



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

APRIL 8, 2026

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
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, 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 1:32 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Butler, Doordan, Ensberg, Lodge, and McClure (absent from 2:20 – 3:22 p.m.)

Commissioners absent: Ooley and Lenvik

Staff present: Ellen Kokinda, City Planner (until 2:20 p.m.); Hamilton-Rolle (until 2:00 p.m.); Thomas-Pate; Reidel; and Carman

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Norris Goss and Kevin Boss was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **March 25, 2026**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **March 25, 2026**, as submitted.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **March 25, 2026**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **March 25, 2026**, as submitted.

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

D. Ratification of action taken on the Consent Calendar of **April 8, 2026**.

Consent Calendar April 8, 2026:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	Concept Review 215 Bath St.	APN: 033-031-022 PLN: 2024-00298 Zone: R-4 / SD-3	215 Bath LLC; Chris Parker, Representative Member / Ginger Andersen, Brownstein Hyatt Farber Schreck LLP	Continued indefinitely to the Staff Hearing Officer.
B.	Project Design Approval and Final Approval 22 W Islay St.	APN: 027-031-017 PLN: 2026-00076 Zone: R-MH	Laura L Drammer Family Trust; Laura Drammer, Trustee / Michael Ober, Vanguard Planning Inc.	Project Design Approval and Final Approval with findings.
C.	Project Design Approval and Final Approval 1115 State St.	APN: 039-231-035 PLN: 2026-00105 Zone: C-G	James P. Knell, General Partner of 1129 State Street, LP / Brittany McCurdy, Silver State Refrigeration	Project Design Approval and Final Approval with findings.
D.	Project Design Approval and Final Approval 514 State St.	APN: 037-173-037 PLN: 2026-00089 Zone: M-C	514 & 516 State Street LLC; Lesley Gourley and Judy Garrett, Representative Members / Joseph Hobi, STD Construction Inc.	Project Design Approval and Continue to Staff for Final Approval with findings.
E.	Final Approval 924 Garden St.	APN: 029-301-044 PLN: 2026-00011 Zone: C-G	Nick Tompkins / Shanar Moslehy, The Cearnal Collective LLP	Final Approval as submitted.

Motion: Ratify the Consent Calendar of **April 8, 2026**, as reviewed by Vice Chair Ooley and Commissioner McClure.

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

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

1. Mr. Hamilton-Rolle introduced the new Architectural Historian, Ashley Thomas-Pate.
2. Ellen Kokinda, City Planner, announced that the State Street Master Plan will be heard by the City Council on April 28, 2026.
3. Commissioner Ensberg requested an update on agendizing a discussion item regarding the HLC and its purpose.

4. Commissioner Lodge requested an update on when the State Street Master Plan will come to HLC for review.

F. Subcommittee Reports:

No subcommittee reports.

(1:45PM) CONTINUED ITEM: HISTORIC RESOURCE SURVEY

1. DRAFT SAN ROQUE HISTORIC CONTEXT STATEMENT AND HISTORIC RESOURCES SURVEY REPORT

Reference Number: CITY2026-00005

Applicant: Sarah Corder, Consultant, South Environmental

(Review the Draft San Roque Historic Context Statement and Historic Resources Survey Report prepared by South Environmental. Upon receiving a grant from the California Office of Historic Preservation, the City of Santa Barbara partnered with South Environmental to prepare a historic context statement for the San Roque neighborhood and conduct a historic resources survey to identify and document potentially significant properties that may be eligible for local designation.)

Requesting acceptance of the San Roque Historic Context and Resource Survey. This decision is not appealable. Last reviewed on March 11, 2026.

Actual time: 1:42 p.m.

Present: Sarah Corder, South Environmental.

Public comment opened at 1:54 p.m.,

The following individuals spoke:

1. Mimi Greenberg
2. Rodney Utt
3. Mary Linthicum

Written correspondence from Mary Louise Days and Stephen Dana was acknowledged.

Public comment closed at 2:08 p.m.

