



HISTORIC LANDMARK COMMISSION
CASE SUMMARY

MST2013-00169

M-MIXED USE

1330 CHAPALA ST

Page: 1

Project Description:

Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 33 residential apartments (totaling 28,049 square feet) and two commercial units (895 square feet). The new building will total 61,456 square feet, including a 665 square foot exercise room and a 13,884 square foot partially below-grade parking garage. The parking garage will contain 42 spaces, and a surface lot will contain 49 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units and 56 spaces allocated to the Arlington Theatre. Also proposed is the removal of nine mature trees, with six mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch."

Activities:

7/30/2014 HLC-In-Progress Review Hearing

(In-Progress Review. The project requires compliance with Findings and Conditions of Resolution No. 13-091, adopted by City Council on December 10, 2013. The project was last reviewed by HLC on August 14, 2013.)

7/21/2014 HLC-Resubmittal Received

Three sets for in-progress. Please determine if additional fees are due.

10/28/2013 CC-HLC Appeal Filed

Appeal filed by Margaret Cafarelli. Tentative Council date of 10-28-13.

10/28/2013 CC-HLC Appeal (Proj APVD)

Project approved 10-28-13; Resolution No. 13-091(Findings and Conditions) adopted December 10, 2013.

Activities:**8/14/2013*****HLC-Concept Review (Continued)***

(Third Concept Review. Action may be taken if sufficient information is provided. Project requires a waiver of parking lot landscape standards, Development Plan Approval findings, Compatibility Criteria Analysis, and Historic Resource Findings. Project was last reviewed on June 19, 2013. Note: The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code section 21083.3 and Code of Regulations section 15183). City Council environmental findings adopted for the General Plan remain applicable for this project.)

Actual time: 4:47 p.m.

Present: Bruce Corwin, Property Owner, Metropolitan Theatres; Detlev Peikert and Gordon Brewer, Architects, Peikert + RRM Design Group; Lisa Plowman, Planning Manager, Peikert + RRM Design Group; Courtney Jane Miller, Landscape Architect, CJMLA; and Steven Foley, Supervising Transportation Planner

Public comment opened at 5:32 p.m.

Kellam de Forest, local resident, commented on the Commission's request that the design be special due to the uniqueness of the adjacent landmark, the Commission mandate to review the design without consideration of the applicant's budgetary constraints, and the need of a visual celebration of the Arlington Theatre.

Public comment closed at 5:33 p.m.

A letter was acknowledged from Paula Westbury expressing opposition to the project.

Straw votes: How many Commissioners think that story poles are essential? 2/4. (Drury/Oriás/Shallanberger/Suding opposed.)

How many Commissioners would agree with the finger planter waiver? 5/1. (La Voie opposed.)

How many Commissioners think that the form of the building needs to be modified so that there is a view of the Arlington Theatre's north balcony? 2/4. (Drury/Oriás/Shallanberger/Suding opposed.)

Motion: Project Design Approval making the CEQA Finding as per Staff Memorandum dated August 14, 2013; and including suggested amendments on the conditions of approval as listed below. Project is continued indefinitely with the following comments:

1. Design Comments:

- a) Architecture needs to be more breathtaking and special.*
- b) Architecture needs to be simpler and less adorned.*
- c) Provide an access through the historic gate.*
- d) Trash enclosure location at the paseo is not appropriate and modification request is not supportable.*

Activities:

- e) *Traffic Department needs to deal with the truck management plan.*
 - f) *Study using less fenestration.*
 - g) *The Commission is supportive of the requested waiver for parking lot finger planters based on the alternative landscaping provided.*
 - 2. *The Commission has reviewed the proposed project and Compatibility Analysis Criteria have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:*
 - 1) *The project's architectural character is in a Hispanic style consistent with the character of the City.*
 - 2) *The height, scale and massing will be compatible with adjacent developments in the sense that it is far under the allowable height and massing for the zoning.*
 - 3) *The development will have sufficient open space and landscaping as it exceeds the requirements per the ordinance and zoning.*
 - 4) *The project is consistent with the Urban Design Guidelines and El Pueblo Viejo Guidelines.*
 - 5) *The project has been designed to be sensitive to the adjacent City Landmarks and Historic Resources.*
 - 3. *Conditions of Approval: The Draft Conditions of Approval dated August 14, 2013, are approved with the following suggested additions:*
 - a) *To facilitate construction, study closing Sola Street temporarily.*
 - b) *Show where enhanced pavement is in the project.*
 - c) *Address stormwater management and quality.*
 - d) *Solar heating and panels should be identified.*
 - e) *Acoustics should not exceed 45 dB.*
 - f) *Provide directory for project after it is built.*
 - g) *All roadways, driveways and sidewalks shall be paved as soon as possible and kept clean.*
 - h) *Reword the ground disturbance condition to be less restrictive (e.g., in excess of 12" below grade).*
- Action: Shallenberger/Drury, 4/2/0. Motion carried. (Murray/La Voie opposed because they believe the project is not sufficiently sensitive to the adjacent historic landmark. Boucher/Sharpe/Winick absent.)*

