IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC’S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS LOCAL LEGISLATIVE BODIES TO HOLD MEETINGS VIA TELECONFERENCES WHILE STILL MEETING THE STATE’S OPEN AND TRANSPARENT MEETING REQUIREMENTS. COMMISSIONERS MAY PARTICIPATE ELECTRONICALLY. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/HLCVideos.

ELECTRONIC PARTICIPATION: Join Meeting Electronically at:
https://attendee.gotowebinar.com/register/2781432771895725326
You will be connected to audio using your computer’s microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the Go To Webinar software to interact with the meeting. Select “Use Telephone” after joining the webinar and call in using the numbers below:
1 (562) 247-8422
PIN: 812-537-964
Webinar ID: 195-859-507

Oral comments during a meeting may be made by electronic participation only.

WRITTEN PUBLIC COMMENT: Public comments may also be submitted via email to HLCSecretary@SantaBarbaraCA.gov prior to the beginning of the Meeting. All public comments submitted via email will be provided to the Commission and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to HLC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged.

PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. Members of the public wishing to speak must “raise their hand” in the GoToWebinar platform by selecting the virtual hand icon, which is generally located on most devices in the upper right hand corner of the
screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the Board. Pooling of time is not allowed during general public comment. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Board, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Board’s subject matter jurisdiction.

PUBLIC COMMENT ON AGENDIZED ITEMS: Members of the public wishing to speak on a matter on the agenda must “raise their hand” in the GoToWebinar platform by selecting the virtual hand icon during the presentation of that item. The “raise hand” icon is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 3 minutes to address the Commission. Pooling of time is not permitted during meetings conducted electronically.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review online at SantaBarbaraCA.gov/HLC. If you have any questions about the posted documents, contact Pilar Plummer, Assistant Planner, at (805) 564-5470, ext. 2687 or email PPlummer@SantaBarbaraCA.gov. You may contact City Planning staff at (805) 564-5470 for general questions about the status of a case.

PUBLIC HEARING PROCEDURE: The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Discussion; and 8. Board/Commission Action.

AMERICANS WITH DISABILITIES ACT: If you need services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

APPEALS: Decisions of the HLC may be appealed to the City Council. In order to promote social distancing and protect the health and wellbeing of the public, the City Clerk will no longer be accepting appeals over the counter at City Hall. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk’s office at clerk@santabarbaraca.gov as soon as possible. Appeals and associated fee must be submitted in writing, and via email to clerk@santabarbaraca.gov and by first class mail postage prepaid within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals and associated fee post marked after the 10th calendar day will not be accepted.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY: State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a “sole practitioner” to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Commission on which he or she is seated, if the practitioner does not advocate for the project.


NOTICE: On Friday, April 10, 2020 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/HLC.

PLEASE BE ADVISED

The following advisories are generally also contained in the City’s Single Family Design Board General Design Guidelines and Meeting Procedures (HLC Guidelines). The specific HLC Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will attempt to notify applicants of time changes. (3.2.2)
- The applicant’s presence is required. If an applicant is not present, the item will be postponed indefinitely.
If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. (3.2.4)

- Substitution of plans is not allowed. If plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a Project Design Approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the Project Design Approval expiration date. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.
- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

NOTICE OF LINKED DIGITAL PLANS
Hyperlinks to project plans are provided in the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address.

NOTE TO APPLICANTS: Applicants are urged to access the Design Review Submittal Quick Reference Guide available at SantaBarbaraCA.gov/PlanningHandouts to view the required and suggested submittal items for each review level of a project.

GENERAL BUSINESS

A. Public Comment.

Any member of the public may address the Commission for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Historic Landmarks Commission meeting of March 4, 2020.

C. Approval of the Consent Calendar of April 15, 2020.

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

E. Subcommittee Reports.
(1:50PM) HISTORIC STRUCTURES REPORT

1. LOS PATOS WAY OFF-RAMP UNDERPASS (BRIDGE NO. 51-0235)
   
   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

   (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 and replaced because the U.S. Route 101 off-ramp at Los Patos Way is being vacated and is no longer needed.)

   Requesting acceptance of a Revised Phase I Historic Structures/Sites Report, prepared by Rincon Consultants, Inc. The report concluded that the Los Patos Way Off-Ramp Underpass (Bridge No. 51-0235) was found eligible for listing in the California Register of Historic Resources and as a City of Santa Barbara Landmark or Structure of Merit. The structure’s significance stems from it being an example of local sandstone construction, thus, its character defining features are its sandstone pier and abutments. Non-character-defining features which are utilitarian and ubiquitous include the wooden ties, rails, ballast, girders, wooden posts and cable railing. The sandstone pier and abutments meets the definition of a historical resource under CEQA and the City MEA Guidelines. The proposed project has the potential to result in impacts to a historic resource and will be analyzed pending further consultation with the City. The report was last reviewed on December 11, 2019.

