



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JUNE 10, 2020

1:30 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Kristen Sneddon

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Assistant Planner
Heidi Reidel, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:35 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Drury, Lenvik, Mahan, Ooley, and Veyna

Commissioners absent: Edmunds

Staff present: Ostrenger; Unzueta; Ellen Kokinda, Administrative Analyst; Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Hernandez; Plummer; William Russell, Planning Technician; and Reidel

GENERAL BUSINESS

A. Public Comment:

The following individuals spoke:

1. Richard Closson
2. Anna Marie Gott

Written correspondence from the following individuals or groups was acknowledged:

- | | |
|--------------------|-----------------------|
| 1. David Kafer | 7. Chelsea Wormington |
| 2. Rianna Shaffer | 8. Emma Wilkins |
| 3. Kelsey Gosselin | 9. Maddie Marcin |
| 4. Taiana | 10. Sarah Henderson |
| 5. Samuel Fontaine | 11. Xavier Alvarez |
| 6. Logan Foltz | 12. Daniela Soleri |

13. Carina Taliaferro
14. Paula Anna
15. Daniela Gelles
16. Julia Longo
17. Mixty Espinoza
18. Katie Bloom
19. Anna Fudge
20. Trish Stone-Damen
21. Patrick Mathern
22. Chandler Vilander
23. Melissa Ellis
24. Aris Keshav
25. Miranda Starkey
26. Loren Mindell
27. Felicity Landa
28. Jack Boyd
29. Caroline Owens
30. Crystal Franco
31. Miles Hagin
32. Devin Urbany
33. Amanda DuPar
34. Danielle Perret
35. Hannah Karlsrud
36. Mia Karlsrud
37. Erica Ales
38. Amy Keech
39. Ezra Frame
40. Isabella Milano
41. Keilani Garcia
42. Maria Drost
43. Soleil Hallig
44. Bonnie Dawson
45. Trevor Brandt
46. Jordan Hirsch
47. Campbell Waldron
48. Annick Lamb
49. Mason Bouchet
50. Emma Fader
51. Claire Fletcher
52. Sheina Crystal
53. Jordan Thurston
54. Jesse Olson
55. Olivia Klatch
56. Julia Bickford
57. Jamie Bickford
58. Emma Gagnon
59. Richard Closson
60. Darby McIlroy
61. Olivia Geyling
62. Jake Kriegman
63. Rose Houglet
64. Lizzy McCahan
65. Ana Sofia Guerra
66. Danielle Kunkleman
67. Jessica Herdrich
68. Noah Shachar
69. Erin Lamb
70. Bailey Clincy
71. Sarah Stark
72. Eleese Humes
73. Jessica Godinez
74. Madeleine Ignon
75. Roya Bazaei
76. Lauren Winnewisser
77. Samantha Sambado
78. Isabella Venable
79. Abby Handley
80. Katy Vogt
81. Caleb Rodriguez
82. Sierra Farrar
83. Merckx Dascomb
84. Ursula Librizzi
85. Avery Voos
86. Lisa Sueyres
87. Britainy McIntire
88. Tarah Connolly
89. Karmen Tshing
90. Kelsey Larson
91. Dante Gonzalez
92. Meghan McDonald
93. Janeya Filzen
94. Steve Lillington
95. Nicholas Filzen
96. Mannie Singh
97. Katie Garibay
98. Lorin Cuendet
99. Uli Von Stein
100. Robin Harris Gavin
101. Fanny Hansson
102. Ashleigh Henning
103. Mandy Kellogg
104. Alice Freire
105. Laura Leavitt
106. Zadok Sacks
107. Jacquelyn Pabon
108. Elsie Ochoa
109. Alana Powell
110. Joseph Kilgallen
111. Kayla Foxen
112. Chelsea Sanford