**** MEETING ADJOURNED AT 6:35 P.M. ****

8/14/2013 HLC-Project Design Approval

8/8/2013 HLC-Correspondence/Contact

Water conservation plan check of landscape plan submitted 8/7/13 done by Rick Welch. Comment emailed to Lisa Plowman and cc'd to Jaime Limon and Rick on 8/8/13.

8/7/2013 HLC-Resubmittal Received

8/7/2013 HLC-Correspondence/Contact

Routed current plans received today to Rick Welch for water conservation plan check of the plants.

Activities:**7/22/2013*****HLC-Correspondence/Contact***

Chelsey Swanson email to Lisa Peikert:

Hi Lisa,

As a follow up to our meeting last Tuesday, here is a summary of what we discussed and some additional information on where we're at:

1) You informed us that the overall layout, or site plan of the project is essentially what was reviewed last time by HLC. We didn't get into much discussion about this, but we want to mimic HLC's concerns about the surface parking lot being located on the corner and the inconsistency with the Urban Design Guidelines. We believe that for both pedestrian and vehicular circulation, and truck loading purposes, a superior design would be to put the building on the Chapala frontage, with parking underneath and the surface parking lot off of Sola St. There could be access through the site for trucks to exit onto Sola St. We hope this larger design issue is addressed for the next HLC meeting.

The rest of the comments are based on our meeting on the current design:

2) Trucks will stage early in the morning then go to an off-site location and return after the show in the late evening. Buses would not park on-site beyond the early loading time period, and would then relocate to Sola St. This needs to be described in the plan and proposed operational conditions with times of operation.

3) The loading area no longer includes the driveway easement. This will be coned off accordingly and also part of the conditions.

4) You are going to relocate the ADA space so that it is not obstructed during loading activities.

5) The width of the main driveway on Chapala needs to be widened to allow for truck maneuvers. I checked the C-1 drawings for 34 W. Victoria and they are showing a 20.5' wide curb cut, standard commercial dustpan style. If this needs to be widened for truck access, please provide a diagram showing what you are proposing and work with Marge to revise the C-1 drawings prior to construction of the new driveway apron. The permit has been issued, but the work in the right-of-way will be the last thing they do. You are welcome to request a copy of the C-1 drawings at the Public Works Counter, if necessary. For your reference, it's sheet #4 of C-1-4645. The permit is PBW-2011-00479. Copies are \$12.04 per sheet.

6) You have shown one additional space (#6) to be restricted for the outbound truck movement. This looks acceptable. You are going to provide a figure of how you'd like to widen the second curb cut on Chapala to accommodate the outbound truck movement. We also think that an exit driveway on Sola would function better.

7) You have clarified that the outbound truck movement would not interfere with on-street parking on Chapala St.

8) Thank you for the driveway counts and analysis. You are going to continue to look into the option of a driveway on Sola St to relieve the anticipated congestion from both projects at the main Chapala St driveway. We are concerned about having so much development relying on one driveway. One issue Derrick pointed out is that If/when something happens that we need to re-pour that driveway, or there is a water main break immediately in front of the driveway, we've completely cut off access with no alternatives.

9) You are working with Zoning to ensure the parking requirement is met based on the size of the

Activities:

Arlington. You are going to provide an analysis of the parking demand to justify the parking Modification request. (Please note, preliminary approval cannot occur at HLC until a Modification is approved. Work with Zoning staff to proceed with a Modification if you are pursuing the use of required parking for loading.)

10) You are going to figure out locations to provide the required bicycle parking for the commercial (Arlington) component. I plan to do a site visit with our Mobility Coordinator this week to help identify ideal bicycle parking locations for the theater.

Finally, I had 13 preliminary plan check comments on the project, dated 5/20/13. Some of those comments have been addressed through the loading and access plan, however, several still need to be addressed. Please let me know if you need the list of those comments again.

*Thanks,
Chelsey Swanson
City of Santa Barbara
Transportation Division*

6/19/2013**HLC-Concept Review (Continued)**

(Second Concept Review. Comments only; project requires Environmental Assessment, Development Plan Approval, and Historic Resource Findings. Project was last reviewed on May 22, 2013.)

