



# DESIGN REVIEW MEMORANDUM

**DATE:** August 17, 2021  
**TO:** Historic Landmarks Commission  
**FROM:** Ted Hamilton, Assistant Planner  
**SUBJECT:** Request for Project Design Approval/Final Approval at 9 W Figueroa St  
Planning Application Number: PLN2018-00248  
Hearing Number: 2  
Date Determined to be Complete: 7/30/2021  
Date Action Required: 9/30/2021

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## PROJECT DESCRIPTION

This is a revised project description. Proposal to close off the existing Lot 3 pedestrian paseo by installing decorative walls with operable gates at the north and south points of entry. The existing columns within the current paseo are proposed to be removed. An above ground transformer was recently installed by Southern California Edison (SCE) as part of the Downtown Reliability Project and the project includes the review of the screening for the transformer. The project will address ongoing safety, security, and nuisance issues in the paseo that continue to disrupt adjacent businesses.

## REVIEWS REQUESTED

The discretionary applications required for this project are:

- **Design Review** – Consideration by the Historic Landmarks Commission (HLC) is required per SBMC §30.220.020.B.b, to alter the exterior of a structure or property in El Pueblo Viejo Landmark District.

## BACKGROUND

The current project description has been revised since the Commission last reviewed the project on June 13, 2018. The project includes only the closure of the paseo, and not the pedestrian and vehicular access improvements previously proposed in 2018. The pedestrian and vehicular access elements were removed from the scope of this project due to budget shortfalls brought on by COVID-19, however those improvements are anticipated to return for future HLC review as budgeting allows.

The paseo has been a place of nuisance activity for years and the surrounding business owners have been impacted by it. These nuisance activities impede the flow of pedestrians even further decreasing the use of the Paseo for pedestrian access. This project is intended to expeditiously address ongoing safety, security, and nuisance issues in the paseo that continue to disrupt adjacent businesses. This

project includes review of the proposed gates as screening for the Southern California Edison (SCE) transformer installed in the paseo.

## DECISIONS & FINDINGS

As the decision-maker for the subject project, the HLC is required to make findings in support of their decision

- **Project Compatibility Criteria** (SBMC §30.220.020.F)
  - Project Compatibility Findings. In addition to any other considerations and requirements specified in this Code, the applicable findings identified below shall be considered by the Historic Landmarks Commission when it reviews and approves or disapproves the design of a proposed development project in a noticed public hearing pursuant to the requirements of Section 30.157.100.
    - a. Consistency with Design Guidelines. The design of the project is consistent with design guidelines applicable to the location of the project within the City;
    - b. Compatible with Architectural Character of City and Neighborhood. The design of the project is compatible with the desirable architectural qualities and characteristics which are distinctive of Santa Barbara and of the particular neighborhood surrounding the project;
    - c. Appropriate size, mass, bulk, height, and scale. The size, mass, bulk, height, and scale of the project is appropriate for its location and its neighborhood;
    - d. Sensitivity to Adjacent Landmarks and Historic Resources. The design of the project is appropriately sensitive to adjacent Federal, State, or City Landmarks or other nearby designated historic resources, including City structures of merit, sites, or natural features;
    - e. Public Views of the Ocean and Mountains. The design of the project responds appropriately to established scenic public vistas; or
    - f. Use of Open Space and Landscaping. The project includes an appropriate amount of open space and landscaping.
- **Environmental Review**

The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15301, based on analysis by City Staff.

Exhibits:

- A. [Project Plans](#)
- B. [HLC Minutes – June 13, 2018](#)