



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MARCH 11, 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
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, Butler, Doordan (at 1:53 p.m.), Ensberg, Lenvik, Lodge, Ooley, and McClure (absent from 2:16 – 2:59 p.m.)

Commissioners absent: None

Staff present: Hamilton-Rolle (until 2:16 p.m.), Reidel, and Carman

GENERAL BUSINESS

A. Public Comment:

The following individuals spoke:

1. Cheri Rae
2. Rick Closson

Written correspondence from Kevin Boss was acknowledged.

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

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

Action: Ooley / Butler, 6/0/1. (Ensberg abstained. Doordan absent.) Motion carried.

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

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

Action: Butler / Ooley, 6/0/1. (Ensberg abstained. Doordan absent.) Motion carried.

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

1. Ms. Reidel announced that a new Architectural Historian has been hired and will be starting in April with more information to come.

2. Commissioner Ensberg:

a. Announced that she attended the planting event for the young Italian Stone Pines on Anapamu Street to restore the iconic landmark alley.

b. Requests a future agenda item that would open a discussion about the HLC including its purpose, responsibilities, and current challenges.

E. Subcommittee Reports:

Commissioner Lenvik reported on the State Street Advisory Committee.

Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) DISCUSSION ITEM

1. 9 W FIGUEROA ST

Assessor's Parcel Number: 039-281-041

Zone: C-G

Reference Number: CITY2026-00008

Owner: City of Santa Barbara

Applicant: Chelsey Swanson, Project Planner

(Request for feedback and direction to staff regarding proposal to make short-term enhancements in the paseo adjacent to City Lot 3. Proposal to demolish six concrete columns, patch pavement, apply "StreetBond" epoxy layer throughout paseo, add overhead string lighting, add a large pot with landscaping in front of an existing transformer, refresh existing landscaped planters, and remove security fencing.)

No final appealable action will be taken at this meeting.

Actual time: 1:48 p.m.

Present: Sarah Clark, Downtown Services Manager; Chelsey Swanson, Project Planner; and Edward France, Downtown Plaza Parking Manager

Staff comments: Mr. Hamilton-Rolle stated that staff is seeking direction on the proposed short term enhancements of the paseo adjacent to City Lot 3. Staff would like to proceed with demolition of the four columns under administrative approval, which is proposed today. Improvements presented are minor in scope and leave the option open for future enhancements.

Public comment opened at 1:59 p.m.,

The following individual spoke:

1. Rick Closson

Public comment closed at 2:01 p.m.

Discussion held. The Commission is supportive of the alterations as proposed.

(2:00PM) PROJECT DESIGN APPROVAL

2. [712 SAN PASCUAL ST](#)
Assessor's Parcel Number: 037-063-014
Zone: R-M
Application Number: PLN2025-00056
Owner: Blazewicz William D Living Trust
William Blazewicz, Trustee
Applicant: Brooke VanDuyne, Sherry & Associates Architects

(Listed on the Historic Resources Inventory, constructed in 1910 in the Craftsman style. Proposal to demolish the existing one-car garage and construct a new detached accessory structure that includes a new two-car garage and two new residential units. Project includes new landscaping. The project qualifies for an exemption from further environmental review under Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines.)

Project Design Approval is requested. Project Compatibility Findings are required. Project last reviewed on April 23, 2025.

Actual time: 2:16 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: Brooke VanDuyne, Sherry & Associates Architects and Charles McClure, Landscape Architect.

Staff comments: Ms. Reidel stated that in the previous minutes for this item on April 23, 2025, it was announced as a staff comment by Nicole Hernandez that a Phase 2 Historic Structures/Sites Report (HSSR) would be completed if the Commission felt the project was ready. This was incorrect and given that no structural changes are being proposed to the historic resource, a Phase 2 HSSR is not required.

Public comment opened at 2:32 p.m., and as no one wished to speak, it closed.

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

1. The balcony overhang for the cantilever knee brace should visually align with the post and support. No ridge board should be used but exposed tails are encouraged.
2. The double hung windows at the stair landing should look like casement windows, similar to the small casements on either side of the picture windows on the third floor.
3. Continue to study the garage doors with suggestions including breaking up the vertical panels, increasing the divisions of the glass portion or eliminating the glass altogether, and adding a false post between the two functioning doors so it appears there are two smaller doors.
4. Return with samples of the proposed colors, including a sample of the existing color, and note that colors are to be matching or complementary. It would be acceptable if the applicant would like to bring multiple options.
5. 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.

Action: Ooley / Ensberg, 5/0/2. (Lenvik and Lodge abstained. McClure absent.) Motion carried.

The ten-day appeal period was announced.

(2:45PM) NEW ITEM: CONCEPT REVIEW

3. DRAFT SAN ROQUE HISTORIC CONTEXT AND RESOURCE SURVEY

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.)

No final appealable action will be taken at this meeting. Deadline to submit public comment is Monday, March 23, 2026.

Actual time: 2:59 p.m.

Present: Ellen Kokinda, City Planner and Sarah Corder, South Environmental.

Staff comments: Ms. Kokinda stated that the previous City Architectural Historian, Nicole Hernandez, reviewed the current draft prior to her December 2025 retirement. Ms. Hernandez agreed with the conclusions and recommendations of the survey, as did Chair Grumbine and Commissioner Doordan who also reviewed the draft as the Commission's historians.

Public comment opened at 3:14 p.m.,

The following individuals spoke:

1. Robert Mocny
2. Mary Louise Days
3. Molly Linthicum

Public comment closed at 3:20 p.m.

Motion: Continue to April 8, 2026 with comments:

1. The Commission is extremely pleased with the report and thanks everyone involved for their hard work. Additionally, the Commission thanks retired Architectural Historian Nicole Hernandez for her work in securing the grant for the project and coordination of outreach.
2. The Commission thinks the level of outreach performed and community input received is excellent and the report gives us a great framework to continue with this neighborhood and the discussion of it.
3. The Commission appreciates the thoroughness of the report.
4. The Commission acknowledges that although comprehensive historical reports have evolved, referencing the restrictive housing covenants is important to have an honest and persuasive history.
5. The Commission is pleased to see contractors/builders included in the report.
6. The Commission encourages the public to discuss this report with neighbors and to contact the HLC Secretary at HLCSecretary@SantaBarbaraCA.gov through March 23, 2026 with any questions or further public comment.

Action: Doordan / Ooley, 8/0/0. Motion carried.

*** MEETING ADJOURNED AT 3:45 P.M. ***