



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

NOVEMBER 19, 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, 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 (until 5:15 p.m.), 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 **November 5, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **November 5, 2025**, as submitted.

Action: Ooley / Drury, 6/0/2. (Ooley and Drury abstained. McClure absent.) Motion carried.

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **November 5, 2025.**

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **November 5, 2025**, as submitted.

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

D. Ratification of action taken on the Consent Calendar of November 19, 2025

Consent Calendar November 19, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
A.	Final Approval 321 E Islay St	APN: 027-051-012 PLN: 2024-00492 Zone: RS-15	Mary Jo Negle and Benjamin Abrams / Paul Zink	Final Approval as submitted.
B.	Review After Final Approval 1708 Paterna Rd	APN: 019-184-009 PLN: 2024-00118 Zone: RS-15	Daniel and Kimberly Crocker / Jennifer Lewis, Harrison Design	Approval of Review After Final as submitted.
C.	Review After Final Approval 800 Alvarado Pl	APN: 019-170-022 PLN: 2024-00205 Zone: R-2/4.0/R-H	El Encanto, Inc.; Janis Clapoff, General Manager / Joe Andrulaitis, Andrulaitis + Mixon Architects	Approval of Review After Final as submitted.
D.	Project Design Approval and Final Approval 401 E Pedregosa St	APN: 025-393-012 PLN: 2025-00315 Zone: R-2	Carlos A Vazquez / Penn Hsu	Project Design Approval and Final Approval with findings.
E.	Concept Review 22 W Cabrillo Blvd	APN: 033-102-017 PLN: 2025-00415 Zone: HRC-1/SD- 3	Antonio Romasanta Revocable Trust; Mark Romasanta, Trustee / Miles Henry, Cearnal Collective, LLP	Continued indefinitely.

Motion: Ratify the Consent Calendar of **November 19, 2025**, as reviewed by Vice Chair Ooley and Commissioner Butler.

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

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

1. Ms. Reidel announced the following:

- a. The City Attorney has advised that it is not appropriate for a Board or Commission member to provide announcements during general public comment at their own meeting. Those should be stated under Item E Announcements in the General Business section of the meeting with the understanding that any announcements need to be succinct and not turn into a discussion.
- b. The project at 1407 Bellosguardo St. will be heard by the Planning Commission on December 11, 2025 at 1:00 p.m. and staff is requesting a volunteer from the HLC attend to represent the Commission's comments from the June 24, 2020 HLC meeting. Vice Chair Ooley volunteered.

- c. The applicant laptop has been experiencing technical difficulties, so if an issue occurs staff will have to manage the plans for the applicant team based off of verbal cues.
 - d. Item 7 on today's agenda, the Single Family Streamlining Project, has been postponed to the December 3, 2025 hearing.
 - e. The nomination for Jimmy's Oriental Gardens and Chung Family House to the National Register is scheduled for a hearing on February 6, 2026 in Sacramento, CA. The meeting will be conducted in person in Sacramento, on Zoom, and broadcast live on the Cal-Span Network. We are thrilled to have a part of Santa Barbara's historic Chinatown recognized at the national level as this is an underrepresented heritage in our city and we hope that some or all of you are willing to submit letters of support as the hearing approaches. Staff will send information on how to submit letters of support at a later time.
 - f. Today is Nicole Hernandez's last HLC hearing as Architectural Historian before she retires.
2. Ms. Hernandez announced that the Planning Commission recommended the Historic Resource Ordinance Amendment to City Council which will be heard on December 9, 2025. Staff is requesting a volunteer from the HLC attend the City Council hearing to represent the Commission. Commissioner Doordan tentatively volunteered.
 3. Commissioner Doordan will leave at 5:15 p.m.
 4. Commissioner Ensberg requested a discussion item on the HLC's purview.

F. Subcommittee Reports:

Commissioner Ensberg announced that she will be attending the Sign Committee meeting on December 9, 2025.

Chair Grumbine reported on the State Street Interim Working Group.

(1:45PM) MISCELLANEOUS ITEM

1. **2025 PLAZA BONITA**
Assessor's Parcel Number: 025-281-034
Zone: RS-15
Reference Number: PLN2025-00008
Owner: Jakobson Residence Trust 4/12/22
Tom and Amy Jakobson, Trustees
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2025-13 designating the Monterey style residence, designed in 1931 by noted architects Edwards and Plunkett, a historic Structure of Merit.)

Actual time: 1:52 p.m.

