



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MAY 21, 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
Charles McClure

ADVISORY MEMBER: Dr. Michael Glassow
CITY COUNCIL LIAISON: Kristen Sneddon
PLANNING COMMISSION LIAISON: Donald DeLuccio

STAFF:

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Reidel, Assistant Planner
Kira Esparza, Administrative Assistant

CALL TO ORDER

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

ATTENDANCE

Commissioners present: Butler, Doordan, Drury, Ensberg, Lenvik, and Ooley
Commissioners absent: Grumbine and McClure
Staff present: Reidel and Esparza

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Alex Honor was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **May 7, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **May 7, 2025**, as amended.
Action: Drury/Butler, 6/0/0. (Grumbine and McClure absent.) Motion carried.

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **May 7, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **May 7, 2025**, as submitted.

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

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

1. Ms. Reidel announced the following:

- a. Downtown Santa Barbara Improvement Association will be installing interior panels in the windows of vacant businesses downtown. They will be focusing on the State Street area first, from the underpass to Sola Street, but will continue on side streets in that footprint, and also on Anacapa and Chapala within the boundaries of the newly formed Community Benefit Improvement District. The DSBIA will create pre-approved panel options for property owners to choose from, and the installation will be temporary until the space is filled.
- b. The project at 301 E Yanonali St. is going to the Planning Commission on June 12, 2025, and an Historic Landmarks Commissioner must attend to represent the HLC's comments from the January 29, 2025 hearing when the project was last reviewed. Commissioner Drury has agreed to represent the HLC at the Planning Commission hearing.

2. Commissioner Butler announced that he attended the May 15, 2025 Planning Commission meeting to represent the Historic Landmarks Commission for the 633 E Cabrillo project.

E. Subcommittee Reports:

Commissioner Drury reported on the Plaza de la Guerra Design Working Group.

(1:45PM) HISTORIC RESOURCE REPORT

1. 219 W FIGUEROA ST

Assessor's Parcel Number: 039-271-004
Zone: C-G
Application Number: PRE2025-00048
Owner: Emmet J Hawkes Jr
Applicant: Tom Ochsner

(Review of a Phase 1 Historic Resource Report for a National Folk style residence and sandstone retaining wall built between 1888 and 1892. The historic evaluation is required due to a proposal for demolition.)

Requesting acceptance of a Historic Resource Report prepared by Post/Hazeltine. The report concluded that the National Folk style residence and sandstone retaining wall constructed between 1888 and 1892 are eligible for listing as a City of Santa Barbara Structure of Merit.

Historic Resource Report*

**Available for view online at SantaBarbaraCA.gov/HLC*

Actual time: 1:38 p.m.

Present: Tim Hazeltine, Post/Hazeltine; Pamela Post, Post/Hazeltine; and Emmett Hawkes, Owner

Public comment opened at 1:54 p.m., and as no one wished to speak, it closed.

Motion: Deny the report with the following comments:

1. The Commission does not agree with the report conclusions that the street elevation retains significant integrity to convey its appearance from the early 20th century.
2. The Commission does not believe that the house retains enough of its original design features and materials to convey its National Folk style architecture.
3. The Commission does not think that the lack of designation of this building as a structure of merit will affect this streetscape significantly.

Action: Lenvik/Butler, 5/1/0. (Doordan opposed. Grumbine and McClure absent.) Motion carried.

Individual Comments: Commissioner Doordan stated that he was opposed to the motion because he found the report persuasive.

(2:05PM) ARCHAEOLOGY REPORT

2. 133-135 E ORTEGA ST

Assessor's Parcel Number: 031-081-021
Zone: C-G
Application Number: PLN2024-00297
Owner: Cole Cervantes, Manager of SBID, LLC
Applicant: Lonnie Roy, ON Design Architects

(Located in El Pueblo Viejo Landmark District, Part I. The project is adjacent to 715 Santa Barbara St, a City Landmark, and California State Landmark, and 117 East Ortega, a contributing Historic Resource to El Pueblo Viejo Landmark District and ashlar cut sandstone walls. Proposal to convert the existing commercial buildings to a 26-unit apartment complex developed under the City's Average Unit-Size Density (AUD) Incentive Program. The project includes removal of the drive access from East Ortega Street and the drive access Santa Barbara Street, 26 new bicycle parking spaces, and hardscape and landscape improvements throughout. Upon the Historic Landmarks Commission's approval of the Phase I Archaeological Report, the project qualifies for an exemption from further environmental review under Section 15301 [Existing Facilities] of the California Environmental Quality Act (CEQA) Guidelines.)

Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Leftwich Archaeology. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations.

Actual time: 2:20 p.m.

Present: Lonnie Roy, Agent, ON Design Architects

Staff comments: Ms. Reidel stated that archaeology reports are confidential and will not be displayed, but the report was reviewed by Dr. Glassow who agreed with the conclusions and recommendations.