Present: Bruce Corwin, Property Owner, Metropolitan Theatres; Detlev Peikert, Gordon Brewer and Lisa Plowman, Peikert Group Architects; and Courtney Jane Miller, Landscape Architect, CJMLA

Public comment opened at 3:01 p.m.

- 1. Dave Lombardi, local business owner and Downtown Organization President, spoke in support of the project.*
- 2. Bill Collyer, Downtown Organization, spoke in support of the project.*
- 3. Kellam de Forest, local resident, commented on the Edwards and Plunkett original plan for the area around the Arlington Theatre and questioned whether this project was similar to that plan.*
- 4. Richard Yates, local business owner, commented on the reduction in parking and how it would affect other businesses in the area during and after construction.*
- 5. Matt LaBrie, local business owner, spoke in support of the project.*
- 6. Ken Jacobsen, local resident, spoke in support of the project.*
- 7. Michael Ressler, Jewish Federation of Greater Santa Barbara Executive Director, spoke in support of the project.*
- 8. Michael Nissenson, local resident, spoke in support of the project.*

Public comment closed at 3:12 p.m.

Motion: Continued four weeks with comments:

- 1. Provide a design response to the Commission comments made during the May 22, 2013, review.*
- 2. Continue studying the historic garden arch, relating it to the site. Although the historic garden arch's treatment as a solitary element seems to be effective, study using the historic garden arch as pedestrian*

Activities:

access to the parking lot.

3. *Continue studying the landscape so that it does not diminish the view of the Arlington Theatre.*
 4. *The parking quantity does not seem to be sufficient. Mitigate the parking lot per the Urban Design Guidelines or make a case for a waiver of those guidelines.*
 5. *The Commission supports the project, but the architecture needs be superlative and exemplary. The uniqueness of this site next to the Arlington Theatre warrants special attention.*
 6. *Simplify the architecture, looking to the Arlington Theatre for inspiration. The proposed building has to be compatible with the historic resource.*
 7. *The articulation depths along the east and west elevations need to be greater.*
 8. *The project should be more like a village, similar to El Paseo.*
 9. *The architecture needs to look less like an apartment-style; for instance, the stacking of windows.*
 10. *Propose a plan that reflects the original intent for the north-south paseo to be a commercial corridor.*
 11. *If increasing outdoor space, provide the specifics.*
 12. *Recognize the use of potential renters/users.*
 13. *Provide a better balance between what the City allows and what the property owner desires.*
 14. *Staff will be drafting conditions of approval for review by the Commission.*
- Action: La Voie/Orías, 6/0/1. (Shallanberger abstained. Boucher/Winick absent.) Motion carried.*

6/14/2013 HLC-Resubmittal Received

Three sets for next week's HLC hearing.

6/14/2013 HLC-Correspondence/Contact

*From: Lisa Plowman [mailto:lisa@peikertgroup.com]
Sent: Friday, June 14, 2013 12:50 PM
To: Gantz, Susan
Subject: Arlington Theatre Traffic Management Plan*

Hi Susan,

We've worked with ATE to develop a traffic management that addresses the onsite staging of trucks loading and unloading for the shows at the Theatre. We met with Marge Cafarelli yesterday and she accepted the plan provided there is some initial monitoring built into the plan to train the Arlington employees. This would require the hiring of an outside monitor to help manage the process. We are updating the plan to include her comments and we will then be submitting it to transportation staff for their review next week.

Please let me know if you have any questions.

*Thanks,
Lisa*

Lisa Plowman, Planning Manager

Activities:**6/14/2013****HLC-FYI/Research**

Email response from Steve Foley to Jaime and Susan regarding the questions of placing conditions:

Conditions are appropriate but don't have any updated plans to base them upon. We haven't seen anything since last submittal and therefore can't tell if issues below have been resolved. From Marge, sounds like no. Loading isn't the only issue and conditions should be crafted by all LDT members as necessary. Chelsey provided prelim plan check items and was able to get Engineering to provide some input but my feeling is that their review was very preliminary.

Prelim. Plan Check comments:

