



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION MINUTES JANUARY 28, 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 1:30 p.m. by Chair Grumbine.

ATTENDANCE

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

Commissioners absent: McClure

Staff present: Ellen Kokinda, City Planner (until 1:40 p.m.); Reidel; and Carman

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Kathy More was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **January 14, 2026**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **January 14, 2026**, as amended.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **January 14, 2026**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **January 14, 2026**, as submitted.

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

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

1. Ms. Kokinda announced the following:
 - a. The second round of interviews for the Architectural Historian position are in progress this week.
 - b. Ted Hamilton-Rolle, Acting Design Review Supervisor, is out on paternity leave for the next month.
 - c. Staff is preparing to release the draft of the San Roque Historic Context Statement and Survey. It will have a press release and be posted to the website, so the public will have sufficient time to provide comments.
2. Ms. Reidel announced the following:
 - a. The hearing for Jimmy's Oriental Gardens and the Chung Family Home to be added to the National Register of Historic Places is scheduled for February 6, 2026. Public comment is due January 30, 2026 and can be submitted to CalSHPO.shrc@parks.ca.gov. Staff encourages the Commission to write letters of support. You can find more information about it on the schedule and notices page on the California State Parks website.
 - b. Cal Poly graduate students in the Regional Planning program will return to Santa Barbara to gather community feedback on their initial goals and recommendations. They will be hosting an open house from 12 to 2 p.m. on February 6, 2026 at City Hall, 735 Anacapa Street in the IT Training Room.
3. Commissioners Doordan, Lenvik, and Grumbine requested updates from staff on the activity at 820 Cima Linda Lane. Staff will provide the historic reports on the property that establish its historic integrity and will update the Commission on any open Enforcement cases.

E. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) HISTORIC RESOURCE REPORT

1. **128 W MICHELTORENA ST**
Assessor's Parcel Number: 027-222-016
Zone: R-MH
Application Number: PLN2025-00275
Owner: Jean-Louis Kaminski
Applicant: Alex Pujo

(Review of a Phase 1 Historic Resource Report for a Craftsman style residence and sandstone retaining wall built in 1916. The historic evaluation is required due to a proposal for demolition.)

Requesting acceptance of a Historic Resource Report prepared by Provenience Group, Inc. The report concluded that the Craftsman style residence and garage are not eligible for listing as a City of Santa Barbara Landmark or Structure of Merit, but that the sandstone retaining wall along West Micheltorena Street does qualify as an important historic resource that meets the criteria to qualify as a City of Santa Barbara Historic Landmark.

Actual time: 1:51 p.m.

Present: Carol Denardo, Provenience Group Inc. and Alex Pujo, Owner.

Staff comments: Ms. Reidel stated that because there is not currently an Architectural Historian on staff to comment on the conclusions of Historic Resource Reports from outside consultants, the Commission should rely on Commissioner Doordan's comments and guidance as he is the designated Architectural Historian for the Commission. Additionally, although the Historic Resource Report was triggered by the proposal for demolition of the structure, the demolition is not under review at this time and the Commission must focus on the report only.

Public comment opened at 2:18 p.m.,

The following individual spoke:

1. Michael Acton

Public comment closed at 2:22 p.m.

Motion: **Accept the Historic Resource Report for 128 W Micheltorena Street as submitted.**

Action: Doordan / Lodge, 6/1/0. (Ooley opposed. McClure absent.) Motion carried.

Vice Chair Ooley voted against the report because he doesn't think the report has a strong enough conclusion to determine that the house is not eligible for listing on the Structure of Merit list, notwithstanding the value of the stone wall.

(2:00PM) NEW ITEM: CONCEPT REVIEW

2. **33 E CANON PERDIDO ST**
Assessor's Parcel Number: 039-322-009
Zone: C-G
Application Number: PLN2025-00529
Owner: Lobero Theatre Foundation
Marianne Clark, Representative Member
Applicant: Melisa Turner, DesignARC Inc.

(Located in El Pueblo Viejo Landmark District, Part I and designated a City Landmark, the Lobero Theatre was designed in 1924 by George Washington Smith in the Spanish Colonial Revival style. The rear addition to the building was added in 1926. Proposal for demolition of the existing rehearsal hall and courtyard and construction of a new three-story, 10,893-square-foot building addition to accommodate a new Loggia/Rehearsal hall, rooftop deck, office space, back-of-house storage areas, and catering kitchen. Site improvements include accessibility upgrades and a new courtyard entry off the Lobero Paseo. The project includes minor tenant improvements to the existing basement and additional offices in the annex Scene Shop building. The project was designated a Community Benefit Project by City Council on June 17, 2025, and requires Planning Commission approval of a Development Plan for the new nonresidential floor area. Planning Commission must also make the required height findings to allow the proposed building addition at 46 feet in height. Project received a one-time pre-application review by the Historic Landmarks Commission under PRE2024-00110 on July 31, 2024.)

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: 2:45 p.m.

Present: Carly Earnest, Associate Planner; Mark Shields, DesignARC Inc.; Melisa Turner, DesignARC Inc.; Sarah Corder, South Environmental; and Marianne Clark, Lobero Theatre.

Staff comments: Ms. Earnest stated that because the project will be going to Planning Commission (PC) for review of the Development Plan and height, the HLC should include comments in the motion on the Project Compatibility Findings, Community Benefit Project Height Findings, and whether or not the requirement for story poles will be waived.

Public comment opened at 3:13 p.m.,

The following individual spoke:

1. Robert Brace

Written correspondence from Olivia Joffrey, Laurie Kirby, Susan Torrey, and Brett Hodges was acknowledged.

Public comment closed at 3:15 p.m.

- Motion: Continue indefinitely to the Planning Commission with the following comments:**
1. The Commission thanks the applicant team for their wonderful presentation and great development of the project.
 2. The Project Compatibility Findings have been generally met and are supportable.
 3. The Commission is in support of the finding for the height increase past the 45-foot limit and would be in support of an increase up to 47 feet if needed to get the elevator to work.
 4. The Commission is in support of a waiver for story poles as the 3D renderings and additional studies are sufficient.
 5. The Commission strongly encourages community engagement and supports the efforts to notify the public about the project.
 6. Continue to study and refine the elevations, including the moldings, existing proportions, precedent of the existing building, and other George Washington Smith and Lulah Maria Riggs designs, and return with drawings of the same scale.
 7. Continue to study the windows; show where the precedent and inspiration is being pulled from and return with studies and specifications so the proposal is clearly understood.
 8. Continue to refine minor elements such as the chimney of the fireplace and entry door.
 9. The Commission appreciates the new massing and solutions.
 10. The Commission encourages the applicant to include basement work in their proposal so it can be approved in advance in case the funding for the work becomes available.
 11. The Commission appreciates the removal of the third level and how the paseo area was reworked.
 12. The Commission is comfortable with the team beginning work on the Phase 2 Historic Resource Report.

13. The Commission emphasizes the importance of this large, tall, landmark theatre and urges the use of the historic building code to ensure that the building won't be compromised in any way in response to building code or stormwater management requirements, as some changes could jeopardize or compromise this landmark.
14. The Commission would be supportive of additional fenestrations on the east wall of the addition if the applicant desires, with the suggestion to add a grille.
15. The Commission is generally supportive of the direction of the landscape design.
16. Continue to study and refine the paseo experience.

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

*** MEETING ADJOURNED AT 4:05 P.M. ***