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|----------------------------|----------------------------|
| 113. Darlena Kellogg | 163. Taryn LaVasseur |
| 114. Grace Buzko Clark | 164. Jazzy McKenzie |
| 115. Justice Bryce | 165. Katy Cutaran |
| 116. Kate Babcock | 166. Alexa Levesque |
| 117. Alanna Shea | 167. Elizabeth Wisniewski |
| 118. Katherine Olson | 168. Tiarra Poindexter |
| 119. Maria Orozco | 169. Jeff Allen |
| 120. Katelyn McDonald | 170. Allison Adelman |
| 121. Rachel Galvin | 171. Chelsea Lyon Hayden |
| 122. Daryanna Lancet | 172. Natalia Hatley |
| 123. Robin Wilson | 173. Marie Claire Lamb |
| 124. Luke Janes | 174. Aarshiya Chaudry |
| 125. Kayla Petersen | 175. Corey Carpenter |
| 126. Jacob Foley | 176. Thomas Lehmann |
| 127. Heaven Estrada | 177. Gabriella Gandall |
| 128. Jenna Fabino | 178. Lauren Benon |
| 129. Natalie Kellogg | 179. Shannon Workman |
| 130. Tessa Brinkman | 180. Laura Wooster Dorfman |
| 131. Karlie Cruz | 181. Sarah Gray |
| 132. Mary Foster | 182. Claire Corbin |
| 133. Andrew McGrath | 183. Claire Castro Smiley |
| 134. Claire Schneider | 184. Haslin Kim |
| 135. Daniel Cohen | 185. Eavy Barbieux |
| 136. Kym Paszkeicz | 186. Sophie Fink |
| 137. David Cleveland | 187. Max Golding |
| 138. Julian Tran | 188. Linda Alaniz |
| 139. Cassie Macy | 189. Paige Hillen |
| 140. Finley Balma | 190. Megan Flaig |
| 141. Jacob Gellman | 191. Jessica Madden |
| 142. Carly Bass | 192. Max Golding |
| 143. Danielle Broder | 193. Kristen Michaud |
| 144. Mijo Coppola | 194. Landon Ranck |
| 145. Kelly Whaling | 195. Debbie Throop |
| 146. Dylan Griffith | 196. Itzel Valle |
| 147. Haley Sorensen | 197. Jonika Ronkainen |
| 148. Kelly Spinks | 198. Aaron Kopperman |
| 149. Amy Isabella Chalker | 199. Terra Dressler |
| 150. Naomi Romulo | 200. Xóchitl Muñoz |
| 151. Jillian Melin | 201. Diane Soini |
| 152. Jaymie Sawyer | 202. Amber Starr |
| 153. Isabella Iannitti | 203. Mimi Rogers |
| 154. Devin Barbin | 204. Liz Jungermann |
| 155. Sophie Peterson | 205. Jennifer Olguin |
| 156. Camila Jaramillo Loya | 206. Tobi Oyebade |
| 157. Haley Orton | 207. Chloe Balma |
| 158. Jamie Hu | 208. Rachel Danley |
| 159. Paige Sundstrom | 209. April L Norman |
| 160. Mason Cummings | 210. Ella Richie DeMaria |
| 161. Cristina Awadalla | 211. Morgan Fredricks |
| 162. Melanie Leung | 212. Tom Spadaro |

213. Taylor Duguran
214. Kara Petersen
215. Clare Penny
216. Caroline DeWitte
217. Ruby Gutierrez
218. Kristen Peach
219. Courtney Boudet
220. August Oda
221. Kelly Soifer
222. Beth Johnson
223. Amanda Higham
224. Catherine Smith
225. Katherine Hofberg
226. Nick Schooler
227. Samantha Haentjens
228. Sophie Macaluso
229. Kandra Polatis
230. Alyssa Pace
231. Irene Cooke
232. Mannie Singh
233. Heidi Zetzer
234. Leah Stokes
235. Sarah Aspell
236. Celine Cardona
237. Briana Kenney
238. Makoa Rios
239. Katherine Baviera
240. Haley Snyder
241. Rachel Altman
242. Xina Soleri
243. Kate Schaefer
244. Jacob LaViolet
245. Mark Ladd
246. Amanda Rios
247. Sabrina Ladd
248. Sherri Bliss
249. Sheba DePonce
250. Stephanie Brennan
251. Ashley Torrey
252. Matthew Bennett
253. Mal Preheim
254. Bridget Dobrowski
255. Shannon Stone
256. Alissa Stott
257. Lara Cooper
258. Jane Cullina
259. Yuka Kanagawa
260. Michael O'Connor
261. Natasha Marston
262. Walid Afifi

