



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE HISTORIC LANDMARKS COMMISSION

WEDNESDAY, JULY 13, 2016

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

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

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**  
Application Number: **MST2016-00284**  
Assessor's Parcel Number: **017-113-020** Zone: **HR-C/SP-1/SD-3**  
Owner: **AMERICAN TRADITION**  
Project Description: **One-time concept review of a new proposal for a 43-50 room hotel at a project site comprised of two parcels: a 3-acre "Hotel Site" at 433 E. Cabrillo Boulevard (APN 017-680-009), and an adjacent 2.42-acre "Parking Lot Site" at 103 S. Calle Cesar Chavez (APN 017-113-020). The Hotel Site is within El Pueblo Viejo Landmark District (EPV) and will be reviewed by the Historic Landmarks Commission; the Parking Lot Site is outside of EPV and will be reviewed by the Architectural Board of Review. The Hotel Site is currently permitted for a 150-room hotel with conference and group facilities. Proposed is a revised design for a smaller development at the Hotel Site and will comprise no less than 26 rooms in two-story attached *casitas* and no less than 17 rooms configured within a two to three-story "Inn" building complex located along the northern property line. Program elements include a casual and fine dining restaurant, wine cellar and lounge, rooftop swimming pool and pool bar, spa, banquet room, water features, and gardens. Automobile and pedestrian access to the hotel will be from Calle Cesar Chavez via a motor court and accessible sidewalk at a reception pavilion. Back-of-house functions, service areas, and at-grade parking are proposed for the Parking Lot site.**

Public comments will be allowed for consideration by the HLC as part of the public hearing process. The HLC is the Commission appointed by the Council to review and make recommendations regarding the possible designation of historic resources. 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 David Eng at (805) 564-5470, extension 5541, or by email at [DEng@SantaBarbaraCA.gov](mailto:DEng@SantaBarbaraCA.gov). Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future HLC agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10 day advance notice.
- b. Join the City's [SantaBarbaraCA.gov/MySB](http://SantaBarbaraCA.gov/MySB), where sign up information can be found. This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.

Contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street to review the most current plans proposed for the development application.

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/HLC](http://www.SantaBarbaraCA.gov/HLC). 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 Commission took action or rendered its decision.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the HLC Commission Secretary at (805) 564-5470, extension 4572, or by email at [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). 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.

\* **NOTE:** On Friday, July 8, 2016, an Agenda with all items to be heard on Wednesday, July 13, 2016, will be available at 630 Garden Street and online at [www.SantaBarbaraCA.gov/HLC](http://www.SantaBarbaraCA.gov/HLC). Copies of all documents relating to agenda items are also available for review. The regular HLC meeting begins Wednesday afternoon at 1:30 p.m. 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 4572, to confirm the scheduled review time for a particular item. **Television coverage:** This regular HLC meeting will be broadcast live on City TV-18, or on your computer the next business day at [www.SantaBarbaraCA.gov/HLCVideos](http://www.SantaBarbaraCA.gov/HLCVideos).