



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

AUGUST 13, 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
Sheila Lodge
Charles McClure

ADVISORY MEMBER: Dr. Glenn Russell

CITY COUNCIL LIAISON: Kristen Sneddon

PLANNING COMMISSION LIAISON: Donald DeLuccio

STAFF:

Tava Ostrenger, Assistant City Attorney
Ted Hamilton-Rolle, Acting Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Reidel, Assistant Planner
Jasper Carman, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:30 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Ooley, Butler, Doordan, Drury, Ensberg (at 1:32 p.m.), Lenvik, and Lodge
Commissioners absent: McClure
Staff present: Hernandez (until 3:16 p.m.); Sebastian Herics, Assistant Planner; and Carman

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Sharon Hill was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **July 30, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **July 30, 2025**, as amended.

Action: Ooley / Drury, 7/0/1. (Ooley abstained. McClure absent.) Motion carried.

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **July 30, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **July 30, 2025**, as submitted.

Action: Drury / Ooley, 7/0/1. (Ooley abstained. McClure absent.) Motion carried.

D. Ratification of action taken on the Consent Calendar of **August 13, 2025**.

Consent Calendar August 13, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Courtesy Review 112 W Cabrillo Blvd	APN: 033-101-013 PLN: 2025-00246 Zone: HRC-1 / SD-3	County of Santa Barbara, Kirk Lagerquist, Representative Member / Taylor Waters, Omgivning	Comments made.
2.	Project Design Approval 340 E Los Olivos St	APN: 025-261-004 PLN: 2024-00443 Zone: RS-15	James Charles Lee / Brooke VanDuyne, Sherry & Associates Architects	Project Design Approval with comments and findings.
3.	Project Design Approval and Final Approval 2025 Plaza Bonita	APN: 025-281-034 PLN: 2025-00298 Zone: RS-15	Jakobsen Residence Trust, Amy and Tom Jakobson, Trustees / Susan Sherwin, HSA Studio Inc.	Project Design Approval and Final Approval with findings.

Motion: Ratify the Consent Calendar of **August 13, 2025**, as reviewed by Vice Chair Ooley.

Action: Ooley / Drury, 8/0/0. (McClure absent.) Motion carried.

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

Commissioner Lodge discussed the flowers in the design of the mural above the door at the Faulkner Gallery at the Santa Barbara Public Library.

F. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

Vice Chair Ooley reported on the Designation Subcommittee.

(1:45PM) ARCHAEOLOGY REPORT

- 3845 STATE ST**
Assessor's Parcel Number: 051-010-008
Zone: C-G/USS
Application Number: PLN2025-00238
Owner: Riviera Dairy Products
Owen Riparetti, Representative Member
Applicant: Dave Eadie, Kennedy Wilson

(Project is not located within a historic district and the parcel does not contain a historic resource. The proposed project is for demolition of two existing commercial structures (former Sears store and auto center) and surrounding parking areas located at 3845 State Street (a portion of La Cumbre Plaza) and construction of a 443-unit rental housing development under the City's Average Unit-Size Density (AUD) Incentive Program and SB330. A Tentative Parcel Map is proposed to divide the 14.19 net acre legal lot into two parcels, creating a 9.39 net acre site for the new development while the existing development would remain on the other parcel. The project would include 31 studio, 189 one-bedroom, 200 two-bedroom, and 23 three-bedroom units in two four-story buildings. A total of 477 vehicle parking spaces in a combination of surface, tuck under, and structured parking would be provided; and 443 bicycle parking spaces would be provided. The project also includes an approximately 10,000 square foot, one-story leasing and amenities building; courtyards and other common outdoor areas provide open yard areas for residents. Sidewalks and improvements to existing access points and a multi-use path along Arroyo Burro Creek on the eastern side of the property are proposed. Site grading in the amount of approximately 46,500 cubic yards of cut and approximately 4,600 cubic yards of fill are proposed. The project is proposed to be constructed in two phases.)

Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Rincon Consultants, Inc. Dr. Russell reviewed the report and agrees with its conclusions and recommendations.

Actual time: 1:41 p.m.

Present: Ken Victorino, Rincon Consultants and Patsy Price, Contract Planner.

Public comment opened at 1:46 p.m., and as no one wished to speak, it closed.

Motion: Accept the Phase I Archaeological Resources Report as submitted.

Action: Ooley / Butler, 8/0/0. (McClure absent.) Motion carried.

(1:55PM) MISCELLANEOUS ITEM

2. 825 W PEDREGOSA ST
Assessor's Parcel Number: 043-151-003
Zone: R-2
Reference Number: PLN2025-00008
Owner: Declaration of Trust of Kathryn Gordon and Joseph Bolger
Kathryn Gordon and Joseph Bolger, Trustees
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2025-12 designating the Tudor Revival style residence, constructed in 1930, a historic Structure of Merit.)

Actual time: 1:50 p.m.

Present: Nicole Hernandez, Architectural Historian.

Public comment opened at 1:55 p.m.,

The following individual spoke:

1. Kathryn Gordon

Public comment closed at 1:57 p.m.

Motion: Adopt resolution 2025-12 designating the Tudor Revival style residence at 825 West Pedregosa Street as a Structure of Merit.

Action: Ooley / Butler, 8/0/0. (McClure absent.) Motion carried.