- 1. Staff has concerns about how the operation and loading of buses and trucks will occur during shows at the Arlington Theater. It appears that the loading area could potentially block access to the parking lot and also to the adjacent underground parking at 34 W. Victoria. Please show and dimension proposed loading areas. Provide information about the typical number and size of buses/trucks during a show, how they will maneuver on-site (show turning movements), where they will load/park, and for how long.*
- 2. Clarify how the parking spaces will be utilized. There are only 32 spaces dedicated to residential parking, however, 42 spaces are located in the parking garage. Will these spaces be assigned? Will there be a gate for garage access? If so, how would the 10 commercial spaces be accessed? If the spaces aren't all assigned, a turn around area should be provided in the garage.*
- 3. Please provide the angle of the proposed parking spaces and the parking stall widths on the site plan.*
- 4. Please provide a plan showing how the circulation will work with the shared driveway between this project and the project at 34 W. Victoria.*
- 5. Thank you for incorporating a bicycle room into the project. It appears that the usable area (outside the door swing) is 12'x12'. The 7'x5' area is not large enough to accommodate a space. A 12'x12' area could accommodate 8 bicycles in a Dero Decker single sided rack. Staff strongly recommends providing at least 16 spaces total (.5 per unit). There appears to be space to shift the trash room to the north and to expand the bicycle room. Also, please indicate the types of racks proposed with dimensions/specs.*
- 6. Check with Zoning on the number of required bicycle spaces for the commercial element. Typically, 1 space for every 7 vehicular spaces is required for commercial uses.*
- 7. Show the location of the existing MTD bus stop along Sola Street. MTD has requested the applicant provide improvements including a shelter, bench, waste receptacle, information display and lighting. Please contact Cynthia Boche, 963-3364, at MTD for further information on their standards. Wherever possible, stops should be incorporated into the architecture of proposed buildings.*
- 8. List the number of existing parking spaces on the cover sheet.*
- 9. Indicate how and where trash service pickup will occur.*
- 10. Explore the opportunity to create a pedestrian connection through the site starting at the historic arch on the corner.*
- 11. Dimension the sidewalk, parkway, and "frontage zone" widths on the site plan and demonstrate that the project is compliant with the recommended dimensions in the City's Pedestrian Master Plan.*
- 12. Engineering staff would like to see two new City standard street lights installed: one at the intersection of Chapala and Sola, and one mid-block on Sola St.*
- 13. Under the new GMP Ordinance, no project specific traffic impacts are anticipated.*

Activities:

Thanks,

*Steve
x2542*

*From: Limon, Jaime
Sent: Friday, June 14, 2013 11:23 AM
To: Gantz, Susan; Foley, Steven
Cc: Gantz, Susan
Subject: FW: 1330 Chapala Street*

Read request below. What do you both think about crafting special Conditions of Approval on truck loading/unloading operations? Since this project is not going to PC. We do have some conditions of approval being placed on the project already regarding grading and tree protection

Jaime Limón, Senior Planner

6/14/2013 HLC-Correspondence/Contact

*From: Foley, Steven
Sent: Friday, June 14, 2013 3:00 PM
To: Lisa Plowman
Cc: Limon, Jaime; Swanson, Chelsey A.; Bailey, Derrick
Subject: Arlington Village*

Hi Lisa,

Susan Gantz forwarded your e-mail stating that you're in the process of producing a parking and staging plan for the Arlington Theater operations. I'm concerned that my staff hasn't had the opportunity to review the plan prior to your hearing next week, which makes it difficult to understand what the state of the project is and whether it's at a point staff feels is supportable. I told Jaime that trying to provide conditions to HLC would be so generic that it that it would not be practical.

Last month Chelsey provided preliminary plan check comments on the Village project, some of which can be addressed later. However, because of potential building design impacts, #1,2, 4,5 and 9 below are important to have resolved to our satisfaction prior to HLC approval, or risk the consequence that our subsequent comments require the project go back to design review. Also, because this project has not had the benefit of being reviewed by the Land Development Team, there may be similar concerns from other departments and divisions.

Therefore, I'm suggesting to Jaime that we should receive and approve the plan prior to HLC giving a vesting approval. Please provide a plan to Chelsey as soon as possible. We will try to accommodate the

Activities:

schedule to the best of our abilities, but given that you're scheduled for next Wednesday, it seem tenuous.

Preliminary Transportation plan check by Chelsey Swanson, 897-2599.

