



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JANUARY 14, 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, Acting Design Review Supervisor
Heidi Reidel, Associate Planner
Jasper Carman, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:32 p.m. by Heidi Reidel, Associate Planner.

ATTENDANCE

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

Commissioners absent: None

Staff present: Reidel and Carman

GENERAL BUSINESS

A. 2026 Election of Chair and Vice Chair.

Nominations for Chair: Grumbine. 7/0/1 (Grumbine abstained.)

A vote was taken, and Commissioner Grumbine was elected as Chair.

Nominations for Vice Chair: Ooley. 7/0/1 (Ooley abstained.)

A vote was taken, and Commissioner Ooley was elected as Vice Chair.

B. 2025 Appointment of Consent Review Representatives and Subcommittees.

Appointments were made to the following committees:

	<u>Appointed</u>	<u>Alternate</u>
Consent Calendar		
Architecture	Ooley	Lenvik
Landscape	McClure	Butler
Sign Committee	Ensberg	Doordan
Subcommittees		
Designations	Doordan, Ooley, Lenvik, McClure	Butler
Ad hoc Subcommittees		
State Street Advisory	Lenvik	Doordan
Plaza De La Guerra Design	Lodge, Ooley	Butler
State Street Interim Working Group	Grumbine, Ensberg, McClure	Lodge

C. Public Comment:

The following individual spoke:

1. Eric Cardenas

D. Approval of the minutes of the Historic Landmarks Commission meeting of **December 17, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **December 17, 2025**, as submitted.

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

E. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **December 17, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **December 17, 2025**, as submitted.

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

F. Ratification of action taken on the Consent Calendar of **January 14, 2026**.**Consent Calendar January 14, 2026:**

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	Final Approval 117 E Ortega St.	APN: 031-081-020 PLN: 2023-00446 Zone: C-G	Ortega Street Investors, LLC; Cole Cervantes, Managing Member / Jarrett Gorin, Vanguard Planning Inc.	Final Approval with conditions.

B.	Project Design Approval 2117 State St.	APN: 025-241-010	Coutts-Jordan, Alison B	Project Design Approval with findings.
		PLN: 2025-00274	Trust 8/1/97; Alison	
		Zone: RS-7.5	Coutts-Jordan, Trustee /	
			Chava Riley, C.L. Designs	

Motion: Ratify the Consent Calendar of **January 14, 2026**, as reviewed by Vice Chair Ooley and Commissioner McClure.

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

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

1. Commissioners Grumbine and Doordan will need to leave by 5:00 p.m. and Commissioner Ensberg will need to leave by 4:00 p.m.

H. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

(2:00PM) MISCELLANEOUS ITEM

1. CERTIFIED LOCAL GOVERNMENT 2024-2025 ANNUAL REPORT

Reference Number: PLN2026-00008

Staff: Heidi Reidel, Associate Planner

(Review and approve the Certified Local Government (CLG) 2024-2025 Annual Report as required by the California Office of Historic Preservation.)

Actual time: 1:53 p.m.

Public comment opened at 1:54 p.m., and as no one wished to speak, it closed.

Motion: Accept the Certified Local Government 2024-2025 Annual Report as submitted.

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

(2:10PM) NEW ITEM: CONCEPT REVIEW

2. [1501 FRANCESCHI RD](#)

Assessor's Parcel Number: 019-101-009

Zone: P-R

Application Number: PLN2025-00155

Owner: City of Santa Barbara

Applicant: Holly Garcin, Parks and Recreation Department

(Designated a Structure of Merit, the Franceschi Residence (Montarioso) was constructed in 1905. Franceschi Park itself is also historically significant. Proposal to demolish the Franceschi House and replace it with an interpretive garden terrace in its footprint per City Council recommendation. Project includes: salvage of commemorative features, construction of a new accessible parking lot, retaining

walls, accessible pathways, and interpretive signage and landscaping; replacement of the circular plaza west of the house; and improvements to the existing view perch. The removal of 7 trees has been approved by the Parks and Recreation Commission with the condition that 17 new trees be planted onsite. The project seeks to safely restore public access to the park, increase its sustainability and resiliency, and provide historical value to the community by commemorating the site's historical significance. The project received a Pre-Application Consultation from the Historic Landmarks Commission on August 14, 2024 under PRE2024-00109.)

No final appealable decision will take place at this hearing. Project Compatibility Findings, Major Alterations Findings, and Demolition Findings will be required for Project Design Approval.

Actual time: 1:56 p.m.

Present: Barbara Burkhardt, Project Planner; Holly Garcin, Project Planner; Justin Van Mullen, Capital Projects Supervisor; Jill Zachary, Parks and Recreation Director; Scott Capps, EPTDesign; Kevin Dumain, DesignARC; and Sarah Corder, South Environmental.

Board Comment: Vice Chair Ooley disclosed that he sits on the Pearl Chase Society Board of Directors.