Motion: Accept the San Roque Historic Context Statement and Historic Resource Survey with the following comments:

1. The Commission finds the report to be strong and is very supportive of it.
2. The Commission appreciates and acknowledges all the work that has gone into this report.
3. The Commission believes this is such important work because it helps both owners and the community as a whole to understand the benefits in owning historically significant properties.
4. The Commission appreciates the incorporation of community feedback into the report.

5. The Commission notes that one of the criteria for designation is association with people or events of significance which is not always visible or apparent through a title search. These situations are where additional research can uncover evidence that justifies inclusion.

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

(2:15PM) NEW ITEM: CONCEPT REVIEW

2.

128 W MICHELTORENA ST

Assessor's Parcel Number: 027-222-016
Zone: R-MH
Application Number: PLN2025-00275
Owner: Jean-Louis Kaminski
Applicant: Alex Pujo

(Listed on the Local Register of Historic Places, only the sandstone retaining wall, constructed c. 1870-1940, along West Micheltorena Street qualifies as an important historic resource. Proposal to demolish the non-historic buildings on site and construct a new 1,848-square-foot, two-story, single-unit residence with a roof tower and roof deck. Project includes a new 253-square-foot garage, trash enclosure, hardscape, landscape, trellis, and wood fence. A new 509-square-foot attached Accessory Dwelling Unit (ADU) is proposed under a separate permit. A Minor Zoning Exception is requested to allow the fence/trellis to exceed eight feet in the interior setback.)

No final appealable action will be taken at this meeting. Project Compatibility Findings, Minor Zoning Exception Findings, and Mechanical Equipment Waiver Findings will be required for Project Design Approval.

Actual time: 2:20 p.m.

Commissioner McClure is consulting on this project and made the following statement before joining the applicant team: "The State Fair Political Practices Act (FPPC) regulation 18702.4 (b) (5) states that an official may appear before a design or architectural review committee of which he or she is a member to present, explain, architectural or engineering drawings which the official has prepared for a client. Commissioner McClure is a sole practitioner and is using this exception understanding certain limits regarding advocating on behalf of their client."

Present: Alex Pujo, Applicant; JL Kaminski, Owner; and Charles McClure, Landscape Architect.

Staff comments: Ms. Reidel stated that as currently designed this project triggers an Open Yard Modification, a Reconstruction of Nonconforming Structures Modification for the garage, two Minor Zoning Exceptions, and a Mechanical Equipment Waiver. The applicant has not officially applied for these modifications yet but would like the HLC to comment on the aesthetic appropriateness of them should they choose to move forward as those comments may be used to go to the Staff Hearing Officer (SHO). However, if the applicant decides to redesign, the project will return to the HLC for a second concept review before it goes to SHO.

Public comment opened at 2:39 p.m.,

The following individual spoke:

1. Douglas Beard

Public comment closed at 2:42 p.m.

Motion: Continue indefinitely with the following comments:

1. The Commission thanks the applicant for their hard work, the design they are bringing forward, and improvement of the neighborhood.
2. The Commission is thankful for the applicant's care for the historic stone wall and for keeping as much as possible by integrating it into the improvements.
3. The mass, bulk, scale, and general design of the project is commendable and is going in the right direction.
4. The tower element should be less dominant and integrated more into the rectangular massing of the design. Return with imagery looking at other angles as well.
5. Incorporate more color especially towards the front through inclusion of tiles, awnings, or other elements that bring more life to the structure.
6. The landscape plan is generally supportable as currently proposed.
7. The windows should be less in type, number, shape, and non-horizontal. Consider separating the square windows with plaster in between so they are not horizontal in proportion and/or muntins as part of divisions.
8. Continue to refine the roof deck, especially with the privacy of the neighbor in mind. Study in three dimensions and return to the HLC with those studies.
9. The height of the fence and vine solution is supportable for the Minor Zoning Exception.
10. The Open Yard Modification is also supportable given the specifics of this lot and design.
11. The garage design is going in the right direction.
12. Spanish revival as a general style is acceptable for this design.

