



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION MINUTES AUGUST 27, 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, Ensberg (at 1:33 p.m.), Lenvik, Lodge, and McClure

Commissioners absent: None

Staff present: Hernandez (at 2:57 p.m.), Reidel, and Carman

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Gregory Dahlen

B. Approval of the minutes of the Historic Landmarks Commission meeting of **August 13, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **August 13, 2025**, as submitted.

Action: Drury / Butler, 9/0/0. Motion carried.

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **August 13, 2025.**

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **August 13, 2025**, as submitted.

Action: Ooley / Lodge, 9/0/0. Motion carried.

D. Ratification of action taken on the Consent Calendar of **August 27, 2025.**

Consent Calendar August 27, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	Review After Final Approval 1708 Paterna Rd	APN: 019-184-009 PLN: 2024-00118 Zone: RS-15	Daniel and Kimberly Crocker / Jennifer Lewis, Harrison Design	Approval of Review After Final.
B.	Project Design Approval and Final Approval 116 E Valerio St	APN: 027-191-012 PLN: 2025-00261 Zone: R-M	First Church of Christ, Scientist, Santa Barbara; Chris Jones, Representative Member / Peter Brunjes	Project Design Approval and Final Approval with findings.
C.	Project Design Approval and Final Approval Alameda Park	APN: 029-011-001 PLN: 2025-00313 Zone: P-R	City of Santa Barbara / Holly Garcin, Parks and Recreation	Project Design Approval and Final Approval with findings.
D.	Project Design Approval and Final Approval 528 Brinkerhoff Ave	APN: 037-163-019 PLN: 2024-00397 Zone: C-G	Terence Alemann, HLS Training Corporation / Michael McGuire, McGuire Project Management	Project Design Approval and Final Approval with conditions and findings.
E.	Concept Review 321 E Islay St	APN: 027-051-012 PLN: 2025-00360 Zone: RS-15	Mary Jo Negle and Benjamin Abrams / Paul Zink	Continued indefinitely.

Straw vote: How many Commissioners can support bringing Item E, 321 E Islay St, up to be reviewed by the Full Commission? 3/6 Failed

Motion: Ratify the Consent Calendar of **August 27, 2025**, as reviewed by Commissioners Ooley and McClure.

Action: Ooley / Butler, 7/2/0. (Drury and Lodge opposed.) Motion carried.

Commissioners Lodge and Drury opposed the motion because they believe that Item E, 321 E Islay St, should be reviewed by the Full Commission due to its significance as a Structure of Merit and concerns from public commenters.

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

1. Ms. Reidel announced that the development project at Paseo Nuevo is tentatively scheduled for a one-time pre-application consultation with the HLC on September 24, 2025. Vice Chair

Ooley volunteered to represent the HLC's comments on the project at the subsequent Planning Commission review on October 9, 2025.

2. Chair Grumbine announced the new book, *A Guide to Santa Barbara Architecture and Points of Interest*, written by Vice Chair Ooley.
3. Commissioner Ensberg announced that the Santa Barbara County Arts Commission has put out an ad for a window artwork competition, which is accessible online through their website.
4. Commissioner Drury announced that he will need to leave the meeting by 6:00 p.m.

F. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) DISCUSSION ITEM

1. [1130 STATE ST](#)
Assessor's Parcel Number: 039-232-020
Zone: C-G
Reference Number: PLN2025-00008
Staff: Tess Harris, State Street Master Planner

(Contributing historic resource in El Pueblo Viejo Landmark District, Part I, the original Federal Post Office Building, was constructed in 1912–1914, and the Santa Barbara Museum of Art was constructed in 1941 in the Mediterranean style. The Museum of Art will be wrapping the stairs with temporary artwork, in conjunction with “The Impressionist Revolution: Monet to Matisse” exhibit that is coming to the Museum of Art from October 5, 2025, through January 25, 2026. The Museum of Art will also be trimming hedges to match historic photographs from 1950 and 1975, which will allow more visibility for the community to see the Museum of Art building.)

