



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MARCH 25, 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
Nicole Hernandez, Architectural Historian
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 (at 1:39 p.m.), Butler, Doordan, Ensberg, Lenvik, Lodge, and McClure

Commissioners absent: None

Staff present: 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 **March 11, 2026**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **March 11, 2026**, as amended.

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

C. Ratification of action taken on the Consent Calendar of **March 25, 2026.****Consent Calendar March 25, 2026:**

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	Final Approval 2117 State St.	APN: 025-241-010 PLN: 2025-00274 Zone: RS-7.5	Alison B Coutts-Jordan Trust, Alison Coutts- Jordan, Trustee / Chava Riley, C.L. Designs	Final Approval as submitted.

Motion: Ratify the Consent Calendar of **March 25, 2026**, as reviewed by Vice Chair Ooley and Commissioner McClure.

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

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

1. Ms. Reidel announced that Item 6 on today's agenda, 320 W Carrillo Street, has been postponed to the April 8, 2026 Full Commission meeting at the applicant's request.
2. Commissioner Ensberg announced the following:
 - a. The ramp at The Santa Barbara Mission has been completed and looks beautiful.
 - b. The Westmont gallery is hosting an Ansel Adams show through this Saturday, March 28, 2026.
 - c. Kids Draw Architecture will be held this year on April 19, 2026 from 1-3 p.m. at the Alameda Padre Serra Riviera Park and encouraged the Commission to attend.

E. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) DISCUSSION ITEM**1. ASPHALT ART AT THE STATE ST AND CARRILLO ST INTERSECTION**

Reference Number: CITY2026-00010

Staff: Tess Harris, State Street Master Planner

(The City of Santa Barbara, in partnership with the Santa Barbara County Office of Arts and Culture, has been awarded a \$100,000 grant from Bloomberg Philanthropies through the 2025 Bloomberg Asphalt Art Initiative. Staff will present the final design of the intersection to the Historic Landmarks Commission before installation in early April 2026.)

Historic Landmarks Commission to provide courtesy review on the proposed design. No final appealable action will take place at this meeting.

Actual time: 1:41 p.m.

Present: Tess Harris, State Street Master Planner and Sarah York Rubin, Santa Barbara County Office of Arts & Culture.

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

Discussion held.

(2:00PM) HISTORIC RESOURCE REPORT

2. 316 NORTHRIDGE RD

Assessor's Parcel Number: 055-132-009
Zone: RS-1A
Application Number: PLN2025-00520
Applicant/Owner: Duane Mcleod

(Review of a Phase 1 Historic Resource Report for the California Ranch style residence built in 1963.)

Requesting acceptance of a Phase 1 Historic Resource Report prepared by Post/Hazeltine Associates. The report concluded that the property is not eligible as a historic resource.

Actual time: 2:32 p.m.

Present: Tim Hazeltine, Post/Hazeltine Associates.

Staff comments: Ms. Reidel reminded the Commission that in the absence of an Architectural Historian on City staff to provide comments and to agree or disagree with the conclusions of the report, you can rely on Commissioner Doordan as your designated Architectural Historian.

Public comment opened at 2:38 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(2:15PM) HISTORIC RESOURCE REPORT

3. 1568 FRANCESCHI RD

Assessor's Parcel Number: 019-102-016
Zone: RS-1A
Application Number: PRE2026-00039
Owner: Neal Marlens
Applicant: Sophia Clementi

(Review of a Phase 1 Historic Resource Report for the Contemporary style residence built in 1965.)

Requesting acceptance of a Phase 1 Historic Resource Report prepared by Long Historic Preservation Services, LLC. The report concluded that the property is not eligible as a historic resource.

Actual time: 2:40 p.m.

Present: Amber Long, Long Historic Preservation Services, LLC.

Public comment opened at 2:44 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(2:30PM) HISTORIC RESOURCE REPORT

4. 1527 SANTA ROSA AVE

Assessor's Parcel Number: 045-181-003

Zone: E-3/SD-3

Application Number: PRE2026-00049

Owner: Coudray Family Trust 5/26/16

Applicant: Chris Cottrell

(Review of a Phase 1 Historic Resource Report for the American Colonial style residence built in 1947.)

Requesting acceptance of a Phase 1 Historic Resource Report prepared by Post/Hazeltine Associates. The report concluded that the property is not eligible as a historic resource.

Actual time: 2:46 p.m.

Present: Tim Hazeltine, Post/Hazeltine Associates.

Public comment opened at 2:51 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(2:45PM) HISTORIC RESOURCE REPORT

5. 101 MESA LN

Assessor's Parcel Number: 041-330-037

Zone: E-3/SD-3

Application Number: PLN2025-00544

Owner: Tammi Bedford

Applicant: Sarah Bronstad, Brownstein Hyatt Farber Schreck

(Review of a Phase 1 Historic Resource Report for the Vernacular style buildings built circa 1920.)

Requesting acceptance of a Phase 1 Historic Resource Report prepared by South Environmental LLC. The report concluded that the property is not eligible as a historic resource.

Actual time: 2:53 p.m.

Present: Sarah Corder, South Environmental LLC; and Sarah Bronstad, Brownstein Hyatt Farber Schreck

Public comment opened at 3:03 p.m., and as no one wished to speak, it closed.

Motion: **Accept the report as submitted.**
Action: Ensberg / Ooley, 0/0/0. Motion carried.

(3:00PM) FINAL APPROVAL

6. 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. 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.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on May 22, 2024. Project last reviewed in-progress on January 14, 2026.

Item postponed to April 8, 2026 at the applicant's request.

*** MEETING ADJOURNED AT 3:06 P.M. ***