263. Zoe Hinck
264. Barbara Parmet
265. Maria Lampariello
266. Pamela Shaw
267. Zahra Nahar-Moore
268. Emily Mirbod
269. Vidhisha Mahesh
270. Erica Buckner
271. Alison Stanley
272. Katie Don
273. Cristina Nickerson
274. Miranda Young
275. Pam Guenther
276. Jonathan Abboud
277. Julie Dilleuth
278. Henry Almengor
279. Lynn Stadler
280. Meg Boyer
281. Emily Fox
282. Brittany McMeekin
283. CS Silvers
284. Sofia Stefanovic
285. Abbie Nissenson
286. Nicole Powers
287. Brittany Allerdycy
288. Hope Kang
289. Lindsey McDonald
290. Nathan Hayden
291. Laura Langan
292. Dane Lopez
293. Kate Keeley
294. Martha Garcia
295. Zachary Cosseboom
296. Dena Davis
297. Rebecca Guron
298. Mariah Jones
299. Jett Kutcher
300. Vanessa Ceriale
301. Diana Puente
302. Malaphone Phommasa
303. Rebekah Krispi
304. Juliette Lefevre
305. Laurel Rose
306. Oriana Sanders
307. Jen Lemberger
308. Mariana Harms
309. Becky Field
310. Miya Matsui
311. Francis Oda
312. Madeline Dahm

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|------------------------------|------------------------------|
| 313. Jessica Lohr | 363. Holly Shumway |
| 314. Kiana Jensen | 364. Clarissa Ersoz |
| 315. Chelsea Locatelli | 365. Jasmine Salamat-amoli |
| 316. Laura Beresford | 366. Britta Smith |
| 317. Haley Walker | 367. Daniel Dunietz |
| 318. Andrew Pado | 368. Nicholas Kim |
| 319. Cathy Strini | 369. Ryan Crouch |
| 320. Diego Espinosa | 370. Zachary Parent |
| 321. Charlie Clow | 371. Justin Smith |
| 322. Yvonne Georgina Puig | 372. Lena Capece |
| 323. Serena Seshadri | 373. Ashlie DeMarre |
| 324. Melissa Branch | 374. Craig Leets |
| 325. Erin Kownacki | 375. Rebecca Pless-Carbone |
| 326. Sarah Clark | 376. Shana Moulton |
| 327. Teal Young | 377. Matt Strong |
| 328. Adriana Sánchez | 378. Leslie Mavrakis |
| 329. Alec Moore | 379. Urma Lama |
| 330. Melissa Velzy-Lenington | 380. Owen Richards |
| 331. Juna Rosales Muller | 381. Syd Abad |
| 332. Claire Zedelius | 382. Sierra Kelly |
| 333. Allison Zeager | 383. Jenifer Smith |
| 334. Geneva Alok | 384. Kelina Tongg-Woodall |
| 335. Amy Patrick | 385. Jean Ballantyne |
| 336. Isaac Pardo | 386. Edward Edgerton |
| 337. Katy Koehne | 387. Simon Peters |
| 338. Meg Faulman | 388. Elizabeth Cornwell |
| 339. Caroline Crouch | 389. Sophie Dunn |
| 340. Lesli Reagan | 390. Cleo Hutchinson |
| 341. Sydney Davis | 391. Carrie Hutchinson |
| 342. Bonnie Bagley | 392. Lilah Hutchinson |
| 343. Emily Proctor | 393. Alicia Fennell |
| 344. Holly Mayes | 394. Jennifer Lopez |
| 345. Ibett Ventura Vera | 395. Yesenia Munoz |
| 346. Sophia Lozada | 396. Aili Pettersson Peekers |
| 347. Elena Anderson | 397. Linnea Mack |
| 348. Gabe Ruzzier-Gaul | 398. Kendra Hoffman |
| 349. Jamie Burke | 399. Jamie Lauren File |
| 350. Lindsey Neal | 400. Anahita Holden |
| 351. Dominique Liuzzi | 401. Ryan Lach |
| 352. Karly Kuntz | 402. Matt Shara |
| 353. Kaitlyn LeGros | 403. Rachel Rhodes |
| 354. Jolie Ebadi | 404. Erin Platt |
| 355. Sierra Reeves | 405. Sara Forster |
| 356. Sam Waterstone | 406. Alison Parakh |
| 357. Emily Benaron | 407. Janelle Christensen |
| 358. Asha Wilkus-Stone | 408. Christopher Nordin |
| 359. Courtney Vaccaro | 409. Laura Vences |
| 360. Luke Gockowski | 410. Jenny Sperling |
| 361. Tayler Gautier | 411. Jeannette Root |
| 362. Sarah Haupt | 412. Kelly Wheeler |