Public comment opened at 2:22 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(2:10PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**3. 133-135 E ORTEGA ST**

Assessor's Parcel Number: 031-081-021
Zone: C-G
Application Number: PLN2024-00297
Owner: Cole Cervantes, Manager of SBID, LLC
Applicant: Lonnie Roy, ON Design Architects

(Located in El Pueblo Viejo Landmark District, Part I. The project is adjacent to 715 Santa Barbara St, a City Landmark, and California State Landmark, and 117 East Ortega, a contributing Historic Resource to El Pueblo Viejo Landmark District and ashlar cut sandstone walls. Proposal to convert the existing commercial buildings to a 26-unit apartment complex developed under the City's Average Unit-Size Density (AUD) Incentive Program. The project includes removal of the drive access from East Ortega Street and the drive access Santa Barbara Street, 26 new bicycle parking spaces, and hardscape and landscape improvements throughout. Upon the Historic Landmarks Commission's approval of the Phase I Archaeological Report, the project qualifies for an exemption from further environmental review under Section 15301 [Existing Facilities] of the California Environmental Quality Act (CEQA) Guidelines.)

Project Design Approval is requested. Project Compatibility Findings are required. Project last reviewed on October 23, 2024.

715 Santa Barbara Street Historic Significance Report***117 East Ortega Street Historic Significance Report***

**Available for view online at SantaBarbaraCA.gov/HLC*

Actual time: 2:23 p.m.

Present: Lonnie Roy, Agent, ON Design Architects

Staff comments: Ms. Reidel stated that the project is here for Project Design Approval, and if the Commission feels that comments about final details are minor, the Commission can refer the project to Consent for Final Approval. The project is adaptive reuse and is working with the existing building and modifying as needed to achieve the rental units. The Planning Commission was supportive of the conceptual review.

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

Motion: Project Design Approval and continue to Consent for Final with comments:

1. The Commission appreciates the Applicant and the Applicant's team for the time and effort that they have made to bring this project to the Commission, and for responding to their comments.
2. Integrate the downspout into the wall color so they do not stand out.
3. Study adding a fourth window at the west end of the Ortega Street façade, between the commercial door and other three windows.
4. Study simplifying or using different materials and arrangement of the interior courtyard to make it simpler and more useable.
5. Study adding poetry to the storefront door.
6. Study the color palette with respect to the awnings and windows.

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

Amended

Motion: Project Design Approval and continue to Consent for Final with comments and findings:

1. The Commission appreciates the Applicant and the Applicant's team for the time and effort that they have made to bring this project to the Commission, and for responding to their comments.
2. Integrate the downspout into the wall color so they do not stand out.
3. Study adding a fourth window at the west end of the Ortega Street façade, between the commercial door and other three windows.
4. Study simplifying or using different materials and arrangement of the interior courtyard to make it simpler and more useable.
5. Study adding poetry to the storefront door.
6. Study the color palette with respect to the awnings and windows.
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.*

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

The ten-day appeal period was announced.

(2:50PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

4. **531 E ORTEGA ST**
- | | |
|---------------------------|--------------------------------------|
| Assessor's Parcel Number: | 031-101-024 |
| Zone: | R-M |
| Application Number: | PLN2023-00178 |
| Owner: | Soo Chang, Providence School |
| Applicant: | Jay Higgins, H&H Environmental, Inc. |

(Listed on the Historic Resources Inventory, designed in 1964 by Robert Ingle Hoyt in the Mid-Century Modern style. The project consists of redevelopment to accommodate a Junior/High School (grades 6-12) campus for Providence School. The project involves a 514-square-foot addition and alterations to the existing single-story main building, demolition of the existing 8,960-square-foot gymnasium, and construction of 20,812 square feet comprised of a gymnasium, theatre, library, chapel, and additional classroom and office administration space. The project includes alterations to the existing surface parking lot to accommodate 40 uncovered vehicle spaces, new bicycle parking, grading, and

landscape/hardscape improvements throughout the site. Planning Commission approval of a Conditional Use Permit, Development Plan, and Modification was granted on March 14, 2024.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Major Alterations Findings are required. Project last reviewed on February 26, 2025.

[Phase 1 Historic Structures/Sites Report*](#)

[Revised Phase 2 Historic Structures/Sites Report*](#)

**Available for view online at SantaBarbaraCA.gov/HLC*

Actual time: 3:02 p.m.

Present: Ryan Mills, Principal Designer, DMHA; Justin Manuel, Landscape Architect, Arcadia Studio; and Izzie Savage, Project Architect, DMHA

Staff comments: Ms. Reidel stated that the project received the requested additional Community Benefit floor area needed from City Council on April 29, 2025.

Public comment opened at 3:17 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with comments and findings:

1. The Commission thanks the Applicant and Applicant Team for the time and effort to get here today and on this project and responding to the Commission's comments.
2. 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.
3. As required for Resources on the Historic Resource Inventory in Section 30.157.110 of the Santa Barbara Municipal Code:
 - a. The exterior alterations are being made to restore the historic resource to its original appearance or in order to substantially aid its preservation or enhancement as a historic resource; and
 - b. The exterior alterations are consistent with the Secretary of the Interior's Standards.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 3:28 P.M. ***