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

Motion: Adopt resolution 2025-13 designating the Monterey style residence at 2025 Plaza Bonita as a historic Structure of Merit.

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

(2:00PM) NEW ITEM: DEMOLITION APPROVAL**2. LOS PATOS BRIDGE DEMOLITION**

Assessor's Parcel Number: 017-010-079, ROW-001-628
Zone: HRC-2/S-D-3, P-R/S-D-3
Application Number: PLN2019-00591
Owner: Southern Pac Co
Applicant: Eric Goodall, Public Works Department

(The bridge was found historically significant in the Historic Structures/Sites Report reviewed by the Historic Landmarks Commission on April 15, 2020. The proposed project involves the removal of the Los Patos Way Off-Ramp Underpass (Bridge No. 51-0235), which is owned and operated by the Union Pacific Railroad (UPRR). UPRR has determined that the bridge will need to be removed when the U.S. Route 101 off-ramp at Los Patos Way is removed. A Coastal Development Permit was approved by the Planning Commission on November 6, 2025.)

Approval of the demolition of a historic resource is requested based on the certification of the Environmental Impact Report by Planning Commission on November 6, 2025. Demolition of Historic Resources other than Landmarks Findings are required.

Actual time: 2:06 p.m.

Present: Kathleen Kennedy, Project Planner and Eric Goodall, Public Works Department.

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

Motion: Approve the demolition of a historic resource based on the certification of the Environmental Impact Report by the Planning Commission on November 6, 2025 with the condition that a 3D scan is performed as part of documentation and the following findings:

1. Restoration is not reasonably practical or economically feasible as supported by substantial evidence provided by at least one qualified structural engineer or architect qualified in historic preservation. The Historic Landmarks Commission may require, as conditions of approval of a demolition, that the property owner(s) salvage historic materials from the property and/or provide archival quality photographs and 3D scanning as documentation of the remaining historic materials of the structure, site, or feature to the City.
2. A compelling public interest justifies demolition of the bridge.

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

(2:30PM) NEW ITEM: CONCEPT REVIEW**3. LOS PATOS BRIDGE INTERPRETIVE DISPLAY**

Assessor's Parcel Number: 017-010-079, ROW-001-628
Zone: HRC-2/S-D-3, P-R/S-D-3
Application Number: PLN2019-00591
Owner: Southern Pac Co
Applicant: Eric Goodall, Public Works Department

(The bridge was found historically significant in the Historic Structures/Sites Report reviewed by the Historic Landmarks Commission on April 15, 2020. The proposed project involves the removal of the Los Patos Way Off-Ramp Underpass (Bridge No. 51-0235), which is owned and operated by the Union Pacific Railroad (UPRR). UPRR has determined that the bridge will need to be removed when the U.S. Route 101 off-ramp at Los Patos Way is removed. A Coastal Development Permit was approved by the Planning Commission on November 6, 2025.)

The proposed interpretive plaque to commemorate the historic Los Patos Bridge is a mitigation measure required in the Environmental Impact Report that was reviewed by the HLC on April 23, 2025, and certified by the Planning Commission on November 6, 2025. No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval.

Actual time: 2:23 p.m.

Present: Kathleen Kennedy, Project Planner and Eric Goodall, Public Works Department.

Staff comments: Ms. Hernandez stated that she and Alison Grube, Graphic Designer for the City, went to photograph the structure together for the plaque. The text for it was based off the research in the historic reports, though the date will change dependent on the actual date of demolition.

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

Motion: Continue indefinitely with the following comments:

1. The Commission thanks the City for working on this design as a part of the mitigation measures and thinks it is important due to the loss of a historic resource.
2. Study the plaque location to make sure it is oriented where the image used is in line with the original abutments so it's easier for a viewer to imagine where the bridge originally stood.
3. The base of the plaque should be reminiscent of the bridge abutments and a much larger stone than the plaque itself.
4. The Commission understands and appreciates the challenge in making an easily accessible route in an instance where there is not one already.
5. Consider including verbiage in the plaque about the road that originally ran under the bridge and what role it played in Santa Barbara.
6. Study incorporation of a map or other plan that shows how the bridge was once used and the manner of the road that ran under it.
7. Communicate to the Architectural Board of Review that the HLC recommends the landscape be as consistent as possible with the bird refuge landscape.
8. Make the plaque more formidable and visually outstanding against its background.
9. Consider including other applicable photos for context if appropriate.