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|----------------------------|--------------------------------|
| 413. Heally Dias | 463. Amanda Chick |
| 414. Joseph Dias | 464. Amisha Zuber |
| 415. Lili Devoto | 465. Crystal Franco |
| 416. Zach Eilon | 466. Jennie Sundgot |
| 417. Erandi De Silva | 467. Isabella Bowman-Andreatta |
| 418. Maria Lampariello | 468. Angelina Espinosa |
| 419. Eric Nordin | 469. Kristen Thomas-McGill |
| 420. Karina Cota Fierro | 470. Richard Tripps |
| 421. Pippa Howitt | 471. Charlotte Orzel |
| 422. Caleigh Hernandez | 472. Eric Cohen |
| 423. Daniel Holden | 473. Matthew Kleeburg |
| 424. Elizabeth Ulloa | 474. John Caravello |
| 425. Jessica Self | 475. Valentina Venegas |
| 426. Ryan Gelimas | 476. Brooklyn Snyder |
| 427. Ingrid Bowman | 477. Amanda Bartos |
| 428. Doug Ranck | 478. Cloe Gentile |
| 429. Lindsey Davis | 479. Eric Cardenas |
| 430. Haley Ebert | 480. Holly Higgins |
| 431. Marcos Castro | 481. Mara Weiss |
| 432. Paula Bergen | 482. Jacey Van Wert |
| 433. Samantha Smith | 483. Logan Kozal |
| 434. Shelby Harrington | 484. Isabela Osthoff |
| 435. Xzavria Alcala | 485. Megan Turley |
| 436. Kristen Van Der Kar | 486. Maeve Harding |
| 437. Hannah Gustafson | 487. Valerie Jaimes |
| 438. Maile Young | 488. Brianna Velasquez |
| 439. Drew Avolese | 489. Tess Jacobs |
| 440. Jennifer Miller | 490. Gillian Kelly |
| 441. Anne Petersen | 491. Chrissie Velazquez |
| 442. Mae Rennick | 492. Daniel Howard |
| 443. Cole Baviera | 493. Shaun Wolfe |
| 444. Simone Baker | 494. Natalie Tyson |
| 445. Joshua Straub | 495. Emily Fisher |
| 446. Matt Bartos | 496. Vincent Brock |
| 447. Elizabeth Castallanos | 497. Natalie Diane |
| 448. Lucas Nelson | 498. Emma Patrick |
| 449. Kelly Tibbitts | 499. Sio Tepper |
| 450. Celia Working | 500. Julia Small |
| 451. Rhys Kennard | 501. Kelly Cote |
| 452. Larissa Cogan | 502. Laura Rhoads |
| 453. Scott Ruskamp | 503. Cooper Matthieson |
| 454. Stephen Dabby | 504. Chante Glover |
| 455. Sarah Steiger | 505. Richard Uhrig |
| 456. Rich Appelbaum | 506. Melissa Hsu |
| 457. Ariel Leira | 507. Wesly Johnson |
| 458. David Dinklage | 508. Rachel Cohen |
| 459. Amalia Smith Hale | 509. Hannah Lawrence |
| 460. Karen Garcia | 510. Katelyn Carano |
| 461. Emily Lam | 511. Lili Talkin |
| 462. Grace Bergmann | 512. Britainy McIntire |