(2:05PM) MISCELLANEOUS ITEM**3. MILLS ACT CONTRACT APPLICATIONS**

Reference Number: PLN2025-00008

Staff: Nicole Hernandez, Architectural Historian

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plans and recommend to the Community Development Director to approve the Mills Act contracts for the properties listed below. The proposed ten-year rehabilitation plans meet the criteria outlined in Municipal Code Section 30.157.145 and have been recommended for HLC review by the HLC Designation Subcommittee at their meeting on August 5, 2025.)

Actual time: 2:01 p.m.

Present: Nicole Hernandez, Architectural Historian.

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

Motion: The Commission recommends that the Community Development Director approve the Mills Act Contracts for the Structures of Merit at 804 Moreno Road, 238 Canon Drive, 615 East Valerio Street, 327 West Figueroa Street, and 1740 Overlook Lane.

Action: Ooley / Doordan, 8/0/0. (McClure absent.) Motion carried.

(2:20PM) MISCELLANEOUS ITEM**4. MILLS ACT CONTRACT APPLICATIONS**

Reference Number: PLN2025-00008

Staff: Nicole Hernandez, Architectural Historian

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plans and recommend to City Council to grant an exception to the Mills Act contract limits outlined in Santa Barbara Municipal Code Section 30.157.145 and recommend that the Community Development Director approve the Mills Act contracts for the properties listed below. The proposed ten-year rehabilitation plans meet the criteria outlined in Municipal Code Section 30.157.145 and have been recommended for HLC review by the HLC Designation Subcommittee at their meeting on August 5, 2025.)

Actual time: 2:11 p.m.

Present: Nicole Hernandez, Architectural Historian.

Public comment opened at 2:13 p.m., and as no one wished to speak, it closed.

Motion: **The Commission recommends that the Mills Act Contract Applications for 20 East Los Olivos Street, 18 Calle Alamo, and 234 Canon Drive be referred to City Council for contract limit exceptions, and the applications at 212 West Valerio Street and 2012 Anacapa Street be referred to City Council for contract renewals.**

Action: Lenvik / Ensberg, 8/0/0. (McClure absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 2:16 TO 2:21 P.M. ***

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

5. [509 STATE ST](#)

Assessor's Parcel Number: 037-172-009

Zone: M-C

Application Number: PLN2025-00310

Owner: SB 509 State LLC

Louis Silverman, Representative Member

Applicant: Beth Saracino, WJCA, Inc.

(Listed on the Historic Resources Inventory as a contributing historic resource in El Pueblo Viejo Landmark District, Part I. Proposal for new patio pendant lights and string lights to replace existing, as well as a new mosaic tile wall. Upon the Historic Landmarks Commission's approval of the Minor Alteration Findings, 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 and Minor Alterations Findings are required. Project was referred to Full Commission at the July 30, 2025 Consent hearing.

Actual time: 2:21 p.m.

Present: Linda Osmundsen, Senior Manager of Development for Ghirardelli Chocolate..

Staff comments: Mr. Herics stated that in response to received public comment staff confirmed with the city attorney that the mosaics in the entryway are considered to be murals, instead of a sign, under the sign ordinance. Due to this designation, the Commission only has purview over their size and location.

Public comment opened at 2:30 p.m., and as no one wished to speak, it closed.

Written correspondence from Steve Hausz was acknowledged.

Straw vote: How many Commissioners can support the string lighting? 5/3 Passed

Motion: **Continue indefinitely with the following comments:**

1. Consider the Commission's recommendations.
2. Reduce the size of the mural.
3. The Commission supports the lights as presented.

Action: Ooley / Drury, 8/0/0. (McClure absent.) Motion carried.

(3:05PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

6. **15 E ORTEGA ST**
Assessor's Parcel Number: 037-092-014
Zone: C-G
Application Number: PLN2024-00256
Owner: 710 State St Partners
James Rafferty, Representative Member
Applicant: James Rafferty, The Press Room

(Located in El Pueblo Viejo Landmark District, Part I. Proposed parklet in the public right-of-way in front of the existing commercial building.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required.

Actual time: 3:18 p.m.

Present: Patrick Housh, Paul Poirier & Associates Architects.

Public comment opened at 3:21 p.m.,

The following individuals spoke:

1. Steve Fort
2. Gareth Kelly
3. Darcy Roberts

Written correspondence from Steve Fort was acknowledged.

Public comment closed at 3:25 p.m.

- Motion:** **Continue two weeks for return to Full Commission with the following comments:**
1. The Commission thanks the applicant for their presentation and work, believes this is an improvement from the existing parklet and is moving in the right direction according to current city guidelines.
 2. The half umbrella is not appropriate in the El Pueblo Viejo for a shade structure, and must be a full umbrella. The color must match or be complementary to the existing awning, be a simple design, and cannot feature crenellations.
 3. Verify compliance with public works requirements, specifically the curb cut.
 4. Return with side wall design featuring vertical planks instead of horizontal.
 5. Traffic barriers to be painted or wrapped in a solid color, preferably white, though other appropriate colors could be considered.
- Action:** Drury / Ooley, 8/0/0. (McClure absent.) Motion carried.

*** MEETING ADJOURNED AT 3:51 P.M. ***