



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MAY 6, 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 1:31 p.m. by Chair Grumbine.

ATTENDANCE

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

Commissioners absent: Ooley

Staff present: Hamilton-Rolle (until 1:57 p.m.), Thomas-Pate (until 3:16 p.m.), Reidel, and Carman

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Kevin Boss was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **April 22, 2026**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **April 22, 2026**, as submitted.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **April 22, 2026**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **April 22, 2026**, as submitted.

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

D. Ratification of action taken on the Consent Calendar of **May 6, 2026**.**Consent Calendar May 6, 2026:**

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	Project Design Approval and Final Approval 22 W Cabrillo Blvd.	APN: 033-102-017 PLN: 2025-00415 Zone: HRC-1 / S-D-3	Romasanta, Antonio Revocable Trust 1/7/07; Mark Romasanta, Trustee / Miles Henry, Cearnal Collective, LLP	Project Design Approval and Final Approval with findings.
B.	Project Design Approval and Final Approval 805 Orange Ave.	APN: 037-023-009 PLN: 2025-00363 Zone: R-M	Herrera, Zacarias & Guadalupe Living Trust / Luis Tejada	Project Design Approval and Continue for Final Approval with findings.
C.	Project Design Approval 316 Castillo St.	APN: 037-232-015 PLN: 2026-00060 Zone: C-G	Santa Barbara Co Genealogical Society; Fred Marsh, Representative Member / Heather McDaniel McDevitt, Langan	Project Design Approval and Continue to Staff for Final Approval with findings.
D.	Concept Review 200 E Carrillo St.	APN: 029-292-025 PLN: 2025-00421 Zone: C-G	Freitas Joe A & Sons; Debbie Bush, Managing Member / Alejandro Villa	Continued to the Full Commission meeting of May 20, 2026.

Motion: Ratify the Consent Calendar of **May 6, 2026** with edits as reviewed by Chair Grumbine and Commissioner McClure.

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

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

1. Mr. Hamilton-Rolle announced that the Single Family Streamlining Ordinance Amendments have been adopted by City Council and are going into effect on May 28, 2026. Staff will make the HLC aware if any projects being heard by the Commission have been affected by these changes and will be offering a public webinar to review the changes.
2. Ms. Reidel announced the following:
 - a. The State Street Master Plan is tentatively scheduled for the next HLC hearing on May 20, 2026.
 - b. Item 4, 1901 East Las Tunas Road, on today's agenda has been postponed indefinitely and Item 5, 1730 Anacapa Street, is not an actionable item due to a clerical error as it has already been designated as a Structure of Merit.
3. Commissioner Ensberg requested an update on when a discussion regarding the HLC, its purview, and its responsibilities will be agendaized. Chair Grumbine suggested scheduling a special hearing for it due to the expected length of the item and the desire to hold this discussion soon.

F. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) STRUCTURE OF MERIT DESIGNATION**1. 1609 GARDEN ST**

Assessor's Parcel Number: 027-192-011

Zone: R-M

Application Number: PLN2026-00148

Owner: Shannon Nichols Kerber Staff: Ashley Thomas-Pate,

Architectural Historian

(Request to adopt resolution 2026-1 designating the Queen Anne Free Classic style residence constructed c. 1905 a historic Structure of Merit.)

Actual time: 1:57 p.m.

Public comment opened at 2:00 p.m., and as no one wished to speak, it closed.

Motion: Adopt resolution 2026-1 designating 1609 Garden Street as a Structure of Merit.

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

(1:50PM) STRUCTURE OF MERIT DESIGNATION**2. 3219 CALLE ROSALES**

Assessor's Parcel Number: 053-252-006

Zone: RS-7.5/USS

Application Number: PLN2026-00149

Owner: Mary Teresa Linthicum

Staff: Ashley Thomas-Pate, Architectural Historian

(Request to adopt resolution 2026-2 designating the Tudor Revival style residence constructed by H.C. Laskey in 1930 a historic Structure of Merit.)

Actual time: 2:03 p.m.

Public comment opened at 2:05 p.m., and as no one wished to speak, it closed.

Motion: Adopt resolution 2026-2 designating 3219 Calle Rosales as a Structure of Merit.

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

(2:05PM) STRUCTURE OF MERIT DESIGNATION**3. 1720 LASUEN RD**

Assessor's Parcel Number: 019-181-004
Zone: RS-15
Application Number: PLN2026-00150
Owner: Barnett Survivor's Trust 6/8/05
Julia Barnett, Trustee
Staff: Ashley Thomas-Pate, Architectural Historian

(Request to adopt resolution 2026-3 designating the Craftsman style residence constructed in 1923 a historic Structure of Merit.)

Actual time: 2:06 p.m.

Public comment opened at 2:09 p.m., and as no one wished to speak, it closed.

Motion: Adopt resolution 2026-3 designating 1720 Lasuen Road as a Structure of Merit.

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

(2:15PM) STRUCTURE OF MERIT DESIGNATION**4. 1901 E LAS TUNAS RD**

Assessor's Parcel Number: 019-083-022
Zone: RS-1A
Application Number: PLN2026-00154
Owner: Jordan Family Trust 7/6/04
Alison Jordan, Trustee
Staff: Ashley Thomas-Pate, Architectural Historian

(Request to adopt resolution 2026-4 designating the American Colonial Revival style residence constructed in 1924 a historic Structure of Merit.)