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| 513. Robert Clark | 563. Gavin Spencer |
| 514. Jessica Ramirez | 564. Tehya Shea-MInger |
| 515. Giselle Cazaux | 565. Candice Davantzis |
| 516. Claire Bolduc | 566. Heather Hagen |
| 517. Molly Kaplan | 567. Christine Faris |
| 518. Savannah Johns-Pedrocchi | 568. Enn Burke |
| 519. Kevin Parent | 569. Kristin Pendleton |
| 520. Maude Williamson | 570. Mary McElroy |
| 521. Jocilyn Schumacher | 571. Jonathan Dorsey |
| 522. Trevor Eckhart | 572. Olivia Davi |
| 523. Mariah Jones-Bisquera | 573. Sarah Paschal Gerenday |
| 524. Paula Anna | 574. Crystal Franco |
| 525. Sophia Bailey | 575. Stephenson Brooks Whitestone |
| 526. Noah Swimmer | 576. Maleah Nguyen |
| 527. Yolanda Yturalde | 577. Jessica Ramirez |
| 528. Tanvi Sheth | 578. Jaiden McInerney |
| 529. Karly Marie Miller | 579. Ariel Schneider |
| 530. Gabi Mastro | 580. Nancy Ranck |
| 531. Alex Blair | 581. Catlin Rockman |
| 532. Rosaleen Lancet | 582. Paige Bradford |
| 533. Emma Hansson | 583. Heather Rose |
| 534. Frances Kretschmer | 584. Nick Farnum |
| 535. Gail Fairburn | 585. Amy Boyle |
| 536. Cameron Cottrell | 586. Sophie Wilson |
| 537. Natalie Blackwelder | 587. Natalia Pareja |
| 538. Katie Lewis | 588. Deanna Nash |
| 539. Jack Greenberg | 589. Sharon Perez |
| 540. Carol Newman | 590. Danae Griffin |
| 541. Katherine Scott | 591. Alexandra Hamill |
| 542. Hana Antrim | 592. Tessa Denison |
| 543. Natalie Gomez | 593. Nicole Bergmann |
| 544. Larry Williams | 594. Alena Steen |
| 545. Sophia Zatorski | 595. Rachel Torres |
| 546. Kathy Abad | 596. Nancy Grinstein |
| 547. Greg Stephens | 597. Neal Rabin |
| 548. Brendan Leonard | 598. Shona Bell McCarthy |
| 549. Peri Gerson | 599. Alixandra Macmillan-Fiedel |
| 550. Sage Gerson | 600. Krista Tarantino |
| 551. Cristal Garcia Martinez | 601. Rose Levy |
| 552. Leigha Bolduc | 602. Paige Swanson |
| 553. Michaela Ravasio | 603. Jiajia Zheng |
| 554. Cathy Miller | 604. Andrew Johnson |
| 555. Sabine Hoskinson | 605. Robert Ornstein |
| 556. Kelly Freedland | 606. Hallie Biolley |
| 557. Morgan Fredricks | 607. Marina Chavez |
| 558. Vivian Avila | 608. Madeline Dippel |
| 559. Serena Gomez | 609. Elizabeth Hanning-Yu |
| 560. Amy Standfield | 610. Alan Strout |
| 561. Haley Meskunas | 611. Sierra McNeel |
| 562. James Mark Hamilton | 612. Karly Kuntz |

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|------------------------------|--------------------------------|
| 613. Maria Lampariello | 655. Kim Mawson |
| 614. Anna South | 656. Sarah Habib |
| 615. Elizabeth Mason | 657. Maureen Sullivan |
| 616. Kathryn Dean | 658. Amy DiBona |
| 617. Laurence Severance | 659. Kathryn Birch |
| 618. Christine Potter | 660. Gail Teton-Landis |
| 619. Denise Leichter | 661. Kristi Miller |
| 620. Jeannette Love | 662. Alexandra Cole |
| 621. Janejo | 663. Louisa Edwards |
| 622. Elise Cossart-Daly | 664. Linda Ferratta |
| 623. Mark Casady | 665. Maureen Hislop |
| 624. Abigail Ziv | 666. Erin Morgan |
| 625. Stephen Pope | 667. Kristen Trent |
| 626. Mindy Nelson | 668. Anne Robinson |
| 627. Angela Weidmann | 669. Mama Margolis |
| 628. Grace Brofman | 670. Zyrka Metcalfe |
| 629. Alexander Conrad | 671. Nona Perram |
| 630. Myrna Tuttle | 672. Gwendolyn Kilfoyle |
| 631. Jessie Turner | 673. Nancy Weiss |
| 632. Sofia Grace | 674. Alison Johnson |
| 633. Robin Cullen | 675. Hannah Mendoza |
| 634. Brad Fiedel | 676. Aaron Kopperman |
| 635. Caitlin Henry | 677. Alfred Neale |
| 636. Vanessa Lang | 678. Katie Klein |
| 637. Sharon Martinez | 679. Natalie Alderson |
| 638. Ann Dusenberry | 680. Jessica Foster |
| 639. Kaitlin Rodriguez | 681. Jillian Helms |
| 640. Gail Pejeau | 682. Alexa Colburn |
| 641. Michaela McGinnis | 683. Regina Breech |
| 642. Mary Hancock | 684. Maggie Burke |
| 643. Anna DiStefano | 685. Rose Goulart |
| 644. Brittney Meyer | 686. Caroline Ackley |
| 645. Kara Shoemaker | 687. Lissi Knell |
| 646. Hannah Kagen-Moore | 688. Justin Chou |
| 647. Dana Morton | 689. Post Hazeltine Associates |
| 648. Alex Fisher | 690. Christie Tarman |
| 649. Michelle Lepori-Bui | 691. Ruby Jeanne Shelton |
| 650. Kinsey Goldman de Cunha | 692. Camille Lubach |
| 651. Stephanie Waeteraere | 693. Paige Warren |
| 652. Lindsey Zeno | 694. Kendra Calhoun |
| 653. Cosy Del Carlo | 695. Olivia Dari |
| 654. Melanie Jacobson | |

