



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**CONSENT MINUTES**  
**APRIL 24, 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

---

**ATTENDANCE**

Members present: Hausz and McClure  
Staff present: Hernandez, Reidel, and Joanie Saffel, Commission Secretary

**NEW ITEM: CONCEPT REVIEW**

A. [928 GARDEN ST](#)  
Assessor's Parcel Number: 029-301-042  
Zone: C-G  
Application Number: PLN2023-00308  
Owner: Ray Mahboob  
Applicant: Ken Dickson, Windward Design Services

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to convert an existing 4-unit commercial office building to a 3-unit short-term rental (hotel) use. The proposal includes alterations to existing doors and windows, as well as reconfiguration of the parking lot. A Zoning Modification is requested for relief from the parking standards to allow three automobile parking spaces, instead of the required four, to accommodate maneuverability of an onsite turn-around, as required by Transportation Planning for non-residential uses.)

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

Public Comment:

The following individuals spoke:

1. Sally Terrell

Correspondence from Kristyn, Patty Look Lewis, Walter M. Lewis, Janet Nancarrow, Madline Stuart, Timothy A. Eaton, Sally Terrell, Brad Hall and family, Greg Corso, Linda Whitman was acknowledged. Read into record Wendy Foster, Shiela Enelow, Peter E. and Whitney B. Hansen, and Petition.

**Continue indefinitely to the Staff Hearing Officer with return to Consent with comments:**

1. Consider architectural upgrades to the building.
2. Upgrade the landscaping in the wooden planter at the front of the building and parkway strip.
3. The Commission supports the Zoning Modification.

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

**B. 506 BRINKERHOFF AVE**

Assessor's Parcel Number: 037-163-014  
Zone: C-G  
Application Number: PLN2023-00010  
Owner: Ken Sterling  
Applicant: Barton Millar, Millar & Associates

(Designated Structure of Merit, constructed in 1903 in the Folk Victorian style, located in the Brinkerhoff Avenue Historic District. Proposed replacement of an existing hedge at the front of the residence with a 42-inch tall hedge, as well as new gates, fencing, wood arbors, mechanical equipment, and paint. Project includes exterior wall and floor infill, removal of as-built metal garden canopy roof, removal of a decorative chimney, replacement of as-built vinyl windows with wood, and a reduction of the open yard to provide one uncovered parking space with associated paving. Project requires approval by the Historic Landmarks Commission for an Alternative Open Yard Design Waiver to allow the reduced open yard.)

**Project Design Approval and Final Approval are requested. Project Compatibility Findings, Minor Alteration Findings, and Alternative Landscape Design Waiver Findings are required. Project last review 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 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 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.
2. Minor Alterations to a Historic Resource Findings:
  - 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.
  - b. The exterior alterations are consistent with the Secretary of the Interior's Standards.

3. The Historic Landmarks Commission finds that the project qualifies for an Alternative Landscape Design Waiver to provide relief for site constraints or to achieve a superior aesthetic.

### **CONTINUED ITEM: FINAL APPROVAL**

- C. [630 CHAPALA ST, 17 W ORTEGA ST, AND 25 W ORTEGA ST](#)**  
Assessor's Parcel Number: 037-131-001  
Zone: M-C  
Application Number: PLN2021-00189  
Owner: Third Generation SB LLC  
Pat Meaney and Greg van Wyk, Trustees  
Applicant: Mary Meany Reichel

(Located in El Pueblo Viejo Landmark District, Part I. The proposal is for construction of a new three- and four-story mixed-use development. All existing buildings will be demolished. The project includes 10,147 square feet of commercial space and 29,980 square feet of residential space consisting of 39 rental units proposed under the Average Unit-Size Density (AUD) Incentive Program. The existing sandstone wall separating 25 W. Ortega Street and 17 W. Ortega Street would be reconstructed as a privacy wall along the south property line. The proposed density on the 27,492-square-foot merged site is 63 dwelling units per acre. The Planning Commission approved a Community Benefit Height Exception on August 12, 2021, to allow the project to exceed 48 ft. in height (50 ft. 11 in. proposed).)

**Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on September 27, 2023. Project last reviewed at Full Commission on April 10, 2024.**

[17 West Ortega Street Historic Significance Report\\*](#)  
[9-15 West Ortega Street Historic Significance Report\\*](#)  
[614 Chapala Street Historic Significance Report\\*](#)

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

**Final Approval with the condition that the awnings with curved fabric shall have a ridged frame that follows the same curve.**