



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MAY 7, 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
Charles McClure

ADVISORY MEMBER: Dr. Michael Glassow
CITY COUNCIL LIAISON: Kristen Sneddon
PLANNING COMMISSION LIAISON: Donald DeLuccio

STAFF:

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Reidel, Assistant Planner
Kira Esparza, Administrative Assistant

CALL TO ORDER

The Full Commission meeting was called to order at 1:31 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Butler, Doordan, Drury, Ensberg, Lenvik, Ooley, and McClure
Commissioners absent: None
Staff present: Kokinda (until 3:40 p.m.); Ted Hamilton-Rolle, Project Planner; and Esparza

GENERAL BUSINESS

A. Public Comment:

The following individuals spoke:

1. Cass Ensberg
2. Rick Closson

Written correspondence from Joe DeLise was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **April 23, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **April 23, 2025**, as submitted.
Action: Drury/Ooley, 8/0/0. Motion carried.

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **April 23, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **April 23, 2025**, as submitted.

Action: Drury/Butler, 8/0/0. Motion carried.

D. Ratification of action taken on the Consent Calendar of May 7, 2025

Consent Calendar May 7, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 21 E Quinto St	APN: 025-032-009 PLN: 2024-00351 Zone: RS-	Wilson Family Revocable Trust 4/16/18; Scott and Carlene Wilson, Trustees / Brooke VanDuyne, Sherry & Associates Architects	Project Design Approval and Final Approval as submitted
2.	Project Design Approval and Final Approval 219 W Carrillo St	APN: 039-311-003 PLN: 2024-00343 Zone: C-G	219 W Carrillo LLC; Tatyana Mironova, Representative Member / Max Mironov and Kate Svensson	Project Design Approval and Final Approval as submitted

Motion: Ratify the Consent Calendar of **May 7, 2025**, as reviewed by Commissioners Ooley and McClure.

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

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

1. Mr. Hamilton-Rolle announced the following:

- Ms. Reidel and Ms. Hernandez are attending the Historical Preservation Conference in Sacramento, and Mr. Hamilton-Rolle is staffing the meeting today.
- Item 3, 531 E Ortega St, is postponed to the May 21, 2025 agenda at the applicant's request.

2. Commissioner Drury announced he has to leave by 4:30 p.m.

F. Subcommittee Reports:

Commissioner Ensberg reported on the State St. Interim Working Group.

(1:45PM) NEW ITEM: DISCUSSION ITEM

1. **DISCUSSION ON OUTDOOR FURNITURE DESIGN STANDARDS**

Reference Number: PLN2025-00008

Staff: Tess Harris, State Street Master Planner

(A facilitated discussion by the State Street Interim Working Group on pre-approved outdoor furniture in El Pueblo Viejo. Staff is requesting approval of the pre-approved outdoor furniture options.)

Actual time: 1:43 p.m.

Present: Tess Harris, State Street Master Planner, City of Santa Barbara; Thomas Sekula, Project Planner, City of Santa Barbara; and Sarah Clark, Downtown Parking Manager, City of Santa Barbara

Public comment opened at 3:17 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support umbrellas with valences? 5/3 Passed

Straw vote: How many Commissioners can support umbrellas with scalloped edges? 4/4 Failed

Straw vote: How many Commissioners can support umbrellas with stripes? 3/5 Failed

Discussion held.

(2:30PM) NEW ITEM: CONCEPT REVIEW

2. [916 STATE ST \(SBIFF Film Center\)](#)
Assessor's Parcel Number: 039-322-052
Zone: C-G
Application Number: PLN2025-00197
Owner: City of Santa Barbara
Brian D'Amour, Representative Member
Applicant: Trish Allen, SEPPS, Inc.

(Located in El Pueblo Viejo Landmark District, Part I. Proposed exterior alterations so the existing theater including: new finishes, soffit, and light fixtures at existing canopy/marquee; new poster cases at exterior wall and around circular column; remodel of exterior entry foyer; and new roof screen around mechanical equipment.)

