



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JUNE 4, 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 1:32 p.m. by Commissioner Doordan.

ATTENDANCE

Commissioners present: Butler, Doordan, Drury (at 1:35 p.m.), Ensberg, Lenvik, and McClure
Commissioners absent: Ooley and Grumbine
Staff present: Kokinda, Hernandez (until 2:30 p.m.), Reidel, and Esparza

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **May 21, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **May 21, 2025**, as amended.
Action: Lenvik/Butler, 5/0/1. (Drury abstained. Grumbine and Ooley absent.) Motion carried.

C. Ratification of action taken on the Consent Calendar of June 4, 2025

Consent Calendar June 4, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 2134 Mission Ridge Rd	APN: 019-071-015 PLN: 2025-00146 Zone: RS-1A	Aoyama Living Trust 7/7/00; Patricia Aoyama, Trustee / Paul Poirier, Poirier + Associates Architects	Project Design Approval and Final Approval with conditions
2.	Project Design Approval and Final Approval 536 Brinkerhoff Ave	APN: 037-163-001 PLN: 2025-00011 Zone: C-G	Robert Kautz	Project Design Approval and Final Approval with conditions
3.	Project Design Approval and Final Approval 2559 Puesta Del Sol	APN: 023-271-003 PLN: 2025-00149 Zone: RS-15	Santa Barbara Museum of Natural History; Kevin Genovese, Representative Member/ Nicole Biergiel, SEPPS	Project Design Approval and Final Approval as submitted

Motion: Ratify the Consent Calendar of **June 4, 2025**, as reviewed by Commissioners Ensberg and McClure.

Action: Butler/Lenvik, 6/0/0. (Grumbine and Ooley absent.) Motion carried.

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

1. Ms. Reidel announced that Item 2, the Sandstone Hitching Posts Structure of Merit Designation, has been postponed to a date certain of July 16, 2025.

2. Ms. Hernandez announced the following:

- a. The Rochin Adobe, owned by the Santa Barbara Trust, is having an open house on Saturday, June 7, 2025 from 11 a.m.-2 p.m. to show the archaeological excavation during their porch restoration project.
- b. Henry Lenny passed away on May 26, 2025. He was very involved and loved by the Commission and community. Staff will be bringing a resolution to the Commission in his honor.

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

E. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

*** THE COMMISSION RECESSED FROM 1:40 TO 1:47 P.M. ***

(1:45PM) STRUCTURE OF MERIT DESIGNATION**1. 20 E LOS OLIVOS ST**

Assessor's Parcel Number: 025-242-004
Zone: A-1/S-D-3
Reference Number: PLN2025-00008
Owner: Davis McCoy Family Living Trust
Bryan C Davis And William K McCoy, Trustees
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2025-7 designating the Spanish Colonial Revival style residence, constructed in 1924, a historic Structure of Merit.)

Actual time: 1:48 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara; William McCoy, Owner

Public comment opened at 1:55 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution 2025-7 designating 20 E Los Olivos Street as a Structure of Merit.

Action: Lenvik/Drury, 6/0/0. (Grumbine and Ooley absent.) Motion carried.

(1:55PM) STRUCTURE OF MERIT DESIGNATION**2. SANDSTONE HITCHING POSTS (CITYWIDE LOCATIONS)**

Assessor's Parcel Number: Various
Zone: Various
Reference Number: PLN2025-00008
Owner: City of Santa Barbara
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2025-8 designating the Citywide Sandstone Hitching Posts as historic Structures of Merit.)

Item postponed to date certain July 16, 2025.

(2:05PM) STRUCTURE OF MERIT DESIGNATION**3. 1740 OVERLOOK LN**

Assessor's Parcel Number: 015-153-011
Zone: RS-15
Reference Number: PLN2025-00008
Owner: Reploeg Mark/Angela Trust
Mark and Angela Reploeg, Trustees
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2025-9 designating the Spanish Colonial Revival style residence, designed by George Washington Smith in 1922 with an addition by Lockwood De Forest Jr. in 1927-32, a historic Structure of Merit.)

