



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JUNE 17, 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 1:33 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Butler, Doordan, Ensberg, Lenvik, Lodge, and McClure

Commissioners absent: Ooley

Staff present: Thomas-Pate; Reidel; Mary Ternovskaya, Assistant Planner; and Joanie Saffell, Commission Secretary

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Kevin Boss was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **May 20, 2026**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **May 20, 2026**, as submitted.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **May 20, 2026**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **May 20, 2026**, as submitted.

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

D. Approval of the minutes of the Historic Landmarks Commission Special meeting of **May 27, 2026**.

Motion: Approve the minutes of the Historic Landmarks Commission Special meeting of **May 27, 2026**, as amended.

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

E. Ratification of action taken on the Consent Calendar of **June 3, 2026**.

Consent Calendar June 3, 2026:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	Project Design Approval and Final Approval 23 E Cabrillo Blvd.	APN: 033-112-006 PLN: 2025-00244 Zone: HRC-2 / SD-3	Ray Mahboob / Don Gragg, Santa Barbara Design & Build	Project Design Approval and Final Approval with findings.
B.	Project Design Approval and Final Approval 9 W Anapamu St.	APN: 039-231-037 PLN: 2026-00088 Zone: C-G	James Knell, 1129 State Street, LP / Sara O'Daniel, David A. Levy & Assoc.	Project Design Approval and Final Approval with findings.
C.	Final Approval 805 Orange Ave.	APN: 037-023-009 PLN: 2025-00363 Zone: R-M	Zacarias & Guadalupe Herrera Living Trust; Zacarias Herrera, Trustee / Luis Tejada	Continued two weeks to June 17, 2026 hearing.

Motion: Ratify the Consent Calendar of **June 3, 2026**, as reviewed by Commissioners Ensberg and Butler.

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

F. Ratification of action taken on the Consent Calendar of **June 17, 2026**.

Consent Calendar June 17, 2026:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	Final Approval 805 Orange Ave.	APN: 037-023-009 PLN: 2025-00363 Zone: R-M	Zacarias & Guadalupe Herrera Living Trust; Zacarias Herrera, Trustee / Luis Tejada	Final Approval with conditions.

Motion: Ratify the Consent Calendar of **June 17, 2026**, as reviewed by Commissioner Ensberg.

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

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

1. Ms. Reidel announced the following:

a. Item 1, 1242 Dover Lane, has been postponed to July 15, 2026.

b. Today's meeting will be Ms. Reidel's last Historic Landmarks Commission hearing. Mary Ternovskaya will be the new HLC Staff Liaison.

2. Commissioner Ensberg announced the following
 - a. Expressed great appreciation for Ms. Reidel.
 - b. Requested a discussion item on the changing laws around Accessory Dwelling Units (ADUs).

H. Subcommittee Reports:

1. Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) STRUCTURE OF MERIT DESIGNATION

1. 1242 DOVER LN

Assessor's Parcel Number: 019-203-002
Zone: RS-15
Application Number: PLN2026-00210
Owner: Phelps Family Trust 07/23/99
Bill Phelps, Trustee
Staff: Ashley Thomas-Pate, Architectural Historian

(Request to adopt resolution 2026-5 designating the 1927 Spanish Colonial Revival designed by architect Leonard A. Cooke as a Structure of Merit.)

Item postponed to the July 15, 2026 agenda.

(2:00PM) HISTORIC RESOURCE REPORT

2. 1432 PORTESUELLO AVE

Assessor's Parcel Number: 049-262-002
Zone: RS-15
Application Number: PRE2026-00081
Owner: Douville Family Trust 6/8/06
Dennis Douville, Trustee
Applicant: Christynn Kanai, Renewal By Andersen

(Review of a Phase 1 Historic Resource Report for the Ranch style residence built in 1963.)

Requesting acceptance of a Phase 1 Historic Resource Report prepared by Alta Archaeological Consulting. The report concluded that the property is not eligible as a historic resource.

Actual time: 2:08 p.m.

Present: Carrie Chasteen, Senior Architectural Historian, Alta Archaeological Consulting.

Public comment opened at 2:13 p.m., and no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(2:15PM) FINAL APPROVAL**3. 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 43,000 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.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on September 10, 2025. Project last reviewed on May 6, 2026.

Actual time: 2:20 p.m.

Present: Brian Cearnal, Cearnal Collective; Matthew Chua, Cearnal Collective; and Brooks Mikkelsen, CJM::LA.

Public comment opened at 2:50 p.m.

The following individual spoke:

1. Jos Fuchs

Public comment closed at 2:51 p.m.

Reopened at 3:02 p.m.

Written correspondence from Omar Corona was acknowledged.

Public comment closed at 3:02 p.m.

Motion: Final Approval with the following comments and conditions:

1. The plans demonstrate substantial conformance to the plans that received Project Design Approval on September 10, 2025.
2. The Commission thanks the applicant and team for this exceptional project, which is extremely well designed and detailed, and looks forward to seeing it built.
3. The cap material on the plaster wall is acceptably done in stone instead of the original tile.
4. Entry sign at the entry of the parking lot shall be a monolith sandstone to be approved by the Sign Committee.
5. The awning color shall be a green color from the City of Santa Barbara color guide.
6. Gravity walls instead of CMU walls with stone veneer are acceptable.

7. All the rest of the detailing and selections are approved as submitted.
Action: Ensberg / Doordan, 7/0/0. (Ooley absent.) Motion carried.

The ten-day appeal period was announced.

(2:45PM) CONTINUED ITEM: IN-PROGRESS REVIEW

4. **101 GARDEN ST**
Assessor's Parcel Number: 017-630-008; -009; -018; -021; -024; & -027
Zone: HRC-2/SP-2/SD-3
Application Number: PLN2019-00052
Owner: Wright Family H. Limited Partnership
Tony Bortolazzo, Representative Member
Applicant: Sarah Marshall, SEPPS

(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.)

No final appealable action will take place at this meeting. Project received Project Design Approval on July 16, 2025. Proposed revisions to the color scheme, exterior venting, porte-cochere, awnings, detailing, elevations, gutters, and lighting. Project last reviewed on April 22, 2026.

Actual time: 3:14 p.m.

Present: Brian Cearnal, Cearnal Collective; Lalaine Tanaka, Architect Orange; and Brooks Mikkelsen, CJM::LA.

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

Motion: Continue indefinitely with the following comments:

1. The Commission thanks the applicant for continued development and progress. The Commission is very supportive of the project, and it continues to be developed well.
2. The bonderized metal gutters instead of copper are acceptable as proposed.
3. The fabric awning color and material palette in general is acceptable. Include an awning study using Santa Barbara colors.
4. Continue to study the color palette of windows and plaster.
5. Continue to study the fireplace, including the size of the opening and the chimney cap, with decorative iron or terracotta or other traditional solution.
6. Lighting palette is generally supportable.

7. The air condition grille seems like it is heading in a good direction. Study sizing and patterns and return with samples and findings.
8. The wood pedestrian gate is a great design feature. Study piers or stepping up the wall to the level of the gate.
9. Include low planting or other device as a wheel stop instead of a standard wheel stop.
10. Explore larger Italian/Mediterranean planter pots of 42 to 48 inches pot designs.
11. Continue to study roof designs. The boosted tile on the roof is not needed but the Commission is supportive either way.
12. Door and window color palette is acceptable as shown. Study having a third color for the doors and windows, dividing it by buildings, similar to the plaster.
13. Continue to refine the main entry design. The current porte-cochere design is a great improvement. Include an enlarged design of the finial at the entry.

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

*** MEETING ADJOURNED AT 4:18 P.M. ***