No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval.

Actual time: 3:19 p.m.

Present: Roger Durling, Executive Director, Santa Barbara International Film Festival; Cody Johnson, Interior Designer, Lamar Johnson Collaborative; Kruti Majmudar, Architect, Lamar Johnson Collaborative; and Mckenzi McColloch, Interior Designer, Lamar Johnson Collaborative

Staff comments: Ms. Kokinda stated the project site is owned by the City of Santa Barbara that SBIFF is leasing. The project is operating on a very tight one-year timeline, and there is an at-risk building permit submittal, which has allowed them to put in a building permit application prior to receiving HLC approval.

Public comment opened at 3:45 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The Commission thanks the applicant team for taking on this very tough design challenge and doing a good job in bringing forward a project that will be a wonderful addition to the City. The Commission is very encouraged and wants to make their comments as helpful as possible and look forward to seeing the return design.
2. Study removal of the columns at the entry, study adding columns, and study keeping the columns, while recognizing that this space transition from the main entry lobby to the next level is the biggest design challenge.
3. Supports the chosen lettering and the direction that the applicant is going with it.
4. Supports the concept of the red carpet design, with the suggestion of continuing the design up to the main level and, with City's support, continue it to the sidewalk. The Commission likes the direction it is going, while also understanding the design challenges it creates on the lower levels.
5. In general, the ramp handrail is too solid. Study opening it up in various ways, and suggest using wrought iron, or other ways to making it more transparent.
6. Suggests incorporating some artistic version of film reel, especially in wrought iron, on the handrails, rather than simple brass handrails.
7. Make the exterior column more interesting and playful and architectural, studying the Lobero and Marjorie Luke theatres outdoor kiosks for inspiration. Study integrating wrought iron or other architectural ways to dress up the column. The column may not necessarily need to be tied to the base and building.
8. Make the poster cases on exterior more robust, perhaps in wrought iron, and make them stronger pieces. The integration of the film reel design is clever and supportable.
9. Suggests changing the corner pendant light fixture for the marquee from a hanging fixture to a surface mounted fixture with wrought iron protection of some sort or some other decorative element, especially due to the potential for damage to them.
10. Align or integrate the arched poster cases with the scallops above in some way.
11. Study a more dark or more dramatic vibe.
12. In general, more integration of wrought iron is encouraged.
13. Study centering the stairway handrails or placing them on the axis in some other way to get them to resolve in a symmetrical way.
14. Study ceiling treatments.
15. Continue to look at the red carpet design depending on the surrounding architecture design.
16. Study the marquee with central arch clearance.

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

(3:15PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

3. [531 E ORTEGA ST](#)
- | | |
|---------------------------|--------------------------------------|
| Assessor's Parcel Number: | 031-101-024 |
| Zone: | R-M |
| Application Number: | PLN2023-00178 |
| Owner: | Soo Chang, Providence School |
| Applicant: | Jay Higgins, H&H Environmental, Inc. |

(Listed on the Historic Resources Inventory, designed in 1964 by Robert Ingle Hoyt in the Mid-Century Modern style. The project consists of redevelopment to accommodate a Junior/High School (grades 6-12) campus for Providence School. The project involves a 514-square-foot addition and alterations to the existing single-story main building, demolition of the existing 8,960-square-foot gymnasium, and construction of 20,812 square feet comprised of a gymnasium, theatre, library, chapel, and additional classroom and office administration space. The project includes alterations to the existing surface parking lot to accommodate 40 uncovered vehicle spaces, new bicycle parking, grading, and landscape/hardscape improvements throughout the site. Planning Commission approval of a Conditional Use Permit, Development Plan, and Modification was granted on March 14, 2024.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Major Alterations Findings are required. Project last reviewed on February 26, 2025.

Item postponed to May 21, 2025 agenda at the applicant's request.

*** MEETING ADJOURNED AT 5:05 P.M. ***