Actual time: 1:59 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara; and Angela Reploeg, Owner

Public comment opened at 2:08 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution 2025-9 designating 1740 Overlook Lane as a Structure of Merit.

Action: Lenvik/Drury, 6/0/0. (Grumbine and Ooley absent.) Motion carried.

(2:15PM) STRUCTURE OF MERIT DESIGNATION

4. 903 ARBOLADO RD

Assessor's Parcel Number: 019-113-041

Zone: RS-1A

Reference Number: PLN2025-00008

Owner: Barratt Revocable Living Trust 3/29/19

John Michael Barratt and Laurence Barratt, Trustees

Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2025-10 designating the Spanish Colonial Revival style residence, designed by Anna Louise Murphy Vhay in 1922, a historic Structure of Merit.)

Actual time: 2:11 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara; and John Barratt, Owner

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

Motion: Adopt Resolution 2025-10 designating 903 Arbolado Road as a Structure of Merit.

Action: Butler/Ensberg, 6/0/0. (Grumbine and Ooley absent.) Motion carried.

(2:25PM) ARCHAEOLOGY REPORT

5. 1533 STATE ST (also referenced as 1529 STATE ST)

Assessor's Parcel Number: 027-231-022

Zone: C-G

Application Number: PLN2024-00226

Owner: PS & RS LLC

Pradeep Shastri, Managing Member

Applicant: HBA Architects

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to construct a new four-story mixed-use development comprised of 27-units developed under the City's Average Unit-Size Density (AUD) Incentive Program with an average unit size of 811 square feet. The first floor of the development includes a 4,500-square-foot commercial space, parking garage, residential office, residential lobby, residential yoga studio, and additional amenity space. The project also includes a basement level garage for the residential units, a bicycle storage room, and residential storage room. Staff Hearing Officer review and approval of a Modification for open yard is required.)

Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Leftwich Archaeology. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations.

Actual time: 2:29 p.m.

Present: Dr. Brent Leftwich, Archaeologist, Leftwich Archaeology

Staff comments: Ms. Reidel stated that only the Phase I Archaeological Resources Report is under review today, which is confidential and will not be presented publicly. All the Commissioners were able to review the report prior to the hearing.

Public comment opened at 2:33 p.m.,

The following individual spoke:

1. Alex Perez

Written correspondence from Naira Soghatyan, on behalf of the Western States Regional Council of Carpenters was acknowledged.

Public comment closed at 2:34 p.m.

Motion: Accept the report as submitted.

Action: Drury/Butler, 6/0/0. (Grumbine and Ooley absent.) Motion carried.

(2:35PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

6. 916 STATE ST (Santa Barbara International Film Festival 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 column; remodel of exterior entry foyer; and new roof screen around mechanical equipment. The project qualifies for an exemption from further environmental review under Section 15301 [Existing Facilities] 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 May 7, 2025.

Actual time: 2:36 p.m.

Present: Steve Forey, Applicant, SEPPS; Sean Pratt, Managing Director, SBIFF; Cody Johnson, Interior Designer, Lamar Johnson Collaborative; Palav Patel, Lamar Johnson Collaborative; and Kruti Majmudar, Architect, Lamar Johnson Collaborative

Staff comments: Ms. Kokinda stated that the project is within a City parking lot structure, and SBIFF is proposing their film center in this location. The Applicant is on a tight timeline and Staff is doing everything from a Planning entitlement process and Building permit process try to ensure that they can be up and running by February when the Film Festival will be held. The project has been deemed complete by the Planning Division and Land Development Team; therefore, it is eligible for Project Design Approval and Final Approval. The Applicant is requesting both approvals today.

Public comment opened at 3:04 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with comments:

1. The Commission appreciates the effort that the Applicant has put into this project and for working with the Commission and considering their comments.
2. Study the wagon wheel design to make it look more like a film reel design.
3. Study matching the dark color at the entry to the lower level.
4. Continue to study the exterior kiosk column element, to include more decorative elements and anything that can give it a more Santa Barbara character.
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: Ensberg/Butler, 6/0/0. (Grumbine and Ooley absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 3:27 P.M. ***