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

*** THE COMMISSION RECESSED FROM 2:56 TO 3:04 P.M. ***

(3:00PM) NEW ITEM: CONCEPT REVIEW**4. 1315 STATE ST**

Assessor's Parcel Number: 039-131-008
Zone: C-G
Application Number: PLN2025-00394
Owner: 1315 State St LLC
Jennifer Steinwurtzel, Representative Member
Applicant: Joe Andrulaitis, Andrulaitis+Mixon Architects

(Contributing historic resource to the El Pueblo Viejo Landmark District constructed in 1926, in the Spanish Colonial Revival style by Edwards and Plunkett and drastically altered in 1948–1955. The 4,000 square foot lot is developed with a 5,452-square-foot, two story commercial building. The proposed project consists of a 173-square-foot addition to the first floor and 1,043-square-foot addition to the second floor. The project includes converting the second floor into 5 residential units (four two-bedrooms and one two-bedroom) and restoration of the storefront. Approval of an Open Yard Modification by the Staff Hearing Officer to provide less than the required amount of private open yard area is required. The property is located within the Assembly Bill 2097 radius; therefore, no parking is required. Project received a one-time pre-application review from the Historic Landmarks Commission on August 27, 2025.)

No final appealable action will take place at this meeting. Project Compatibility Findings, Major Alteration Findings, and Development Plan Findings will be required for Project Design Approval.

Actual time: 3:04 p.m.

Present: Kelly Brodison, Associate Planner; Joe Andrulaitis, Andrulaitis + Mixon Architects; and Jennifer Steinwurtzel, 1315 State St LLC.

Staff comments: Ms. Brodison stated that the project will be moving forward to the Staff Hearing Officer for approval of an Open Yard Modification.

Public comment opened at 3:10 p.m., and as no one wished to speak, it closed.

Motion: Continue to the Staff Hearing Officer with the following comments:

1. The Commission supports the Open Yard Modification.
2. The Commission feels that Project Compatibility Analysis Findings could be made for the project and it is ready for Project Design Approval.

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

*** THE COMMISSION RECESSED FROM 3:15 TO 3:46 P.M. ***

(3:45PM) ARCHAEOLOGY REPORT**5. 518-524 N MILPAS ST**

Assessor's Parcel Number: 031-241-041 & 031-241-040
Zone: C-G, C-R
Application Number: PLN2025-00272
Owner: AJ Vido Incorporated
Nick Gibson, Representative
Applicant: Ed DeVicente CPHC AIA, DMHA Architecture & Interiors

(Listed on the Historic Resources Inventory, constructed in 1925 by Elmer Whittaker in the Spanish Colonial Revival style. The project is seeking approval based on State Government Code provisions under State Density Bonus Law (Government Code §65915) and the City's Average Unit-Size Density (AUD) Incentive Program and involves a voluntary lot merger of 518 and 524 N Milpas Street (APNs 031-241-041 & 031-241-040) and demolition of all existing site improvements including a car wash, parking lot, and a two-story mixed-use building comprised of a nightclub and apartment to allow for construction of a 23-unit three-story residential apartment complex. The unit mix is comprised of six 1-bedroom units, 14 2-bedroom units, and three 3-bedroom townhome units, ranging in size from 491 square feet to 2,152 square feet, with an average unit size of 937 square feet. Two units in the project would be restricted to very-low-income households. The project includes 13 vehicle spaces in a parking garage, 6 covered vehicle spaces in private garages under the townhome units, and a bicycle storage room with 28 spaces. The project received a One-Time Pre-Application Consultation from the Historic Landmarks Commission on December 18, 2024 under PRE2023-00121.)

Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Brent Leftwich, Leftwich Archaeology. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations.

Actual time: 3:46 p.m.

Present: Pilar Plummer, Associate Planner and Brent Leftwich, Leftwich Archaeology.

Staff comments: Ms. Plummer stated that Dr. Glassow did review the report and agreed with the conclusion.

Public comment opened at 3:49 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.