Staff comments: Ms. Burkhardt stated that the project is in the second round of completeness review, and the applicant team is seeking comments on the appropriateness of the site improvements as it relates to the findings that will need to be made for Project Design Approval, as well as any additional comments, so they can work on those at the same time as they work through the comments from the Land Development Team. Note that once the application is deemed complete the environmental review process will begin, where it will need to go through the California Environmental Quality Act process including an Environmental Impact Report for the proposed demolition of the Franceschi house, a designated historic resource.

Public comment opened at 2:14 p.m.,

The following individuals spoke:

1. Cheri Rae
2. Michael Erickson
3. Rick Closson
4. Monie DeWit
5. Douglas Reed
6. Christine Neuhauser

Written correspondence from Michael Erickson, The Kelly Family, Burton Tripathi, Christine Neuhauser, Cheri Rae, Rick Closson, and The Riviera Association was acknowledged.

Public comment closed at 2:29 p.m.

Motion: Continue indefinitely with the following comments:

1. The Commission appreciates the huge effort through multiple generations of staff as well as the current team to make this project work and use this great resource to the best of the City's ability.
2. The Commission recognizes that the building is not salvageable and accepts the determination that the best decision is to allow the structure to be demolished and to proceed with the design to provide the experience for the public through improving the park and incorporating the history of the property.
3. Use the same or similar materials as the current pathways, steps, and railings as much as possible as this design continues to develop, even if they are rebuilt or built new.
4. Study incorporating elements of both the interior and exterior of the house, including any exterior elements that may be in the basement, into the redesign to aid in telling the story of the property.
5. Any elements that will be removed from the site are to be cataloged in an appropriate manner for the Commission to review, as part of the strategy, to ensure that everything that can be reused or repurposed has been considered.
6. Develop an artistic and thoughtful way of presenting the story with the exterior medallions, not only on the footprint but also through objects or signage.
7. The medallions, and anything else that should be protected, interior or exterior, should be protected in some way now, so that they are of value for reuse in the future.
8. Accentuate the view throughout the site by adding stopping and viewing places along the path instead of just focusing on the viewing platform.
9. The Commission understands the design challenge in making accessible bathrooms and that the bathrooms are not within their purview but encourages the applicant to attempt to include them and to consider incorporating picnic tables.
10. The Commission appreciates the revisions that have been done by listening to our comments and developing the viewing platform and this next level of design that incorporates much of what was asked for at the last meeting.

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

(3:00PM) IN-PROGRESS REVIEW**3. 320 W CARRILLO ST**

Assessor's Parcel Number: 039-262-033

Zone: C-G

Application Number: PLN2023-00408

Owner: Lawrence Broida

Applicant: John Cuykendall, DMI - Commercial Real Estate Services

(Located in El Pueblo Viejo Landmark District, Part I and designated a Structure of Merit, the Bates House was constructed in 1904 in the Queen Anne Free Classic style. Proposal for a new 4-story, 35-unit residential building, the onsite relocation of the existing historic resource, and one vehicle parking space. The project would be developed under the City's Average Unit-Size Density Incentive (AUD) program and State Density Bonus law. Project includes demolition of the existing one-story commercial building, two-car garage, and 21 surface parking spaces. The Structure of Merit would be relocated from the rear of the property to the front of the property along West Carrillo Street and would be converted back to a duplex with (2) three-bedroom units. Vehicle access to the site would occur at the rear of the property. The two existing driveways along West Carrillo Street would be removed. Five onsite trees would be removed.)

No final appealable action will take place at this meeting. Project Design Approval was granted on May 22, 2024, which is when the project was last reviewed. Applicant requests in-progress review of refinements addressing HLC comments, updates to paving, and mechanical/utility equipment screening.

Actual time: 3:15 p.m.

Present: Kelly Brodison, Associate Planner; Brian Cearnal, Cearnal Collective; Steve Nuhn, Cearnal Collective; and Nicole Horn, CJM::LA.

Public comment opened at 3:33 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners would be open to seeing another color option for the awnings and windows? 5/3 Passed

Motion: Continue indefinitely with the following comments:

1. The Commission thanks the applicant team for their continued hard work and beautiful development.
2. Study the tower and consider making it wider or “less leggy”. Refine the proportions and detailing, study the bollard to make it more like a tower element, and take into consideration the chamfer.
3. The light fixtures are acceptable as proposed.
4. Study the entry gate trellis on Carrillo Street and develop how to bridge the two buildings and styles.
5. The hardscape, design, and materials are acceptable as submitted, with the material board to be updated with the proposed options from this meeting.
6. The new tile design for the storefront is acceptable and appreciated.
7. The green color that has been proposed for the awnings and windows is acceptable, though half of the Commission would like the applicant to return with a more vibrant color option.
8. The change in the fourth floor covered patio is acceptable as proposed.
9. The mail building and utility shed are designed well and acceptable as proposed.
10. The paving is acceptable as proposed.
11. The Commission looks forward to the Bates house being a restored historic resource and the colors that will be presented.

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

*** MEETING ADJOURNED AT 4:03 P.M. ***