- 1. Staff has concerns about how the operation and loading of buses and trucks will occur during shows at the Arlington Theater. It appears that the loading area could potentially block access to the parking lot and also to the adjacent underground parking at 34 W. Victoria. Please show and dimension proposed loading areas. Provide information about the typical number and size of buses/trucks during a show, how they will maneuver on-site (show turning movements), where they will load/park, and for how long.*
- 2. Clarify how the parking spaces will be utilized. There are only 32 spaces dedicated to residential parking, however, 42 spaces are located in the parking garage. Will these spaces be assigned? Will there be a gate for garage access? If so, how would the 10 commercial spaces be accessed? If the spaces aren't all assigned, a turn around area should be provided in the garage.*
- 3. Please provide the angle of the proposed parking spaces and the parking stall widths on the site plan.*
- 4. Please provide a plan showing how the circulation will work with the shared driveway between this project and the project at 34 W. Victoria.*
- 5. Thank you for incorporating a bicycle room into the project. It appears that the usable area (outside the door swing) is 12'x12'. The 7'x5' area is not large enough to accommodate a space. A 12'x12' area could accommodate 8 bicycles in a Dero Decker single sided rack. Staff strongly recommends providing at least 16 spaces total (.5 per unit). There appears to be space to shift the trash room to the north and to expand the bicycle room. Also, please indicate the types of racks proposed with dimensions/specs.*
- 6. Check with Zoning on the number of required bicycle spaces for the commercial element. Typically, 1 space for every 7 vehicular spaces is required for commercial uses.*
- 7. Show the location of the existing MTD bus stop along Sola Street. MTD has requested the applicant provide improvements including a shelter, bench, waste receptacle, information display and lighting. Please contact Cynthia Boche, 963-3364, at MTD for further information on their standards. Wherever possible, stops should be incorporated into the architecture of proposed buildings.*
- 8. List the number of existing parking spaces on the cover sheet.*
- 9. Indicate how and where trash service pickup will occur.*
- 10. Explore the opportunity to create a pedestrian connection through the site starting at the historic arch on the corner.*
- 11. Dimension the sidewalk, parkway, and "frontage zone" widths on the site plan and demonstrate that the project is compliant with the recommended dimensions in the City's Pedestrian Master Plan.*
- 12. Engineering staff would like to see two new City standard street lights installed: one at the intersection of Chapala and Sola, and one mid-block on Sola St.*
- 13. Under the new GMP Ordinance, no project specific traffic impacts are anticipated.*

Thanks,

Steve

*Steven J. Foley
Supervising Transportation Planner
630 Garden Street*

Activities:**6/11/2013 HLC-Correspondence/Contact**

Email from Post Hazeltine re: final version of accepted HSSR:

Dear Susan: Tim and I have been trying to track down the Edwards and Plunkett plan requested by some members of HLC to be incorporated with the report. So far we have not been able to locate a copy of it. Hence is why we have not turned in the pdf copy of the report. We can turn in the pdf copy by Friday without the Edwards and Plunkett plan if that works for you and if we do find the plan we can turn that in at a later date. Please let us know if that is fine with you. Regards, Pam

5/22/2013 HLC-Archaeology Rpt Accepted

Phase 1 Arch Rpt dated May 2013, prepared by David Stone, Dudek, was accepted as submitted.

5/22/2013 HLC-Hist. Struc. Rpt Accepted

HSSR dated April 25, 2013, prepared by Post/Hazeltine Associates, was accepted with requested changes on pages 6, 48, 49, and 50.

5/22/2013 HLC-Historic Structures Report

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report found that, provided the Implementation Measures outlined in Section 10.1, impacts to significant historic resources located on or adjacent to the project parcel resulting from the proposed project would be less than significant.)

Actual time: 2:44 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants; and Detlev Peikert, Architect, Peikert Group Architects

Staff comment: Nicole Hernández, Urban Historian, state that staff reviewed the report and supports the report's conclusions that the project meets the State CEQA Guidelines of the MEA. Bettie Weiss, City Planner, explained that staff will take Commissioner Orías' concerns with respect to providing sufficient time to review reports under advisement.

Public comment opened at 2:57 p.m.

Kellam de Forest, local resident, commented on the renderings by Edwards and Plunkett of the vision for shops that were to surround the property, and the Commission's advantage in reviewing them.

Public comment closed at 2:58 p.m.

Motion: To accept the report with the condition that the following amendments be made by the report preparers:

Activities:

1. *Include a copy of the Edwards and Plunkett architectural firm's plans and renderings.*
 2. *On page 48, change the number of trees from "nine of the twelve trees" to "the applicant's project would retain eight of the twelve trees."*
 3. *On page 49, clarify that, in the design of the building, the view from the parking lot of the north elevation of the Arlington Theatre was not intended to be part of the public view.*
 4. *On page 50, add a summary statement indicating that all the measures to be incorporated into the project description as shown in bullet points should be reviewed by the Historic Landmarks Commission.*
- Action: Winick/La Voie, 4/3/0. (La Voie/Murray/Sharpe opposed. Boucher/Drury absent.) Motion carried.*

5/22/2013**HLC-Concept Review (New) - PH**

(Comments only; project requires Environmental Assessment, Development Plan Approval, and Historic Resource Findings. Project was last reviewed on August 29, 2012 under MST2007-00371.)

Actual time: 3:19 p.m.