(4:00PM) NEW ITEM: PROJECT DESIGN APPROVAL**6. 518-524 N MILPAS ST**

Assessor's Parcel Number: 031-241-041 & 031-241-040
Zone: C-G, C-R
Application Number: PLN2025-00272
Owner: AJ Vido Incorporated
Nick Gibson, Representative
Applicant: Ed DeVicente CPHC AIA, DMHA Architecture & Interiors

(Listed on the Historic Resources Inventory, constructed in 1925 by Elmer Whittaker in the Spanish Colonial Revival style. The project is seeking approval based on State Government Code provisions under State Density Bonus Law (Government Code §65915) and the City's Average Unit-Size Density (AUD) Incentive Program and involves a voluntary lot merger of 518 and 524 N Milpas Street (APNs 031-241-041 & 031-241-040) and demolition of all existing site improvements including a car wash, parking lot, and a two-story mixed-use building comprised of a nightclub and apartment to allow for construction of a 23-unit three-story residential apartment complex. The unit mix is comprised of six 1-bedroom units, 14 2-bedroom units, and three 3-bedroom townhome units, ranging in size from 491 square feet to 2,152 square feet, with an average unit size of 937 square feet. Two units in the project would be restricted to very-low-income households. The project includes 13 vehicle spaces in a parking garage, 6 covered vehicle spaces in private garages under the townhome units, and a bicycle storage room with 28 spaces. The project received a One-Time Pre-Application Consultation from the Historic Landmarks Commission on December 18, 2024 under PRE2023-00121.)

Project Design Approval is requested. Project Compatibility Findings and Major Alterations Findings are required.

Actual time: 3:51 p.m.

Present: Pilar Plummer, Associate Planner; Ryan Mills, DMHA Architecture; Ed DeVicente, DMHA Architecture; and Guillermo Gonzalez, Blue Studio Landscape Architecture.

Staff comments: Ms. Plummer stated that this project was heard by the Planning Commission for Average Unit-Size Density (AUD) conceptual review on March 6, 2025 and those minutes will be summarized. This is a State Density Bonus (SDB) project as they are deed restricting 2 units to very low income. They will be using a concession for average unit size, waiver to allow egress in one of the setbacks, and the drive archway to be in the compensating front setback as part of the SDB laws.

Public comment opened at 4:24 p.m.,

The following individual spoke:

1. Paul Richardson

Written correspondence from Naomi Greene, Lauren Anderson, and Sebastian Aldana Jr. was acknowledged.

Public comment closed at 4:30 p.m.

Motion: Project Design Approval with the following comments and findings:

1. The Commission thanks the applicant for their continued development of the project as they find it to be a supportable and exceptional design that incorporates and restores the historic building well.
2. Drawings and details such as muntins should be consistent with the watercolors rather than the computer renderings.
3. Entry arch wall depth to be made thicker.
4. Return with 3D views from all sides so building forms and detailing can be reviewed.
5. The Commission appreciates that the building is three stories instead of four and that the roof is stepped back to provide the least amount of interference with public views,

but would appreciate additional study on the lower roof especially where the building is tallest.

6. Incorporate more “Milpas poetry” by continuing to refine the design so it has a strong tie to the Milpas Street expression of Santa Barbara Spanish style.
7. Soften the sidewalk jog around the building along the front entry as much as possible.
8. Some Commissioners are concerned about the challenges of having residential on the ground floor fronting Milpas Street rather than commercial.
9. The Commission looks forward to an in-progress review.
10. The computer generated drawings are to match the watercolor drawings in design and detail.
11. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
 - a. The project’s design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The amount of open space and landscaping is appropriate.
12. As required for Resources on the Historic Resource Inventory in Section 30.157.110 of the Santa Barbara Municipal Code:
 - a. The exterior alterations are being made to restore the historic resource to its original appearance or in order to substantially aid its preservation or enhancement as a historic resource; and
 - b. The exterior alterations are consistent with the Secretary of the Interior’s Standards.

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

Commissioner Lenvik opposed the project due to inconsistency with the community Urban Design Guidelines which suggest that pedestrian friendly qualities be provided on the first floor.

The ten-day appeal period was announced.

(4:45PM) DISCUSSION ITEM

7. SINGLE FAMILY STREAMLINING PROJECT

Reference Number: PLN2024-00467

Staff: Ted Hamilton-Rolle, Acting Design Review Supervisor

(The Single Family Streamlining Project responds to City Council direction, community input, General Plan policies, and consultant recommendations to streamline and simplify the approval process for single-unit residential projects. The goals of the Project are to: 1) Reduce the number of single family development projects subject to design review; 2) Streamline the public hearing process for single family projects; and 3) Create more flexibility to address common homeowner interests. The project

includes amendments to multiple chapters in Titles 22 and 30 of the Municipal Code along with updates to the SFDB General Design Guidelines and Meeting Procedures.)

No final appealable action will take place at this meeting. Staff presentation and request for feedback on the proposed ordinance and guideline amendments prior to forwarding to the Planning Commission for a recommendation to City Council.

Item 7 is postponed two weeks at staff's request.

*** MEETING ADJOURNED AT 5:28 P.M. ***