



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MAY 27, 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 3:00 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Butler, Doordan, Ensberg, Lenvik, Lodge, and McClure (until 6:01 p.m.)

Commissioners absent: Ooley

Staff present: Thomas-Pate (until 6:20 p.m.), Reidel, and Carman

GENERAL BUSINESS

A. Public Comment:

No public comment.

(3:00PM) DISCUSSION ITEM

1. DRAFT STATE STREET MASTER PLAN

Application Number: CITY2026-00012

Applicant: Tess Harris, State Street Master Planner

(During the April 28, 2026 City Council meeting, the City Council reviewed and advanced the Draft State Street Master Plan, directing staff to submit it to the Historic Landmarks Commission and other Commissions and Committees for review and comment before returning to Council with the Final State Street Master Plan. The Historic Landmarks Commission's comments on the Draft State Street Master Plan will be forwarded to the City Council in coordination with Council's review of the Final State Street Master Plan document. The comments received will also be incorporated into the Plan where feasible.)

Actual time: 3:03 p.m.

Present: Tess Harris, State Street Master Planner, City of Santa Barbara; Stefanos Polyzoides, Moule & Polyzoides; and Chris Allaire, Moule & Polyzoides.

Public comment opened at 4:02 p.m.,

The following individuals spoke:

1. Jim Knell
2. Kevin Heim

Written correspondence from Lily Heidger, Kevin Boss, Aaron Richter, Bruce Caron, Kevin Heim, and Guthre Leonard was acknowledged.

Public comment closed at 4:09 p.m.

Public comment re-opened at 4:52 p.m.,

The following individuals spoke:

3. Kevin Boss
4. Sullivan Israel

Public comment closed at 4:54 p.m.

Commission Comments:

1. The Commission thanks the applicant for all their hard work and feels that where the project is today is an exciting step forward. The Commission understands that their role is to give feedback and continue to refine the design until the final plan goes to City Council for review.
2. The Commission unanimously endorses a flexible pedestrian first vision as the framework.
3. The Commission requests further study of the flexible design approach with 30-foot sidewalks and 20-foot travel lane to ensure that proportions are Santa Barbara appropriate and spaces and functions are being incorporated to the street.
4. The Commission expresses favorability for parade accommodations on State Street.
5. The Commission supports the Civic and Commercial District as the first priority investment area. They note that whichever area can get financed first should be the first priority, though considering the state of the blocks in the Civic district, the opportunities it has with adjacent parking lots, and the ability to be the heart of the city, this is appropriate to be the first priority area.
6. The Commission requests that as the project continues to be refined to meet Santa Barbara aesthetics with options such as monuments or fountain at De La Guerra Street and State Street.
7. Include study of how trash and other functions are handled within paseos in order to open them up and make them more pedestrian friendly.
8. Consider ways to make the State Street experience more accessible as a whole including but not limited to accessible buses, access to venues such as the Granada for vehicles designed for transporting individuals with disabilities or accessibility accommodation requirements.
9. Review rolled curb to ensure it complies with Storm Water Management Program (SWMP) requirements and solutions to drainage. Review rolled curb against accessibility standards and cane

detection for individuals with visual impairment. Verify any requirements for truncated domes for the entire length of the rolled curb.

10. Consider incorporating digital infrastructure as part of future planning for the whole area, especially for the arts.
11. Consider including Santa Barbara-specific artistic designs or other artistic elements in the environment including the paving.
12. Consider bollards that don't look like standard bollards and are more Santa Barbara style.
13. The Commission notes that solving for the SWMP infrastructure and utilities are critical for the budget and for an El Pueblo Viejo (EPV) appropriate design, which is currently supportable as proposed.
14. The Commission notes to City Council that they encourage bringing housing downtown with the least amount of delay, however that component can be incorporated into a specific plan with HLC's input to achieve City goals in the EPV.

*** MEETING ADJOURNED AT 6:27 P.M. ***