Present: Detlev Peikert and Gordon Brewer, Peikert Group Architects; Courtney Jane Miller, Landscape Architect, CJMLA; and David Corwin, Property Owner, Metropolitan Theatres

Staff comments: Susan Gantz, Planning Technician, clarified that the loading/unloading and parking circulation design continues to be under the Transportations Division's review. The tree protection measures shown on the plans are slightly different from the City's guidelines and City-required measures have been provided to the applicant. The four flexible-space units shown in the project description are actually commercial units (and are identified as "studio" on the ground floor plan).

Public comment opened at 3:47 p.m.

Margaret Cafarelli, adjacent property "Alma del Pueblo" owner, spoke in support of the project with the provision that the ingress/egress of large service trucks be addressed as there are potentially 12 to 15 Arlington Theatre events per year that would cause impacts to the shared common driveway.

Kellam de Forest, local resident, commented that the buildings are not articulated enough, they do not have a varied frontage, and to consider the historic gate in the design. He questioned the need for a tree at the corner of Chapala and Sola Streets that would obstruct the view through the historic arch to the Arlington Theatre.

Chair Suding acknowledged receipt of public correspondence:

1. *Paula Westbury, local resident, expressing opposition.*
2. *Randall Fox, attorney, questioning the number of parking spaces allocated for the project and the Arlington Theatre.*

Public comment closed at 3:54 p.m.

Motion: Continued four weeks with comments:

Activities:

1. *Although the size, bulk and scale may be supportable, the architecture needs refining. Elaborate on the articulation of the architecture, but simplify the decoration. Emulate the Edwards and Plunkett intent in the project's style.*
 2. *Vary the units and ridge heights.*
 3. *Although there is some support for a variance from the Urban Design Guidelines, the project's compliance with those guidelines with regard to the parking lot and screening of cars is of concern.*
 4. *Show the outline of the parking structure below on the plans.*
 5. *Continue to study lowering the garage parking lot to reduce the overall height.*
 6. *The minimum setback provided is problematic.*
 7. *Study providing larger private outdoor space for individual units.*
 8. *Address the City's Storm Water Management Program.*
 9. *Study parking lot planters and address the City's standards for parking lot planters.*
 10. *Ensure raised planters are deep enough.*
 11. *Study using porous pavers.*
 12. *The landscape should be sensitive to view sheds.*
 13. *Pay attention to the paseo design.*
 14. *The paseo off of Sola Street should provide a view to the important architectural element of the Arlington Theatre's north elevation tripartite windows.*
 15. *Study the building's relationship to the north/south paseo. Better integrate the intersection of the two paseos.*
 16. *Study the relationship of the building to the east/west paseo.*
 17. *Provide a sense of place at the garden gate and a connection to the building.*
 18. *Show a separate children's play area if proposed.*
- Action: Sharpe/Orías, 7/0/0. (Boucher/Drury absent.) Motion carried.*

5/22/2013**HLC-Archaeology Report**

(Review of Phase I Archaeological Resources Report prepared by David Stone of Dudek.)

Actual time: 2:36 p.m.

Staff comment: Susan Gantz, Planning Technician, state that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations in section 10.0 on page 18 of the report, specifically, that a City-qualified archaeologist shall be retained to monitor ground disturbances during the first four feet of grading and/or construction given the prospect of encountering trash pits that have significance for understanding an important aspect of Santa Barbara history.

Public comment opened at 2:36 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report as presented with monitoring requirements.

Action: La Voie/Sharpe, 7/0/0. (Boucher/Drury absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 2:37 P.M. TO 2:44 P.M. ****

Activities:**5/21/2013 HLC-FYI/Research**

Meeting between applicant, Scott Schell, Steve Foley, and Chelsea Swanson:

Hi Susan,

I just finished my preliminary plan check for 1330 Chapala. We met with Lisa Plowman and Scott Schell this afternoon to go over the loading issue. They are going to provide an operational plan for us.

I'll bring the plans back to you soon.

Thanks,

Chelsea

x2599

5/21/2013 HLC-Correspondence/Contact

Hi Lisa,

I have attached a .pdf of the Preliminary Zoning Plan Check for the subject project. Chelsea Swanson will be in touch with you regarding issues raised in our PRC meeting this morning. Comments begin on page three.

Thanks, Susan

Susan Gantz, Planning Technician

5/21/2013 HLC-Correspondence/Contact

Mod required - email from Chelsea to Lisa:

Hi Lisa,

We just met with Planning staff (including Bettie and many others) to discuss the loading situation for 1330 Chapala. We mentioned that you were going to provide an operational plan. The outcome of the meeting was that since the on-site loading will be taking the place of required parking (temporarily), it is technically a parking modification. Therefore, you'll need to coordinate with Suzanne Riegle in Planning to submit for the modification process. As I understand it, the loading operational plan would become a recorded condition of the parking modification.