*** General Public Comment was re-opened at 6:36 p.m. ***

The following individuals spoke:

1. Fred Sweeney
2. Anna Marie Gott

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **May 27, 2020**, as amended.

Action: Ooley/Drury, 7/0/0. (Edmunds absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **June 10, 2020**, as reviewed by Commissioners Mahan and Veyna.

Action: Ooley/Drury, 7/0/0. (Edmunds absent.) Motion carried.

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

*** The item was heard out of agenda order. ***

1. Ms. Hernandez gave an overview of the status of the three structures put forward by the Black Lives Matter Santa Barbara organizers for historic designation: the St. Paul AME Church established in 1905 has been in discussion with the Urban Historian at the direction of the HLC Designation Subcommittee for Landmark Designation for over a year, the Friendship Baptist Church constructed in 1945, and the Franklin Neighborhood Center constructed in 1974, will move forward to the HLC Designation Sub-committee for consideration.
2. Commissioner Grumbine summarized the large amount of letters submitted by supporters of the Black Lives Matter movement, read one of the letters into the record, and gave an overview of the historic designation process.
3. Commissioner Ooley announced that he read every letter of public comment submitted by supporters of the Black Lives Matter movement to the Commission and clarified that the City does not restore historic structures.
4. Commissioner Hausz requested that staff agendize a discussion about story poles and potential alternatives to story poles.

E. Subcommittee Reports:

No subcommittee reports.

(1:50PM) REVIEW AFTER FINAL APPROVAL

1. **800 SANTA BARBARA ST**
Assessor's Parcel Number: 031-012-028
Zone: C-G
Application Number: PLN2015-00023
Owner: 800 Santa Barbara, LLC
Applicant: Heidi Jones, SEPPS
Architect: Jan Hochhauser

(Proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 19,179 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,289 square feet of commercial floor area and 23 residential units. The unit mix will include 8 studios, 10 one-bedroom units, and 5 two-bedroom units, with an average unit size of 777 square feet. Parking will be provided with a subterranean parking garage containing 29 parking spaces, storage, and service areas. Of the 27 trees on the property, 9 would be retained and protected, 15 removed, 3 relocated, and 17 new specimen trees and palms added. This is an AUD Priority Housing development with a proposed density of 53 dwelling units per acre. Project is within the Commercial/High Residential Priority Overlay (37-63 du/ac).)

Review After Final is requested to remove a non-historic flag pole. Project was last reviewed on Consent and continued to the Full Commission on May 27, 2020.

Actual time: 2:14 p.m.

Present: Alexandra Cole, Preservation Planning Associates; Heidi Jones, Applicant, SEPPS; and Steven A. Amerikaner, Brownstein Hyatt Farber Schrek

Staff comments: Ms. Plummer stated that the project was reviewed on the May 27, 2020 Consent Calendar and forwarded to the Full Commission. The Commission received a letter from Alexandra Cole regarding the non-historic status of the flag pole and reason for removal, and a letter from Joseph Tasca regarding the structural ability of the flag pole.

Public comment opened at 2:24 p.m.

The following individual spoke:

1. Steven Amerikaner

Written correspondence from Paulina Conn was read into the record.

Public comment closed at 2:25 p.m.

Motion: Approval of Review After Final as submitted.

Action: Hausz/Lenvik, 4/3/0. (Mahan, Drury, and Grumbine opposed. Edmunds absent.) Motion carried.

Individual Comments: Commissioner Mahan opposed because he believes the flagpole is an aesthetic element of the elevation and should be replaced with a new one. Commissioner Drury opposed because the flagpole is included in the final approval plans and is a nice decorative element. Chair

Grumbine opposed because the flagpole has historic interest and he believes it should be dealt with in some other way.

