



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

NOVEMBER 5, 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, Butler, Doordan, Ensberg, Lenvik, Lodge, and McClure (until 2:24 p.m.)
Commissioners absent: Ooley and Drury
Staff present: Hernandez (until 2:40 p.m.), Reidel, and Carman

GENERAL BUSINESS

A. Public Comment:

Commissioner Ensberg announced the release of the 2026 Kids Draw Architecture Calendar on behalf of the Architectural Foundation of Santa Barbara.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **October 22, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **October 22, 2025**, as submitted.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **October 22, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **October 22, 2025**, as submitted.

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

D. Ratification of action taken on the Consent Calendar of **November 5, 2025**.

Consent Calendar November 5, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	Project Design Approval and Final Approval 1109 State St.	APN: 039-231-035 PLN: 2025-00384 Zone: C-G	Sima Development Corporation; Adam Geeb, Managing Member / Jennifer MacIsaac, Kevin Moore Architect	Project Design Approval and Final Approval with findings.
B.	Project Design Approval and Final Approval 401 E Victoria St.	APN: 029-085-018 PLN: 2025-00323 Zone: R-M	Victoria Court LLC; John Gonzalez, Managing Member / Jake Bartlein	Project Design Approval and Final Approval with conditions and findings.
C.	Final Approval 1426 Bath St.	APN: 039-061-023 PLN: 2022-00063 Zone: R-MH	Nicholas Scozzaro & Fox Genevieve / Susan Sherwin, HAS Studio Inc.	Final Approval with findings.

Motion: Ratify the Consent Calendar of **November 5, 2025**, as reviewed by Vice Chair Ooley and Commissioner McClure.

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

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

1. Ms. Reidel announced that the City's Planning Division is participating in a Cal Poly City & Regional Planning graduate studio to study the De La Vina corridor. The Cal Poly graduate students will be in Santa Barbara to present their midterm for the fall 2025 studio at an open house on November 14, 2025 at City Hall, 735 Anacapa Street.

2. Ms. Hernandez announced the following:

a. The Planning Commission will consider an ordinance amendment to change the Historic Resources Inventory to the Historic Resources Register on November 13, 2025 at 1:00 p.m. Commissioner Doordan volunteered to attend the Planning Commission hearing as a representative of the Historic Landmarks Commission.

b. Staff provided a presentation on the progress of the Mills Act project at 1734 Anacapa Street.

3. Commissioner McClure announced that he will leave by 3:30 p.m.

F. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**1. 1315 ALTA VISTA RD**

Assessor's Parcel Number: 029-093-007
Zone: R-2
Application Number: PLN2024-00450
Owner: Mark Foreman
Applicant: April Palencia, Vanguard Planning, Inc.

(Contributing historic resource in the Lower Riviera Special Design District. Proposed remodel of the existing 1,215 square foot, two-story residence. Project includes a 1,318 square foot, two-story addition, as well as demolition of the existing 147 square foot detached garage to construct a new 250 square foot attached garage. Minor Zoning Exceptions are requested to allow three new windows in the northwest interior setback and an increased height to the garage from nine feet to eleven feet.) Upon the Historic Landmarks Commission's approval of the Architectural Historian's Memo to the Secretary of the Interior's Standards, the project qualifies for an exemption from further environmental review under Section 15301 [Existing Facilities] and Section 15331 for projects to historic resources that meet Secretary of the Interior's Standards for the Treatment of Historic Properties of the California Environmental Quality Act (CEQA) Guidelines.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings, Minor Alterations Findings, and Minor Zoning Exception Findings are required. Requesting acceptance of the memo by the Architectural Historian, concluding that the project meets the Secretary of the Interior's Standards and may therefore qualify for a CEQA categorical exemption with a less than significant impact to the resource. Project was last reviewed on June 27, 2025.

Actual time: 1:49 p.m.

Present: Jarett Gorin, Vanguard Planning Inc.; April Palencia, Vanguard Planning Inc.; and Chantal Vo, Landscape Architect.

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

Motion: Project Design Approval and Final Approval with the following conditions and findings:

1. All doors and windows shall have simulated divided lights, with shadow bars in between the panes of glass and the muntins on either side.
2. All doors and windows shall be inset to match the existing depth of the historic doors and windows.
3. The cap on the parapet shall match the image that was provided.
4. 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. (This is in the bungalow district and is an older historic home)
- e. The design of the project responds appropriately to established scenic public vistas.
- f. The amount of open space and landscaping is appropriate.
5. 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.
6. The Commission finds that the following Minor Zoning Exception criteria have been met:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
 - b. The improvements are sited such that they minimize impact next to abutting properties;
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
 - d. The improvement will be compatible with the existing development and character of the neighborhood.
7. The Commission accepts the Architectural Historian's conclusion that the project meets the Secretary of the Interior's Standards for Rehabilitation and the project qualifies for a CEQA Exemption.

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

The ten-day appeal period was announced.

(2:15PM) CONTINUED ITEM: FINAL APPROVAL

2. [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.)

Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval by the Full Commission on July 16, 2025.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner McClure recused himself from hearing this item.

Actual time: 2:23 p.m.

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

Staff comments: Ms. Reidel reminded the Commission that they have reviewed two projects at this property. The addition to the main residence received Project Design Approval at the Consent hearing on October 22, 2025, and the Accessory Dwelling Unit (ADU), garage, and site work are here today for Final Approval.

Public comment opened at 2:39 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support the driveway as presented? 1/5 Failed

Straw vote: How many Commissioners can support the ribbon driveway? 5/1 Passed

Straw vote: How many Commissioners can support the color of the ADU as presented? 1/5 Failed

Straw vote: How many Commissioners can support the color of the ADU matching the main house?
6/0 Passed

Straw vote: How many Commissioners can support another approved color for the ADU? 6/0 Passed

Motion: **Continue two weeks to Consent with the following comments:**

1. The Commission thanks the applicant for all their hard work and believes it will be a great addition to the property and sensitive to the historic resource, though the Commission recognizes the struggle with complexity of design especially with historic structures.
2. Return with design options that include the ribbon driveway at least up until the gate, as the proposed design is not acceptable.
3. The color of the gate and fence should match the main residence.
4. Return with color options for the ADU/garage that either match the main residence or are selected from the approved color guide, as the proposed color is not acceptable.
5. Study the gate to make it more compatible with the main residence through detailing.

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

*** MEETING ADJOURNED AT 3:41 P.M. ***