Thanks,

Chelsea Swanson

5/16/2013 HLC-Correspondence/Contact

Meeting with Irma and consult with Adam Nares and Bettie Weiss: This project has been allocated GMP square footage (which received its allotment a couple weeks ago), NOT Measure E, because the Measure E square footage under the previously-submitted project was never allotted due to the fact that the project was never submitted for DART. It only had a PRT and one Concept Review at PC, so the Measure E square footage was never assigned. The applicant has elected to proceed under the existing

Activities:

Variable Density standards, rather than the proposed Average Unit Size Density Incentive Program (AUD) which is tentatively scheduled for adoption in July/August 2013.

5/14/2013 HLC-Correspondence/Contact

I had a telephone conversation with Lisa Plowman and strongly suggested a PRT for this large project. I explained that the other divisions would probably like to review it before it comes in for plan check. It had a DART in 2007 and PC Concept review. I explained that the plans only receive a "cursory" plan check and the possibility of "late hits" which could occur after HLC approval. Lisa said the property owner probably would not want to do the PRT because they would not want to wait 60 to 90 days. I explained that it would be 30 days. She said she would ask the owners and let me know.

5/14/2013 HLC-Correspondence/Contact

Marge Cafarelli, owner of adjacent parcel at Chapala and W. Victoria Streets, contacted me regarding a meeting she had with Detty Peikert and Lisa Plowman. She is very concerned about the ingress/egress of 18 wheeler trucks that routinely need to off-load and on-load show equipment at the rear of the Arlington. She stated that the plan from ATE is totally inadequate and will not work. She felt that her building corner will be clipped by trucks, and the corner of the Arlington will also get clipped, due to the inadequate 12' wide space for the trucks. She is also greatly concerned about the proposed trash enclosure only addressing trash for Opal, the Arlington, and the apartments. She feels that their trash also needs to consider the other businesses from the north side of the Arlington up to W. Sola Street. She will attend the hearing on 5/22 to speak to the HLC of her concerns.

5/14/2013 HLC-Correspondence/Contact

Hi Steve,

I spoke with Bettie Weiss today and she mentioned that she'd sent over some information regarding the Arlington Village Project. We would like to schedule a meeting with you to review the ingress, egress, and site circulation plans. Would you be able to meet with us this week or early next week?

Thanks,

Lisa

5/3/2013 HLC-Correspondence/Contact

Letters from Adam Nares allocating GMP square footage:

May 02, 2013

METROPOLITAN THEATRES CORPORTION

8727 W THIRD STREET

LA CA 90048

SUBJECT: 2013 GMP Square Footage Confirmation for 1330 CHAPALA ST (MST2013-00169)

This letter is to inform you that your application for a non-residential addition at 1330 CHAPALA STREET, has been allocated square footage from the following GMP Categories:

Activities:

1,000

Minor Addition

sq. ft.

708

Small Addition

sq. ft.

Please be advised that you may not be able to revise your project to include additional square footage if the 2013 Small Addition square footage has been completely allocated. Planning Staff must be consulted if you wish to revise the project to include additional square footage. If you have any questions, please contact me.

Sincerely,

Susan G. Gantz

City Planning Staff

(805) 564-5470 x3311

/an

E:\Crystal\Permit Plan Reports\GPU SF Confirm Ltr.rpt

Printed on: 05/02/2013

?

May 02, 2013

SUBJECT: 2013 GMP Square Footage Confirmation for 1330 CHAPALA ST (MST2013-00169)

This letter is to inform you that your application for a non-residential addition at 1330 CHAPALA ST, has been

allocated square footage from the following GMP Categories:

PEIKERT GROUP ARCHITECTS, ATTN: LISA PLOWMAN

10 E FIGUEROA STREET

SANTA BARBARA, CA 93101

1,000

Minor Addition

sq. ft.

708

Small Addition

sq. ft.

Please be advised that you may not be able to revise your project to include additional square footage if the 2013

Small Addition square footage has been completely allocated. Planning Staff must be consulted if you wish to

revise the project to include additional square footage. If you have any questions, please contact me.

Sincerely,

Susan G. Gantz

Activities:

*City Planning Staff
564-5470 x3311*

/an

5/1/2013 HLC-Correspondence/Contact

Email: Lisa,

When you come in today to submit this revised project with non-residential square footage, your new MST number will be MST2013-00169. This is the number that all activities will be tracked under from today forward. After you submit, I will change the previous MST2007-00371 case status from Pending to Revised, and I will add a cross reference note in that case so that City Staff knows to look under MST2013-00169 when you resubmit plans in the future.