(2:20PM) REVIEW AFTER FINAL APPROVAL

2. 1220-1222 STATE ST & 20 E VICTORIA ST

Assessor's Parcel Number: 039-183-061, -060, -059, -058, -056, -055, -025, -020, -003
Zone: C-G
Application Number: PLN2016-00555
Owner: Nasssau Land Company, L.P.
1216 State Street, LLC
Mary Lewis, Trustee & Elizabeth T. Bilich, Trustee
Eric S. Meyer & Cynthia C. Meyer
Steven F. Barnes, Trustee & John H. Parke, Trustee
Applicant: The Towbes Group, Inc.
Architect: The Cearnal Collective, LLP

(The project consists of a merger of nine lots totaling 0.74 acres and a subsequent re-subdivision to create seven lots. Proposed lot sizes range from 596 square feet to 13,022 square feet. The project includes exterior improvements, such as lighting, paving and walls, to create "Granada Plaza," an enhanced paseo connection between State and the Granada Garage (City Parking Lot 6); defined bus/truck parking for the Granada Theatre; a new shared trash enclosure; and two new private garages of 546 and 653 net square feet. The paseo to State Street is proposed to be dedicated to the City. A Tentative Subdivision Map was approved by Planning Commission allowing for the division of nine parcels into seven lots.)

Review After Final is requested for the Art Mural Wall. Project was last reviewed and granted Final Approval on January 8, 2020.

Actual time: 2:43 p.m.

Present: Tracy Stum, Artist; Sayak Mitra, Artist; Craig Minus, Applicant, The Towbes Group, Inc.; and Caren Rager, Chrisman Executive Director and President, Santa Barbara Center for the Performing Arts

Staff comments: Ms. Plummer stated that mural content is protected by the First Amendment and the Commission should therefore limit their review to elements such as location and size.

Public comment opened at 3:00 p.m.

The following individual spoke:

1. Anna Marie Gott

Public comment closed at 3:03 p.m.

Motion: Approval of Review After Final with the condition that City staff assess the donor component for possible Sign Committee review.

Action: Ooley/Veyna, 7/0/0. (Edmunds absent.) Motion carried.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 3:17 TO 3:25 P.M. ***

(3:00PM) NEW ITEM: CONCEPT REVIEW

3. 128 CASTILLO ST

Assessor's Parcel Number: 033-061-001
Zone: HRC-1/SD-3
Application Number: PLN2020-00055
Owner: Epic Hospitality, LLC, Pradeep Patel
Applicant: Clinton Iwanicha

(Project site is adjacent to a property on the City's List of Potential Historic Resources as contributing to a historic district: 317-331 W Yanonali Street, a bungalow court with eight Spanish Colonial Revival style units, constructed in 1930. Proposal for exterior improvements to Avania Inn, consisting of cosmetic improvements to the Castillo Street elevation, upgrades to exterior stairs, accents and trim, and replacement of the existing wood railings with decorative iron railings. Project includes replacement of all existing packaged terminal air conditioners (PTAC) with new units, and remodeling 14 balcony rooms to accommodate new PTAC. The existing 6'-0" high wood fence surrounding the pool area is proposed to be replaced with a new decorative stucco wall with decorative iron security fencing on top. Staff Hearing Officer review is required for proposed alterations and changes to openings within the existing nonconforming setbacks.)

Concept Review. No final appealable decision will be made at this hearing.

Actual time: 3:25 p.m.

Present: Clinton Iwanicha, Applicant

Staff comments: Ms. Plummer stated that today's hearing is a conceptual level review and an opportunity for the Commission to make comments on the setback encroachment as the existing building is nonconforming. The Commission should consider the aesthetic appropriateness of the changes within the setback area, as well as the project as a whole, and those comments will be forwarded to the Staff Hearing Officer for their review.

Public comment opened at 3:41 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. In general, the lights should be scaled larger and one should be added to the buttress and gate elements from the southwest view.
2. Restudy the pool enclosure.
3. The front entry surround feels too chunky and the Commission recommends using real stone to make it less pronounced or a plaster option, though real stone is preferred.
4. Show mechanical equipment on existing and proposed elevations, with the note that the Commission would like exposed mechanical equipment to be as hidden as possible.
5. Bring examples of ironwork inspiration and precedents as what is currently proposed on the front is too ornate.

