



City of Santa Barbara

Historic Landmarks Commission

Minutes

Meeting Date: Wednesday, April 22, 2026

Meeting Time: 1:30 PM

Meeting Location: David Gebhard Public Meeting Room
630 Garden Street, Santa Barbara CA, 93101

Review Body Members: Anthony Grumbine, Chair; Robert Ooley, Vice Chair; Keith Butler; Dennis Doordan; Cass Ensberg; Ed Lenvik; Sheila Lodge; Charles McClure

Advisory Liaisons: Dr. Glenn Russell, Archeology Liaison; Kristen Sneddon, City Council Liaison; Donald DeLuccio, Planning Commission Liaison

Staff Liaisons: Tava Ostrenger, Chief Assistant City Attorney; Ted Hamilton-Rolle, Design Review Supervisor; Ashley Thomas-Pate, Architectural Historian; Heidi Reidel, Associate 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 (at 1:37 p.m.), Butler, Ensberg, Lenvik, Lodge, and McClure

Commissioners absent: Doordan

Staff present: Thomas-Pate; Sebastian Herics, Assistant Planner; and Carman

General Business

A. Public Comment:

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of April 8, 2026.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **April 8, 2026**, as submitted.

Action: Butler / Lenvik, 5/0/1. (Lenvik abstained. Ooley and Doordan absent.) Motion carried.

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of April 8, 2026.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **April 8, 2026**, as submitted.

Action: Butler / Lenvik, 5/0/1. (Lenvik abstained. Ooley and Doordan absent.) Motion carried.

D. Ratification of action taken on the Consent Calendar of April 22, 2026.

Consent Calendar April 22, 2026:

Item	Review Type & Address	APN/PLN/Zone	Owner/Applicant	Action
A.	Project Design Approval and Final Approval 1525 Santa Barbara St	APN: 027-241-026 PLN: 2025-00451 Zone: R-M	Erin Wilson, Unitarian Society of SB / Everett Woody, Garcia Architects	Project Design Approval and Continue to Staff for Final Approval with findings.
B.	Project Design Approval and Final Approval 222 W Carrillo St	APN: 039-271-013 PLN: 2025-00038 Zone: C-G	Tyler Duncan; 222-238 W Carrillo, LLC / Jan Hochhauser, Hochhauser Blatter Architecture and Planning	Project Design Approval and Final Approval with findings.

C.	Project Design Approval and Final Approval 223 E De La Guerra St	APN: 031-012-027 PLN: 2025-00534 Zone: C-G	Thomas Foley; 800 SB Street Company, LLC / Alex Weather, Outset Architecture	Project Design Approval and Continue to Staff for Final Approval with findings.
D.	Project Design Approval and Final Approval 401 State St	APN: 037-211-018 PLN: 2025-00072 Zone: M-C	Watanabe Shaohong Living Trust; Shaohong Watanabe, Trustee / Michael Ober, Vanguard Planning Inc.	Project Design Approval and Final Approval with findings.
E.	Project Design Approval and Final Approval 5 W Canon Perdido St	APN: 037-400-007 PLN: 2024-00184 Zone: C-G	Sphear Investments, LLC; Nadia Ajlouni, Business Owner / David Watkins, David Watkins Design, LLC	Project Design Approval and Final Approval with findings.
F.	Review After Final Approval 1014 Santa Barbara St	APN: 029-212-025 PLN: 2025-00331 Zone: C-G	David Beaver, Ten Fourteen Partners, LLC / Leslie Colasse, Sculpt Architects	Approval of Review After Final.

Motion: Ratify the Consent Calendar of **April 22, 2026**, as reviewed by Vice Chair Ooley and Commissioner McClure.

Action: Butler / Lenvik, 6/0/0. (Ooley and Doordan absent.) Motion carried.

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

1. Commissioners Grumbine and McClure stated that they will need to leave by 4:00 p.m.

F. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

Historic Structures Report (1:45pm)

1. 1617 Olive St

Assessor's Parcel Number: 027-202-011
Zoning Designation: R-M
Application Number: PRE2026-00061
Owner: Steven Luff
Applicant: Tristan Cravens, SB Permitting

(Review of a Phase 1 Historic Resource Report for the Art Moderne style residence designed by Alex D'Alfonso in 1939.)

Requesting acceptance of a Phase 1 Historic Resource Report prepared by Long Historic Preservation Services, LLC. The report concluded that the property is not eligible as a historic resource.

Actual time: 1:37 p.m.