No final appealable decision will take place at this hearing.

Actual time: 1:57 p.m.

Present: Tess Harris, State Street Master Planner; Amada Cruz, CEO of the Santa Barbara Museum of Art; and Lindsey Garrison, Director of Communications for the Santa Barbara Museum of Art.

Public comment opened at 2:08 p.m.,

The following individual spoke:

1. Darcy Roberts

Public comment closed at 2:08 p.m.

Discussion held.

(1:55PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**2.****15 E ORTEGA ST**

Assessor's Parcel Number: 037-092-014
Zone: C-G
Application Number: PLN2024-00256
Owner: 710 State St Partners
James Rafferty, Representative Member
Applicant: James Rafferty, The Press Room

(Located in El Pueblo Viejo Landmark District, Part I. Proposed parklet in the public right-of-way in front of the existing commercial building. 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 and Final Approval are requested. Project Compatibility Findings are required. Project last reviewed on August 13, 2025.

Actual time: 2:18 p.m.

Present: Paul Poirier, Poirier + Associates Architects.

Staff comments: Ms. Reidel stated that Public Works reviewed the project preliminarily and will review again during the Public Works Permit process once the HLC grants Final Approval.

Public comment opened at 2:25 p.m., and as no one wished to speak, it closed.

Written correspondence from Kevin Boss was acknowledged.

Public comment re-opened at 2:28 p.m.,

The following individuals spoke:

1. Darcy Roberts
2. Darrel Jackson

Public comment closed at 2:30 p.m.

Motion: Project Design Approval and Final Approval with the following conditions and findings:

1. The approved paint color is number 6107, Nomadic Desert.
2. Replace rectangular umbrellas with round umbrellas.
3. The umbrella color is appropriate as proposed.
4. The architectural drawings shall reflect the application of the curbing and driveway on both sides of the parklet.
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: Butler / Drury, 6/3/0. (Ensberg, Lenvik, and McClure opposed.) Motion carried.

Commissioners Ensberg, Lenvik, and McClure opposed the motion because they can't make the Project Compatibility Analysis Findings and do not find that the project meets the El Pueblo Viejo Guidelines.

The ten-day appeal period was announced.

(2:30PM) ONE-TIME PRE-APPLICATION CONSULTATION

3. 1315 STATE ST

Assessor's Parcel Number: 039-131-008
Zone: C-G
Application Number: PRE2025-00116
Owner: 1315 State St LLC
Jennifer Steinwurtzel, Representative Member
Applicant: Joe Andrulaitis

(Contributing historic resource to the El Pueblo Viejo Landmark District constructed in 1926, in the Spanish Colonial Revival style by Edwards and Plunkett and drastically altered in 1948–1955. Proposed 1,019 square foot addition at the second floor of the existing commercial building. Project includes remodel of 2,113 square feet of commercial space on the second floor into five residential units, remodel of 3,090 square feet of commercial space on the first floor, and restoration of the storefront.)

No final appealable action will take place at this meeting. Project Compatibility Findings, Major Alteration Findings, and Development Plan Findings will be required for Project Design Approval.

Actual time: 2:57 p.m.

Present: Jennifer Steinwurtzel, Owner and Joe Andrulaitis, Andrulaitis + Mixon Architects.

Staff comments: Ms. Hernandez summarized the history of and alterations to the existing building and recommended that the HLC discuss if the building still retains historic significance given the altered front façade.

Public comment opened at 3:12 p.m., and as no one wished to speak, it closed.

Commission Comments:

1. The Commission is extremely supportive of the project.
2. The applicant has done a great job increasing the structure's historic integrity through both bringing back a lot of the original charm and adding to it.
3. As proposed, the design is very supportable.
4. The Commission believes this is a great model for the Adaptive Reuse Ordinance.
5. The Commission looks forward to seeing the project return for Project Design Approval and Final Approval.

*** MEETING ADJOURNED AT 3:18 P.M. ***