(2:05PM) ARCHAEOLOGY REPORT

2. 520 E YANONALI ST
   
   Assessor’s Parcel Number: 017-540-005
   Zone: OM-1/SD-3
   Application Number: PLN2020-00066
   Owner: City of Santa Barbara
   Applicant: Philip Maldonado

   (The El Estero Water Resource Center Electrical Distribution Renewal Project (EEWWTP) consists of replacing five electrical substations and the main electrical distribution panel feeding all of the processes in the facility. The improvements include: replacement of the conduit runs that connect the main panel to the substations throughout the site, upgrade of the waste gas flare system, and upgrade and rehabilitation of the electrical and waste gas flare and the fiber optic telecommunication system. Proposed ground disturbance associated with the improvements is anticipated to extend no further than four feet below the existing ground surface. All ground disturbance will occur within non-native documented fill soils.)

   Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Heather McDaniel McDevitt, Dudek.
**(2:10PM) ARCHAEOLOGY REPORT**

3. **519 W ANAPAMU ST**  
   Assessor's Parcel Number: 039-202-004  
   Zone: R-M  
   Application Number: PLN2020-00103  
   Owner: Cory R. Cameron  
   Applicant: Mark Morando  

(Proposed construction of a new detached structure. The first floor consists of a 229 square foot one-car garage and 349 square foot storage room with a half-bath. The proposed second story accessory dwelling unit is not part of this review.)

Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Brent Leftwich.

**(2:25PM) PROJECT DESIGN APPROVAL**

4. **801 STATE ST**  
   Assessor's Parcel Number: 037-400-013  
   Zone: C-G  
   Application Number: PLN2019-00557  
   Owner: Tammy Hughes, Miramar Management  
   Applicant: Jeff Hornbuckle, The Cearnal Collective  

(The Las Tiendas Building, constructed in 1925 in the Spanish Colonial Revival style, by A. C. Sanders, is a designated Structure of Merit. Proposal to renovate the existing 7,110 square foot two-story commercial building to a new 14-room hotel with food and beverage service. The project includes a 2,732 square foot (net) third-story addition with a roof deck and elevator shaft, and an expansion of the existing basement. Development Plan Approval findings are required for the construction of 2,996 square feet (net) new commercial floor area.)

A. Project Design Approval is requested. Project requires consistency with the Project Compatibility Criteria, Structure of Merit findings, and Development Plan Approval findings for the construction of 2,996 square feet of non-residential floor area. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan). Project was last reviewed on December 11, 2019.

B. Requesting acceptance of a Phase II Addendum Historic Structures/Sites Report, prepared by Alexandra C. Cole. The report concluded that the proposed project meets the Secretary of the Interior's Standards, and is less than significant (Class III).
(3:35PM) NEW ITEM: CONCEPT REVIEW

5. **1221 ANACAPA ST**
   - Assessor's Parcel Number: 039-183-046
   - Zone: C-G
   - Application Number: PLN2019-00658
   - Owner: City of Santa Barbara
   - Applicant: Jonathan Kevles, Ameresco

(Proposal to construct a new 500-kilowatt (kW) solar photovoltaic (PV) system on the upper level of the City-owned Granada Garage, located in El Pueblo Viejo Landmark District that will also function as a parking canopy. The superstructure on which the solar panels are mounted will have a minimum height of 46.5 feet above grade and a maximum height of 53 feet above grade, as the structure is built at a slight incline to maximize the energy generated by the PV system. The project also includes the removal of existing rooftop light poles and 13 small olive trees in pots to allow for the new solar photovoltaic canopy. Planning Commission review and approval is required to exceed the standard height limit of 45 feet in the Commercial General/High Density Residential/Priority Housing Overlay (C-G) Zone.)

Concept Review. No final appealable decision will be made at this hearing. Planning Commission review and approval is required to exceed the standard height limit of 45 feet in the Commercial General/High Density Residential/Priority Housing Overlay (C-G) Zone.

(4:35PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

6. **524 STATE ST**
   - Assessor's Parcel Number: 037-173-039
   - Zone: M-C
   - Reference Number: PLN2020-00018
   - Owner: Jason Jaeger & Sep Wolf

(Pursuant to Municipal Code Section 22.22.035,(d)(2), the permit request of a possibly historic structure shall be scheduled at the Historic Landmarks Commission for a hearing on the application concurrently with a duly noticed hearing to allow the Commission to decide among the following options: 1) Listing on the Potential Historic Resources List, 2) Structure of Merit designation, or 3) City Landmark designation of the Mediterranean style building remodeled in 1925 by noted architects Soule, Murphy and Hastings.)

(4:45PM) NEW ITEM: CONCEPT REVIEW

7. **524 STATE ST**
   - Assessor's Parcel Number: 037-173-039
   - Zone: M-C
   - Application Number: PLN2020-00107
   - Owner: Jason Jaeger & Sep Wolf
   - Applicant: Jessi Finnicum-Schwartz, Anacapa Architecture
(The Mediterranean style building, remodeled after the earthquake in 1925 by Soule Murphy and Hastings, is eligible for designation as a Structure of Merit. Proposal to convert the existing commercial building from church and office to a 47-room hotel. The project includes a 401 square foot ground floor addition, 446 square foot second floor addition, and 1,557 square foot third floor addition. The proposal includes a new elevator shaft and stairs at the rear of the building, and removal of a Cork Oak and Palm Tree at the rear of the property. Development Plan Approval findings are required for the construction of new commercial floor area.)

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

B. Requesting acceptance of a Staff Memorandum that the proposed project meets the Secretary of the Interior’s Standards for Rehabilitation.

SEE SEPARATE AGENDA FOR CONSENT ITEMS