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/4436596895677477389
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: 645-658-827
Webinar ID: 838-588-219

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 190, Santa Barbara, CA 93102-1900. 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

NOTE: Agenda schedule is subject to change as cancellations occur.
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 2 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.

**LICENSING ADVISORY:** The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See HLC Guidelines 2.1.2A and 3.1.2C for specific information.

**NOTICE:** On Friday, June 5, 2020 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/HLC. Approximate times are set for each item; however, the schedule is subject to change.

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 May 27, 2020.

C. Approval of the Consent Calendar of June 10, 2020.

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

E. Subcommittee Reports.
(1:50PM) REVIEW AFTER FINAL APPROVAL

1.  **800 SANTA BARBARA ST**
   Assessors 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.

(2:20PM) REVIEW AFTER FINAL APPROVAL

2.  **1220-1222 STATE ST & 20 E VICTORIA ST**
   Assessors Parcel Number: 039-183-061, -060, -059, -058, -056, -055, -025, -020, -003
   Zone: C-G
   Application Number: PLN2016-00555
   Owner: Nassau 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.
(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

(Proposal site is adjacent to a property on the City’s List of Potential Historic Resources as contributing to a historic district: 317-331 W Yannonali 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.**

(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.**

SEE SEPARATE AGENDA FOR CONSENT ITEMS