Present: Amber Long, Long Historic Preservation Services, LLC.

Public comment opened at 1:42 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Ooley / Butler, 7/0/0. (Doordan absent.) Motion carried.

Historic Structures Report (2:00pm)

2. 204 E Alamar Ave

Assessor's Parcel Number: 053-292-008
Zoning Designation: RS-7.5
Application Number: PRE2026-00052
Owner: Cristopher L. Smith
Applicant: Tristan Cravens, SB Permitting

(Review of a Phase 1 Historic Resource Report for the Minimal Traditional style residence built in 1947.)

Requesting acceptance of a Phase 1 Historic Resource Report prepared by Long Historic Preservation Services, LLC. The report concluded that the property is not eligible as a historic resource.

Actual time: 1:47 p.m.

Present: Amber Long, Long Historic Preservation Services, LLC.

Public comment opened at 1:52 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Ooley / Lodge, 7/0/0. (Doordan absent.)

The Commission Recessed From 1:53 to 2:01 P.M.

In-Progress Review (2:15pm)

3. 101 Garden St

Assessor's Parcel Number: 017-630-008; -009; -018; -021; -024; & -027

Zoning Designation: HRC-2/SP-2/SD-3

Application Number: PLN2019-00052

Owner: Wright Family H. Limited Partnership

Applicant: Carolyn Groves, Dudek

(The project site is located within the El Pueblo Viejo Landmark District, Part I. The project consists of the merger of six lots, removal of all existing structures, and construction of a new 178,919-square-foot (net) hotel containing 250 rooms (130 "extended stay" rooms; 120 "select service" rooms) and six affordable housing units (5 low-income studios and 1 moderate-income two-bedroom unit) under State Density Bonus Law, and an 85,298-square-foot subterranean parking garage on a 4.53-acre site at the southwest corner of Garden and E. Yanonali Streets. Hotel guest amenities include a library, bar, lounge, 208-square-foot market, media salon, meeting rooms, living room, breakfast area, outdoor seating areas with spa, courtyard with pool and spa, fitness room, and a 7,500-square-foot roof deck. The project includes 267 vehicle parking spaces (238 subterranean and 29 at-grade), 52 bicycle parking spaces (32 subterranean and 20 at-grade), and 8 bicycle rental parking spaces. The Planning Commission, and the City Council on appeal, approved a Parking Modification, Development Plan, and Coastal Development Permit, and found that the project qualifies for an exemption from further environmental review

under Section 15183 [Projects Consistent with a Community Plan, General Plan, or Zoning] of the California Environmental Quality Act (CEQA) Guidelines.)

No final appealable action will take place at this meeting. Project received Project Design Approval on July 16, 2025, which is when it was last reviewed. Proposed revisions involve responses to HLC comments, pool shape, courtyard, landscaping, porte-cochere, mechanical equipment screening, and decorative elements.

Actual time: 2:01 p.m.

Present: Carly Earnest, Associate Planner; Brian Cearnal, Cearnal Collective; David Carbajal, Owner's Representative; Logan Cavender, Architect Orange; Lalaine Tanaka, Architect Orange; and Courtney Jane Miller, CJM::LA.

Public comment opened at 2:27 p.m., and as no one wished to speak, it closed.

Written correspondence from Steve Johnson was acknowledged.

Motion: Continue indefinitely with the following comments:

1. The Commission thanks the applicant for continued development of the project and are supportive of it.
2. The color scheme, material palettes, and plant choices are generally acceptable as presented, though the Commission would like to see additional studies with more vibrant, brighter, and Santa Barbara themed colors.
3. Continue to study the venting on the walls to be as aesthetically pleasing as possible or minimized.
4. Continue to study the porte-cochere and consider ways to accentuate it further. The tile roof is supportable, but the Commission recommends studying the gable end.
5. Awnings should be canvas instead of metal.
6. Study ways to add more "Santa Barbara poetry" to the building through color, tile, or other detailing to clarify that the building is in Santa Barbara instead of another coastal city.
7. The change in direction of the lawn is acceptable.
8. Landscape developments are generally supportable and going in a great direction.
9. The Commission is open to copper gutter alternatives for cost concerns.
10. Study lighting as details are developed, especially for the porte-cochere and main entrance.

11. The Commission understands that the operation of the pool is not in their purview and that there are competing needs of the project, but are concerned that it may be too small.

Action: Ooley / Lodge, 7/0/0. (Doordan absent.) Motion carried.

Meeting Adjourned at 3:24 P.M.