tentative Parcel Map, a Street Frontage Modification, and a Public Street Waiver.)

A. Requesting acceptance of a Revised 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. Project Design Approval is requested. Project Compatibility Findings and Minor Alterations Findings are required.

Actual time: 4:12 p.m.

Present: Megan Arciniega, Development Review Supervisor; Sarah Bronstad, Brownstein Hyatt Farber Schreck; Tim Hazeltine, Post/Hazeltine Associates; and Adam Cunningham, Designer.

Staff comments: Ms. Reidel stated that any comments that are made on the project must not change any of the conclusions of the Historic Structures/Sites Report in order to accept the report.

Ms. Arciniega stated that she is sitting in for the case planner, Barbara Burkhart. The Planning Commission (PC) approved the Tentative Parcel Map, a Street Frontage Modification, and a Public Street Waiver, subject to Conditions of Approval. There was public comment from a neighbor with concerns over access to their driveway in how it interplays with the proposal for the historic pillars. The PC is in support of relocating or removing the boulders to allow the pillars to be aligned in a safer way

for the neighbor, though they defer to the HLC and historians to solve placement. The PC had no other concerns and Commissioner Butler attended the hearing.

Public comment opened at 4:26 p.m., and as no one wished to speak, it closed.

Public comment opened at 4:34 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

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

1. The Commission thanks the applicant team for their continued work on this wonderful project and for listening to and addressing our comments well.
2. Study how to add screening from the street to the new structure without blocking the historic resource as well as meeting all requirements as needed for the property. Consider using Arbutus Unedo 'Compacta' for screening.
3. The new color scheme is generally supportable, though the Commission requests studying the color of the trim and body of the house on lot 2 as the renderings make it seem to be strongly contrasting. The presented color swatches appear to be more supportable and the Commission requests physical color swatches for Final Approval.
4. Study the color of the ADU on lot 3 to be subtly compatible but still different from the main house so they don't look like one large complex, with the note that cool colors are recessive.
5. The Commission thanks the applicant for working with the neighbor and refining the design to address their concerns, even though those views aren't protected, while still achieving the wishes of the owner.
6. The driveway design for the stone columns and piers, use of concrete, and removal of the boulder is acceptable.
7. 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.
8. As required for Resources on the Historic Resource Inventory in Section 30.157.110 of the Santa Barbara Municipal Code: The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the exterior alterations are consistent with the Secretary of the Interior's Standards.

Action: Ooley / Drury, 8/0/1. (Doordan abstained.) Motion carried.

The ten-day appeal period was announced.

(4:45PM) IN-PROGRESS REVIEW**5. 518-524 N MILPAS ST**

Assessor's Parcel Number: 031-241-041
Zone: C-G
Application Number: PLN2025-00272
Owner: AJ Vido Incorporated
Nick Gibson, Representative Member
Applicant: Ed DeVicente CPHC AIA, DMHA Architecture & Interiors

(Listed on the Historic Resources Inventory, constructed in 1925 by Elmer Whittaker in the Spanish Colonial Revival style. The project is seeking approval based on State Government Code provisions under State Density Bonus Law (Government Code §65915) and the City's Average Unit-Size Density (AUD) Incentive Program and involves a voluntary lot merger of 518 and 524 N Milpas Street (APNs 031-241-041 & 031-241-040) and demolition of all existing site improvements including a car wash, parking lot, and a two-story mixed-use building comprised of a nightclub and apartment to allow for construction of a 23-unit three-story residential apartment complex. The unit mix is comprised of six 1-bedroom units, 14 2-bedroom units, and three 3-bedroom townhome units, ranging in size from 491 square feet to 2,152 square feet, with an average unit size of 937 square feet. Two units in the project would be restricted to very-low-income households. The project includes 13 vehicle spaces in a parking garage, 6 covered vehicle spaces in private garages under the townhome units, and a bicycle storage room with 28 spaces.)

No final appealable action will take place at this meeting. Project received Project Design Approval on November 19, 2025, which is when it was last reviewed. Proposed revisions for In-Progress Review involve architectural improvements and detailing as requested by the HLC, including axonometric and perspective views.

Actual time: 4:59 p.m.

Present: Pilar Plummer, Associate Planner; Ryan Mills, DMHA Architecture; and Ed DeVicente DMHA Architecture.

Public comment opened at 5:17 p.m.,

The following individual spoke:

1. Roderick Murray

Public comment closed at 5:19 p.m.

Motion: Continue indefinitely with the following comments:

1. The Commission thanks the owners for continuing to develop this project and returning for an in-progress review to help answer questions and understand complexities.
2. The Commission encourages owners and applicant team to continue working with the neighbor to understand and define previous history and ownership, noting that this issue is outside of HLC purview.
3. The Commission appreciates the 3D renderings as it is very helpful for visualizing and understanding the massing.

4. The Commission looks forward to continued development of the details, especially the Milpas “poetic” character.
5. Study lowering awnings to an appropriate level so they can give optimal shade and views.
6. Study the front wall, consider wrought iron or some other feature that allows for the feeling of safety and privacy.
7. Thicken the buttress wall of the entry arch to at least 16 – 18 inches.
8. Study lowering the roof trellis to reduce its impact as an architectural feature as it is adding height to the building. Consider opening up the members as it could be helpful.

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

*** MEETING ADJOURNED AT 5:47 P.M. ***