*I will need to do a preliminary Zoning plan check of the plans prior to the mailed notice. Also, if you will recall, this project requires a Phase I Archaeo Resources Report as well as a new Historic Structures/Sites Report. The last HSSR reviewed for this project by the HLC on 5/27/09 was denied. You have not yet submitted any archaeological resources reports. The arborist report is no longer needed since you're not removing any trees within the front setbacks; please remember to place an "X" over the trees to be removed on the site plan. There may be short term construction mitigation measures...
Thanks, SG*

Susan Gantz, Planning Technician II

5/1/2013 HLC-Correspondence/Contact

Lisa Plowman submitted 13 final HSSR reports for HLC agenda. She was reminded of Dan Gullett's email of 3/13/13 which explained that \$1,235 in DPA fees is required, as well as a mailed notice and \$480 in outstanding fees to be paid for cultural resource report review. I explained that the notice will be mailed out on May 9th and the HSSR and a concept review of the project will be held on May 22nd.

3/19/2013 HLC-Correspondence/Contact

Email and scanned revised env letter:

Lisa,

I am attaching a revised Environmental Review letter for 1330 Chapala Street. I have made the change in strikeout/underline mode so that all changes are visible at a glance and will not necessitate a word-by-word comparison between original letter and revised.

Thanks, Susan

3/13/2013 HLC-FYI/Research

Per Dan G., project description will be changing to a mixed-use project and about 1,700 sf of what was going to be studio units will now be commercial. (So no setbacks.) That means DP is required. Dan will add fees and talk to Lisa Plowman. Revised project description, plans, and new mailed notice to

Activities:

interested parties and property owners within 300 feet of the parcel will be required. No PC required though.

3/13/2013 HLC-Correspondence/Contact

Email to Lisa re: DPA fees and requirements:

Hi Lisa-

We would need revised plans, a revised project description, and additional fees for a development plan to include non-residential floor area. The City would also need to send a mailed notice to interested parties and property owners within 300 feet before the HLC hearing for a revised project.

The added fees are as follows:

Development Plan (1,002-2,500 sq ft) - \$1,250

Noticing \$125

(I think you spoke with Susan about outstanding environmental review fees)

Regards-

Dan

564-5470 x4550

5/27/2009 HLC-Hist. Strc. Rpt NOT Accept

The Revised Letter Report prepared by Alexandra Cole, dated April 23, 2009, in response to the HLC's request of a focused letter report to determine the impacts, if any, of the project on the adjacent City Landmark Arlington Theatre, the small arch at the edge of the parking lot on the corner of W. Sola and Chapala Streets, and the nearby Landmark Upham Hotel and Mortimer Cook house. (The original letter report dated January 14, 2009, was not accepted by the HLC at the January 21, 2009, meeting.)

5/27/2009 HLC-Historic Structures Report

(Review of revised Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

(2:01)

Present: Alexandra Cole, Historical Consultant; and Lisa Plowman, Architect

Staff comments: Melissa Hetrick, Environmental Analyst/Project Planner, stated that the report focuses on the impacts of the project on the neighboring historic resource: the "Arlington Theater." In order for an adjacent project to have a significant CEQA impact to a historic resource, the impact would have to be direct. On the other hand, a change in view would be relevant as it relates to community compatibility, design guidelines and the City's policies. The Commission would need to distinguish between CEQA findings and guideline findings as to what it supports.

Ms. Hetrick suggested that, if the Commission agrees with the report that the CEQA findings are less than significant, it could accept the report and specify that it does not agree with potential policy or design review concerns, including views and other aspects of the project.

Activities:

Jaime Limón, Senior Planner, understands the HLC's view impact concerns, however, Staff believes HLC acceptance of the HSSR, does not constitute approval of the project design and still allows for project design compatibility criteria concerns to be voiced in the future. The project's size and design still ultimately requires Planning Commission and HLC approvals. Mr. Limón further clarified that, if the HLC is in disagreement with the CEQA conclusions of the report, it should not accept the report and identify reasons.

Public comment opened at 2:15 p.m. and, as no one wished to speak, it was closed.

Chair Naylor acknowledged receipt of a letter from Kellam de Forest, Pearl Chase Society.

Motion: To not accept the report with the following comments: 1) The majority of the Commission believe that the proposed project would have an adverse impact on the adjacent historic building in terms of CEQA: There is an adverse impact to the spatial relationships that are a character defining aspect of the adjacent landmarked building. 2) Policy findings will affect future thinking related to view blockage and spatial relationships, which do not affect the approval or disapproval of this report.

Action: Drury/Adams, 5/1/0. (Shallanberger opposed. Curtis/Murray/Pujo absent.) Motion carried.