



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

SEPTEMBER 10, 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, Ooley, Butler, Doordan, Drury, Lenvik, Lodge, and McClure (at 1:33 p.m.)

Commissioners absent: Ensberg

Staff present: Reidel and Carman

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Kevin Boss was acknowledged.

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **August 27, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **August 27, 2025**, as submitted.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **August 27, 2025.**

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **August 27, 2025**, as submitted.

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

D. Ratification of action taken on the Consent Calendar of **September 10, 2025.**

Consent Calendar September 10, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 1014 Santa Barbara St	APN: 029-212-025 PLN: 2025-00331 Zone: C-G	Ten Fourteen Partners / David Beaver, Ten Fourteen Partners, LLC and Leslie Colasse, Sculpt Architects	Project Design Approval and Final Approval with findings.
2.	Project Design Approval and Final Approval 130 E Cota St	APN: 031-201-004 PLN: 2025-00343 Zone: P-R	City of Santa Barbara / Holly Garcin, Parks and Recreation Department	Project Design Approval and Final Approval with findings.

Motion: Ratify the Consent Calendar of **September 10, 2025**, as reviewed by Commissioners McClure and Ooley (Item B).

Action: Ooley / Drury, 8/0/0. (Ensberg absent.) Motion carried.

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

- Commissioner Doordan announced the exhibition Santa Barbara 1925 - 2025: A Portrait in Maps at Casa De La Guerra, which is open starting Thursday, September 11, 2025 through the end of the year.

F. Subcommittee Reports:

No subcommittee reports.

(1:45PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- 509 STATE ST**

Assessor's Parcel Number: 037-172-009

Zone: M-C

Application Number: PLN2025-00310

Owner: SB 509 State LLC

Louis Silverman, Representative Member

Applicant: Beth Saracino, WJCA, Inc.

(Listed on the Historic Resources Inventory as a contributing historic resource in El Pueblo Viejo Landmark District, Part I. Proposal for new patio pendant lights and string lights to replace existing, as well as new mural wall art framed by tile. Upon the Historic Landmarks Commission's approval of the Minor Alteration Findings, 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 and Final Approval are requested. Project Compatibility Findings and Minor Alterations Findings are required. The project was last reviewed on August 13, 2025.

Actual time: 1:37 p.m.

Present: Linda Osmundsen, Senior Manager of Development for Ghirardelli Chocolate and Jeffrey Pelo, Art Director for Ghirardelli Chocolate.

Staff comments: Ms. Reidel reminded the Commission that the content of the mural is exempt from review, but its size and location can receive commentary. She also stated that this is the third hearing for the project and thus an action or extension will be required per the Permit Streamlining Act.

Public comment opened at 1:43 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with 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.
2. 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: Lodge / Butler, 8/0/0. (Ensberg absent.) Motion carried.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 1:50 TO 2:17 P.M. ***

(2:30PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**2. 301 E YANONALI ST**

Assessor's Parcel Number: 017-630-005
Zone: M-1/SP-2/SD-3
Application Number: PLN2022-00474
Owner: Yanonali Street Holdings LLC
Jack Nathan, Representative Member
Applicant: John Cuykendall, DMI - Commercial Real Estate Services

(Located in El Pueblo Viejo Landmark District, Part I. The project consists of the removal of the existing landscape storage yard and the construction of approximately 40,000 square feet of nonresidential floor area, 98 vehicle parking spaces, and 18 bicycle spaces on a 3.04-acre lot at the corner of East Yanonali Street and Garden Street. The development would consist of two separate buildings around a central courtyard and includes a habitat restoration plan for the adjacent Laguna Channel. The Planning Commission approved a Coastal Development Permit, Development Plan, and Front and Interior Setback Modifications, and determined that the project qualifies for an exemption from further environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15183, on July 3, 2025.)

Project Design Approval is requested. Project Compatibility Findings are required. The project was last reviewed on January 29, 2025.

Actual time: 2:17 p.m.

Present: Kathleen Kennedy, Project Planner, City of Santa Barbara; Brian Cearnal, Cearnal Collective; Matthew Chua, Cearnal Collective; and Joseph Miller, Owner.

Public comment opened at 2:31 p.m., and as no one wished to speak, it closed.

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

1. The Commission thanks the applicant for their hard work and for listening and responding appropriately to their comments.
2. Study adding Mediterranean detailing to the corner building at Garden and Yanonali streets.
3. Study simplifying the landscape design at the corner of Garden and Yanonali streets through refining the type and amount of plants.
4. Study a different solution for the planting along the entrance road/driveway to replace the palm alley. The remainder of the landscaping palette and designs are supportable.
5. The proposed hardscape design is acceptable.
6. The design addressing the activation of Yanonali street is acceptable as proposed.
7. Study window muntins to have more traditional Mediterranean light divisions, focusing on the rectangular windows.
8. Ensure that detailing is robust in scale and materiality.
9. Return with detailing of the tile cap.
10. Integrate a variation of wrought iron into the lighting design.
11. Include placement and size of lighting in the renderings.
12. Make renderings as accurate as possible for clarification. Consider a model or video to help understand planting and how it interacts with the architecture.

13. 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 acceptable with further study for Final Approval.

Action: Ooley / Doordan, 8/0/0. (Ensberg absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 3:30 P.M. ***