



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

SEPTEMBER 24, 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, Lenvik, and Lodge

Commissioners absent: McClure

Staff present: Hernandez, Reidel, and Carman

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **September 10, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **September 10, 2025**, as submitted.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **September 10, 2025.**

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **September 10, 2025**, as submitted.

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

D. Ratification of action taken on the Consent Calendar of **September 24, 2025.**

Consent Calendar September 24, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	Project Design Approval and Final Approval 735 Anacapa St	APN: 037-092-037 PLN: 2024-00418 Zone: C-G / P-R	City of Santa Barbara / Maja Adamski	Postponed indefinitely.

Motion: Ratify the Consent Calendar of **September 24, 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:

1. Commissioner Drury announced a show from artist John Comer, running October 2, 2025 to February 28, 2026.

F. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group. The Commission requested a discussion item on the pedlets at the 500 block of State Street.

(1:45PM) NEW ITEM: CONCEPT REVIEW

1. **330 STATE ST**
 Assessor's Parcel Number: 037-254-014
 Zone: M-C
 Application Number: PLN2025-00399
 Owner: Jeffrey Wilkins, 9 Muses LLC
 Applicant: Clay Aurell, AB Design Studio, Inc.

(This is a revised project description. Located in El Pueblo Viejo Landmark District, Part I and designated a Structure of Merit, the Andalucia Building/Seaside Oil Company Building was designed in 1926 by Lionel Pries in the Spanish Colonial Revival style, and the tower at the corner of State St. and Gutierrez St. was designed in 1937 by Carlton Winslow and R.H. Pitman. Proposed exterior alterations including: removal of the existing parking lot to replace with plaza and outdoor dining area, new hardscape, landscape, trees, fences, gates, trash enclosure, transformer, bike enclosures, door and window alterations, new steel canopies, and new vestibule elements. Project originally received Project Design Approval under PLN2021-00104 on July 21, 2021.)

No final appealable action will take place at this meeting. Project Compatibility Findings and Minor Alterations Findings will be required for Project Design Approval.

Actual time: 1:41 p.m.

Present: Clay Aurell, AB Design Studio and Graham Goldich, Bosky Landscape Architecture.

Staff comments: Ms. Reidel stated that the laptop used for applicant presentations is experiencing a technical issue so the staff computer will be used for presentations.

Public comment opened at 2:10 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with the following comments:

1. Thanks the applicant for finishing up this wonderful project and for adding to the beauty of Santa Barbara.
2. The Commission is appreciative of the historic sensitivity and study of the original design as elements are being restored.
3. Study steel trellis and structure, noting that the fluted columns and Santa Barbara traditions of wrought iron and steel are appreciated. Recognizes that proximity to the funk zone may incorporate some industrial qualities as well.
4. Simplify the geometry of the landscaping, reducing some of the curvy free-form design and considering a more formal and urban open design.
5. The Commission is split on the acceptability of the boulders in the planters.
6. Study the hardscape with the suggestion of incorporating a darker brick or stone into the cobble entries off of Gutierrez and State streets.
7. The Commission requests more information on the lighting and to consider various strategies regarding building and park lighting.
8. Return with a photometric plan.
9. The Commission finds the Project Compatibility and Minor Alterations findings to be generally supportable at this time.

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

(2:30PM) ONE-TIME PRE-APPLICATION REVIEW

2. 701 STATE ST ET AL. & 914 CHAPALA ST

Assessor's Parcel Number: 037-400-002, -003, -004, and 039-321-047
Zone: C-G
Application Number: PRE2025-00121
Owner/Applicant: Edward Gellert, Paseo Propco LLC

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to demolish 135,000 square feet of existing retail space to construct 233 rental housing units over the existing underground and above-ground parking structure, as well as new retail space at the corner of State and Ortega Streets. Project also includes demolition of 186 parking stalls in City Lot #2 to construct an additional 80 affordable rental housing units.)

No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval.

Actual time: 2:54 p.m.

Present: Kelly McAdoo, City Administrator; Sarah Knecht, City Attorney; Dan Hentschke, Assistant City Attorney; Allison Debusk, Community Development Director; Tess Harris, State Street Master Planner; Patsy Price, Contract Planner; Graham Lyons, Mullen & Henzel L.L.P.; Duncan Paterson, Gensler Architecture; and Clay Aurell, AB Design Studio.

Public comment opened at 3:25 p.m.,

The following individuals spoke:

1. Pedro Toscano
2. Thomas Foley

Written correspondence from Cheryl Rawlings was acknowledged.

Public comment closed at 3:28 p.m.

Commission Comments:

1. Thanks the applicant team for the extensive work to date on this project and continued collaboration with HLC moving forward.
2. The Commission appreciates this review to provide comments on the project, understanding the constraints, challenges, and importance of this project.
3. Continue to develop the detailing of the workforce housing building to ensure it has equal dignity and character to the market rate building, while keeping it appropriate to the site.
4. The Commission is concerned with the massing, size, and proposed height of the building. The Commission understands the need for housing and revitalization in the area, the benefit the project will provide, and the state laws that apply, but believes more work needs to be done before compatibility findings can be made.
5. Study shifting the actual or apparent massing to make it appear more like a 5 or 6 story building rather than a 7 story, especially from the areas most visible from the public right-of-way.
6. Study design to add more “poetry” to meet El Pueblo Viejo design standards and to read more as a village or collection of buildings rather than one or two large buildings.
7. The Commission believes it is essential to incorporate a paseo around midblock on Ortega to be consistent with our paseo program.
8. Study integrating arcades and other public benefit design elements, especially on primary streets.
9. Maintain continued consideration for the flow of the public through the property.

*** MEETING ADJOURNED AT 4:37 P.M. ***