



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### CONSENT MINUTES

#### FEBRUARY 28, 2024

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Keith Butler  
Dennis Doordan  
Michael Drury  
Cass Ensberg  
Ed Lenvik  
Charles McClure  
Robert Ooley

**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  
Mariah Johnson, Commission Secretary

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### ATTENDANCE

Members present: Hausz and McClure

Staff present: Hernandez; Reidel; Barbara Burkhart, Assistant Planner; and Johnson

### CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

#### A. 2020 ALAMEDA PADRE SERRA

Assessor's Parcel Number: 019-163-004  
Zone: SP7-RC  
Application Number: PLN2023-00395  
Owner: Riviera Park Alameda Padre Serra LLC  
Jason Yardi, Managing Member  
Applicant: Cathleen Smith, Island View Preschool

(Designated City Landmarks located within the Riviera Campus Historic District: Furse Hall, Quadrangle Buildings, Ebbetts Hall, and Grand Stair. Located in the Hillside Design District and Mission Area Special Design District. Proposal for new fencing and gates, as well as landscape alterations, associated with a proposed new day care use.)

**Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. Project last reviewed on December 20, 2023.**

#### [Historic Significance Report\\*](#)

*\*Available for view online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC)*

**Project Design Approval and Final Approval with the condition that the steel post be solid stock and the following findings:**

1. 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.

**NEW ITEM: PROJECT DESIGN APPROVAL****B. 102 NATOMA AVE (131 CHAPALA ST)**

Assessor's Parcel Number: 033-072-007  
Zone: R-4/SD-3  
Application Number: PLN2023-00320  
Owner: Newland Survivors Trust  
Whitney H. Newland, Trustee  
Applicant: Esteban Solis, Esteban Solis Services

(Contributing historic resources in El Pueblo Viejo Landmark District, Part I, and in the potential West Beach Historic District. Proposal for interior remodel and minor exterior alterations to an existing single-unit residence. Exterior alterations include window changes, replacement of existing railings, and new electrical panel.)

**Project Design Approval is requested. Project Compatibility Findings and Minor Alterations Findings are required.**

**Historic Significance Report\*****Memo to the Secretary of the Interior Standards\***

*\*Available for view online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC)*

Staff comments: Ms. Reidel stated that the windows and electrical panel were permitted under a separate permit. The Commission is only reviewing the railing.

**Project Design Approval with conditions and findings:**

1. Condition that the railing shall not exceed 36 inches in height.
2. The spacing of pickets can be 4 inches as shown on the plans if desired. Condition that the vertical pickets shall resemble the original drawings with the incorporation of square and twisting pickets in an alternating pattern.
3. Condition that the shutters shall be reinstalled to match existing.
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.
  - 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.