



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE HISTORIC LANDMARKS COMMISSION TO PROPERTY OWNERS WITHIN 300 FEET

WEDNESDAY, MARCH 22, 2017

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 review architectural design-related issues or development plan approval findings regarding the subject property below:

Address: **1601 STATE STREET**  
Application Number: **MST2015-00524**  
Assessor's Parcel Number: **027-181-008, 027-181-009** Zone: **C-2**  
Owner: **1601 STATE STREET HOTEL INVESTORS**  
Project Description: This is a revised project. The El Prado Inn main building is a Designated Structure of Merit. The proposal consists of additions and alterations at the site of the existing "El Prado" La Quinta Inn and Suites including demolition of the existing 6,399 square foot annex (14 rooms) and the construction of a 38,052 square foot addition to the existing hotel consisting of a new 3-story hotel addition, with 66 new hotel rooms. The ground level will have at-grade garage parking, the second level will have garage parking and 6 hotel rooms, and the second and third floors will house 60 hotel rooms which average 375 square feet. Along with the hotel rooms, the building will include 4,985 square feet of support space for hotel functions. Uncovered parking spaces are to be demolished and replaced with 122 covered parking spaces. The new vehicle entry and check in will be at the rear in this addition, and the present entrance shall be reconfigured to include a putting green, low landscaping, and a new porte-cochère modeled on the original 1959 plans which were not executed. The new development area will total 73,707 square feet (this includes a 3,000 square foot small additions credit for each lot). Two interior setback modifications are required to allow the non-residential addition to encroach into the 20' required interior setback along the south property lines. The additional non-residential square footage will be acquired through a Transfer of Existing Development Rights (TEDR) with the former Sandman Hotel site.

You are invited to attend the hearing and address your comments to the HLC. The HLC is a Commission appointed by the City Council to review projects located within the El Pueblo Viejo district or involving City historic resources. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome; mail to HLC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). Please note that the HLC may not have time to consider written comments received after 10 a.m. on the day of the meeting.

**ADDITIONAL INFORMATION:** 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 or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, extension 2687 or email [PPlummer@SantaBarbaraCA.gov](mailto:PPlummer@SantaBarbaraCA.gov). To be informed of future hearings, you may:

1. Submit a request in writing to become an "Interested Party" for notification by mail or email when the project is scheduled on an agenda. Agendas are posted and mailed/emailed to interested parties 72 hours before the meeting.
2. Join the City's [SantaBarbaraCA.gov/MySB](http://SantaBarbaraCA.gov/MySB) to subscribe to email notification whenever HLC agendas are posted. This is a general subscription to all HLC agendas.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

Meeting agendas, minutes, and videos are posted online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV).

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, contact the HLC Secretary at (805) 564-5470, extension 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.

\* **NOTE:** On Friday, March 17, 2017, an Agenda with all items to be heard on Wednesday, March 22, 2017 will be available at 630 Garden Street and online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC). Approximate review times are set for each item; however, the schedule is subject to change. It is recommended that you contact the HLC Planning Technician to confirm the scheduled review time for a particular item.