Action: Butler / Lodge, 5/0/0. (Ooley, Lenvik, and McClure absent.) Motion carried.

(3:00PM) CONTINUED ITEM: CONCEPT REVIEW

3.

901 STATE ST

Assessor's Parcel Number: 039-321-015

Zone: C-G

Application Number: PLN2025-00428

Owner: Music Academy of the West
Shauna Quill, President, CEO

Applicant: Heidi Jones, Meraki Land Use Consulting, LLC.

(Located in El Pueblo Viejo Landmark District, Part I. Proposal for the redevelopment of the existing three-story commercial building to provide a new performance hall, dressing rooms, offices, private recording studio spaces, practice rooms, teaching studios, an ensemble/percussion studio, student lounge and a rooftop event space. The project includes new stair and elevator towers to allow access to all levels including the basement and rooftop lobby. The project proposes construction of 2,995 square feet of new nonresidential floor area and a height increase to accommodate the tower additions. The project was designated a Community Benefit Project by City Council on December 16, 2025. As currently designed, the project requires HLC approval of a Development Plan for the new nonresidential floor area. Prior to HLC approval of the Development Plan, Planning Commission must make the

required height findings to allow the proposed additions to exceed the maximum height limit of 45 feet in the C-G zone. A Voluntary Lot Merger is also proposed for APNs 039-321-015 and -029.)

No final appealable action will take place at this meeting. Project Compatibility Findings and Development Plan Findings will be required for Project Design Approval. Project last reviewed on December 3, 2025.

Actual time: 3:22 p.m.

Present: Carly Earnest, Associate Planner; Heidi Jones, Meraki Land Use Consulting, LLC; and Michael Holliday, DMHA Architecture.

Staff comments: Ms. Earnest requested comments on the height findings as the project was designated as a Community Benefit Project by City Council since it was last heard by the HLC. This designation allows the applicant to propose the requested amount of non-residential square footage as well as to exceed the 45 foot height limit up to 60 feet. Planning Commission (PC) will make the required height findings but the project will return to HLC for Project Design Approval and Development Plan Approval.

Public comment opened at 3:35 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Planning Commission with the following comments:

1. The Commission thanks the applicant team for a wonderful project, for listening well to comments, and for responding in an artful way.
2. The new tower design and new heights of both towers are supportable and appropriate.
3. Omit all palms, or at least those visible from the street, in the landscaping palette.
4. Continue to study the corner of the tower by making the corner massing more solid through either shrinking the opening on the sidewalk or another solution.
5. The Community Benefit Project Height Findings are generally supportable.

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

(3:30PM) FINAL APPROVAL

4. 320 W CARRILLO ST

Assessor's Parcel Number: 039-262-033
Zone: C-G
Application Number: PLN2023-00408
Owner: Lawrence Broida
Applicant: Steve Nuhn

(Located in El Pueblo Viejo Landmark District, Part I and designated a Structure of Merit, the Bates House was constructed in 1904 in the Queen Anne Free Classic style. Proposal for a new 4-story, 35-unit residential building, the onsite relocation of the existing historic resource. The project would be developed under the City's Average Unit-Size Density Incentive (AUD) program and State Density Bonus law. Project includes demolition of the existing one-story commercial building, two-car garage, and 21 surface parking spaces. The Structure of Merit would be relocated from the rear of the property to the front of the property along West Carrillo Street and would be converted back to a duplex with (2) three-bedroom units. Vehicle access to the site would occur at the rear of the property. The two existing driveways along West Carrillo Street would be removed. Five onsite trees would be removed.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on May 22, 2024. Project last reviewed in-progress on January 14, 2026.

Actual time: 3:56 p.m.

Present: Kelly Brodison, Associate Planner; Brian Cearnal, Cearnal Collective; Steve Nuhn, Cearnal Collective; and Nicole Horn, CJM::LA.

Public comment opened at 4:11 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with the condition that the two additional trees as presented in the meeting are acceptable and the comment that the plans demonstrate substantial conformance to the plans that received Project Design Approval on May 22, 2024.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 4:17 P.M. ***