Actual time: 2:12 p.m.

Postponed indefinitely.

(2:20PM) STRUCTURE OF MERIT DESIGNATION**5. 1730 ANACAPA ST**

Assessor's Parcel Number: 027-111-015
Zone: RS-15
Application Number: PLN2026-00151
Owner: Hall House SB LLC
Rachael Bissig, Representative Member
Staff: Ashley Thomas-Pate, Architectural Historian

(The Folk Victorian style residence constructed c. 1888 was designated a historic Structure of Merit on July 26, 2017.)

Actual time: 2:13 p.m.

No action needed.

*** THE COMMISSION RECESSED FROM 2:14 TO 2:26 P.M. ***

(2:25PM) ONE-TIME PRE-APPLICATION REVIEW

6. [1624 BATH ST](#)
Assessor's Parcel Number: 027-171-026
Zone: R-MH
Application Number: PRE2026-00060
Owner: Paul And Kathryn Berghoff
Applicant: William Sofrin, Will Sofrin Inc.

(Designated a Structure of Merit, constructed c. 1873-1875 in the Stick style. The lot is currently developed with a 1,719-square-foot short-term vacation rental, a 1,936-square-foot duplex, a detached carport with three covered parking spaces, and three uncovered parking spaces. The project involves an interior remodel of the vacation rental, including demolition at the rear of the structure to accommodate a revised floor plan. The project includes a 996-square-foot addition, with majority improvements located on the second floor, such that the resulting total floor area of the vacation rental is 2,715 square feet. No changes are currently proposed to the duplex or carport onsite.)

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

Actual time: 2:26 p.m.

Present: Will Sofrin, Will Sofrin Inc.

Staff comments: Ms. Reidel stated on behalf of Pilar Plummer, Associate Planner, that on June 17, 2017, the Staff Hearing Officer approved a Setback Modification to allow the conversion of the Structure of Merit from a residence to a vacation rental and received approval of a Development Plan for the conversion of residential floor area to nonresidential floor area. The item is being heard today to receive feedback on the proposed alterations and additions to the historic resource. At this time, the applicant has not proposed other site improvements or alterations to the rear duplex. Staff has requested a Historic Resource Report with the formal application to analyze the project and noted that all additions to the vacation rental will need to comply with a 12-foot interior setback. Additionally, staff has identified that an additional parking space to serve the vacation rental will likely be required, though this is dependent on the number of bedrooms proposed in the vacation rental. The project will return to the HLC under a formal application at a later date and any zoning modifications will be identified at that time.

Public comment opened at 2:40 p.m., and as no one wished to speak, it closed.

Commission comments:

1. The Commission thanks the applicant for bringing this project forward with an open mind and seeking suggestions regarding which direction would be best for the project.
2. The Commission finds that the later addition is not worth saving and the proposed two-story addition in the back is appropriate in terms of placement. How it fits into the massing given the existing structure and architectural language should continue to be studied.
3. The new addition should be compatible with the existing Stick Work structure but doesn't need to match the details and trim work.
4. Revise the proposed side gable design, with a suggestion to review the existing pitches and massing and consider a rear facing gable, hip, or other combination of roof types that would be compatible.
5. Continue to study the dormers, which are a great approach to gaining ceiling height in upper stories and adding charm, by considering squared, chamfered corners, and shed roofs as options.
6. Return with 3D massing studies to help understand how all the various roofs and massing come together.
7. Adjust graphics so they read clearly and add some graphics to help explain the ceiling plan.
8. Return with at least one section to understand the building and plate heights.
9. Return with a conceptual landscape plan.
10. Revise back porch to match front porch with roof.

(3:10PM) IN-PROGRESS REVIEW

7. **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
Noey Kupchan, 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 40,000 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. The Planning Commission approved a Coastal Development Permit, Development Plan, and Front and Interior Setback Modifications, and determined that the project qualifies for an exemption from further environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15183, on July 3, 2025.)

No final appealable action will take place at this meeting. Project received Project Design Approval on September 10, 2025, which is when it was last reviewed. Proposed revisions involve minor adjustments to floor area, configuration, trash enclosure, EV parking, bicycle parking, patios, hardscape, and landscape, as well as a new vehicle turnstile gate at the parking entry.

Actual time: 3:16 p.m.

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

Public comment opened at 3:37 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with the following comments:

1. The Commission thanks the applicant and owner for their continued improvement of the project as the additional refinements are appreciated.
2. The design changes are all acceptable as submitted including the change of stone wall in the front, entry courtyard, entry garden space, the adjustments in plan and location of the main building, second story patios and covered portions, changes to the fenestrations, trash enclosures, transformers, and other necessary changes.
3. The Commission looks forward to the continued development of the material palette.
4. Continue to study the mechanical units on the roof to ensure that they are screened from all major public vantage points and return with views showing the units.
5. The Commission is concerned with the longevity of chip seal in a tight turning parking lot but understands that it is an appropriate material if maintained well.
6. Study the entrance to the driveway and parking area to include a more noticeable and appropriate landscape or entry point marking.
7. The landscape plan alongside the creek is developing in an approvable manner and appreciated for the restoration of the creek.
8. The Commission looks forward to seeing how the previous comments regarding architectural detailing, lighting, wrought iron, and other elements are addressed at a future review.

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

*** MEETING ADJOURNED AT 4:06 P.M. ***