6. The currently proposed tilework is too plain and should be inset by way of wall jogs or niches.
7. Restudy the front elevation, adding more awnings.
8. Include more landscaping, especially in the parking lot with trees to cast shadows.
9. The existing plaster post by the exterior stairs is too thin and should be a more appropriate proportion.
10. The Commission would prefer the top of the wainscot to stay at one level with no expansion joints showing or with minimized visibility.
11. In general, the Commission would like to see the existing Monterey style enhanced.

Action: Hausz/Lenvik, 7/0/0. (Edmunds absent.) Motion carried.

(3:45PM) NEW ITEM: CONCEPT REVIEW

4. 710-720 STATE ST, 15-19 E ORTEGA ST

Assessor's Parcel Number: 037-092-013, -019, -020, -021, -034, -014
Zone: C-G
Application Number: PLN2020-00218
Owner: 710 State St Partners L.P.
Applicant: Kevin Moore, Architect

(Project site is adjacent to a designated City Landmark: Daily News, constructed in 1922 by George Washington Smith in the Spanish Colonial Revival style, and contains two buildings on the City's list of Potential Historic Resources: 714 State Street, reconstructed in 1925 by noted architects Roland Sauter and Keith Lockard, and 718 State Street, reconstructed in 1925 by Soule Murphy and Hastings. Proposal to merge the properties at 710-720 State Street and 15-19 E. Ortega Street to create a 30,004 square foot lot. The proposed development involves demolition of the commercial building at 710 State Street and 15-19 E. Ortega Street, and construction of a new approximately 39,600 square foot three- and four-story mixed-use building with a maximum height of 48 feet. The new building will be comprised of 2,320 square feet of commercial space and 36 rental units (7 studios, 17 one-bedrooms, 8 two-bedrooms, 4 three-bedrooms) averaging 711 square feet per unit using the City's Average Unit-Size Density Incentive Program. The proposal includes a new ground floor parking garage consisting of 16 parking spaces (15 residential, 1 commercial), trash enclosure, transformer, and bicycle parking. Planning Commission review is required for Community Benefit Project exceptions to height limitations, a Parking Modification, an Open Yard Modification, and a Lot Area Modification for additional density.)

Concept Review. No final appealable decision will be made at this hearing.

Actual time: 4:42 p.m.

Present: Kevin Moore, Architect; and Kelly Brodison, Associate Planner, City of Santa Barbara

Staff comments:

1. Kelly Brodison, Associate Planner, stated that the project is under the current Average Unit-Size Density program and gave an overview of the project.
2. Ms. Hernandez stated that she provided a memo with a map identifying the historic resources and surrounding buildings, and clarified which buildings are proposed for demolition and which are adjacent to the project. The Commission may request a formal evaluation for the Pressroom.

Public comment opened at 5:25 p.m.

The following individuals spoke:

1. Darcy Roberts
2. John Campanella
3. Joseph Crosby
4. Anna Marie Gott
5. Richard Closson
6. Nicole Miller
7. Sarah Bayne
8. Travis Vassallo
9. Bryson Smith
10. Fred Sweeney

Written correspondence from Brandon Ristaino, Carolyn Shepard Baham, Geoffrey Andrews, Helena Paul, Ian McLeod, Julie DeAngelis, Kayla Mark, Linda Hanten, Nick Meisinger, Tahniah Mark, Thomas Adams, Toby Trainer, Travis Vassallo, Vija Hodosy, Alan McLeod, John Campanella, Paul Belmont, Lauren Anderson, Scott Miners, Eva Arrendondo, Kiefer Cohen, Gareth Kelly, Pamela Boehr, Rebecca Toby and Regine Atwater, John Tedesco, and Bryson Smith was acknowledged.

Public comment closed at 5:48 p.m.

Motion: Continue indefinitely with comments:

1. In general, the Commission feels that the project responds to the City's need for more housing.
2. The Commission requests a Significance Report by the Urban Historian to evaluate the Pressroom building.
3. In general, the Commission is supportive of having the paseo extend through the block.
4. The ground floor units should be more commercial and public in use rather than residential.
5. The roof pitches and front façade of the State Street elevation will need further study, but the Commission is generally positive about the direction of the current design.
6. Add a water landscaping feature within the paseo.
7. The Commission would like to see color video animation with street views from the far sides of Ortega Street and State Street, and aerial views, as well as perspective drawings from the paseo, including the Newspress tower.

Action: Hausz/Ooley, 7/0/0. (Edmunds absent.) Motion carried.

*** MEETING ADJOURNED AT 6:40 P.M. ***