



# City of Santa Barbara California

## PUBLIC HEARING OF THE HISTORIC LANDMARKS COMMISSION

WEDNESDAY, DECEMBER 18, 2013

1:30 P.M.\* (SEE NOTE BELOW)

630 GARDEN STREET, DAVID GEBHARD PUBLIC MEETING ROOM

The Historic Landmarks Commission (HLC) will hold a public hearing to give the public an opportunity to be heard and offer comments early in the review process on architectural design related issues or development plan approval findings regarding the subject property below:

Address: **433 E. CABRILLO BLVD. & 103 S. CALLE CÉSAR CHÁVEZ**  
Application Number: **MST2013-00371**  
Assessor's Parcel Number: **017-113-020 & 017-680-009** Zone: **HRC-2/SP-1/SD-3**  
Owner: **AMERICAN TRADITION LLC**  
Project Description: **Proposal for the development of two parcels located at 433 E. Cabrillo Blvd. (APN 017-680-009) and 103 S. Calle César Chávez (APN 017-113-020). Currently permitted is a 142,600 net square foot hotel with 150 rooms which received approval under application MST95-00175. The revised proposal comprises approximately 60,000 net square feet configured in two-and three-story buildings, providing 50 to 65 rooms. Back-of-house uses will be provided in a 26,000 square foot, three-story building on the S. Calle César Chávez parcel, with approximately 60 parking spaces. The total lot area of both parcels is 236,095 square feet and the total development on site is proposed to be approximately 86,000 net square feet. An additional 100 parking spaces will be provided at a third site, a segregated portion of the parking lot at the Fess Parker Hotel across S. Calle César Chávez from the proposed site. Planning Commission review is requested for an amended Coastal Development Permit and a Development Agreement.**

Public comments will be allowed during review of the project by the HLC. The HLC is a body appointed by the City Council to focus on neighborhood compatibility, aesthetics, and design issues. Comments on private views and privacy issues are only partially within the HLC's authority. Due to time constraints, individual comments may be limited to two minutes. Written comments are also welcome up to the time of the hearing, and should be addressed to the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990, or by e-mail to [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov).

This hearing is for design review only. If the project requires approval by the Planning Commission or the Staff Hearing Officer, you will receive a notice for that public hearing. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact Susan Gantz at (805) 564-5470, extension 3311, or by email at [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates. Meeting agendas and minutes are posted online at [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov). Documents relating to agenda items are available for review at 630 Garden Street during normal business hours.

Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact Planning Division Staff or the City Clerk's Office. Appeals must be in writing and must be filed with the City Clerk at City Hall within 10 calendar days of the meeting at which the Board took action or rendered its decision.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805)564-5470, extension 3310. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**\*NOTE:** The regular HLC meeting begins at 1:30 p.m. Wednesday afternoon. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street. Approximate times are set for each item; however, the schedule is subject to change. It is recommended that you call the Planning Division at (805) 564-5470, extension 3310, to confirm the scheduled review time for a particular item.

**Television coverage:** This regular meeting of the Historic Landmarks Commission will be broadcast live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). For a rebroadcast schedule, visit [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://www.SantaBarbaraCA.gov/CityTVProgramGuide). An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at [www.SantaBarbaraCA.gov/HLCVideos](http://www.SantaBarbaraCA.gov/HLCVideos).