



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: April 28, 2011
AGENDA DATE: May 5, 2011
PROJECT ADDRESS: 12 E. Montecito Street (MST95-00044)
 Youth Hostel
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Peter Lawson, Associate Planner *PL*

I. BACKGROUND

Staff presented the project as a Level III Substantial Conformity Determination to the Planning Commission on March 3, 2011. Since a Level III Substantial Conformity Determination is discussed informally, concern was expressed that the project was not publicly noticed, which diminished the opportunity for public input. Additionally, some Commissioners asked that representatives of the hotel and restaurant industry are notified of the proposed project. Since the March 3rd meeting, the applicant contacted some of the representatives of the hotel and restaurant industry informing them of the proposed changes. To date no comments were received for the proposed project. Also, since March 3rd the proposed pool was eliminated. There will be a minor reconfiguration to the patio area to accommodate additional seating.

II. SUBJECT

The purpose of this discussion is for members of the Planning Commission to provide input to the Community Development Director for the director's determination of substantial conformance for a Coastal Development Permit, Development Plan Approval, Modifications, Conditional Use Permit and Development Agreement. The approved project being considered for the Substantial Conformity Determination is a Youth Hostel (currently under construction), which was part of an overall approval of the Fess Parker Waterfront Hotel in 1995. A Development Agreement allowed the approval expiration to extend to September 2007. The Development Agreement also specifically allowed for changes to the development to be considered through a Substantial Conformance Determination process. Please see Exhibit D for further background information on this project. This discussion relates to the proposed changes to the site plan, and floor plan, along with the conditions of approval associated with a proposed youth hostel submitted on February 2, 2011.

III. PROJECT REVISIONS

The applicant proposes the following changes within the existing shell of the building and in the courtyard area:

- a) Reconfigure the consolidated common areas consisting of the dining room/living room area to lounge areas, one being a quiet area and the other an entertainment area. A separate 28 seat dining area would be provided inside and an outdoor patio area for dining would also be provided.
- b) The number of rooms would increase from 22 to 31, but the 100 bed capacity, as required by the Coastal Commission, would remain the same on-site. A variety of bedroom configurations is proposed and would range from six occupants to two occupants. All rooms would have direct access to full bathrooms. In the previous plan all bathrooms were communal. As proposed, there would be two half bathrooms on the ground floor.
- c) An elevator is proposed for second floor access.
- d) The outdoor patio would include a minor reconfiguration to accommodate additional seating.
- e) The manager's apartment would be eliminated and managers by shift would be on site at all times.

IV. ISSUES

Staff was initially concerned that the proposed changes would result in a hotel, and not meet the criteria of a youth hostel, which is for affordable accommodations. As described above, each room would include direct access to a bathroom and the occupants per room would be reduced. Staff's concerns were alleviated based upon the following information:

- The proposed plan was reviewed by Hostelling International and found to be consistent with their standards. (Exhibit B)
- Travelers pay per bed and not by room. Someone could be placed in a two or six bed room depending on availability.
- The size of both the bedrooms (double bed @ 150 s.f.) and bathrooms (25 s.f.) are at an absolute minimum and are not typical of a hotel room.
- There is still a mix of beds per room to accommodate varying numbers of groups.
- All amenities relating to youth hostels are still available, such as kitchen facilities, dining areas are still available.

V. INITIAL STAFF FINDINGS AND NEXT STEPS

As submitted, staff is inclined to recommend that the Community Development Director conclude that the revised youth hostel is in substantial conformance.

After receiving comments from staff and the Planning Commission, the Community Development Director will make a determination about whether the revised project is in substantial conformance

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with the approved project. If the project is in substantial conformance, the applicant may proceed to the Historic Landmarks Commission for Preliminary and Final design and architectural approvals and, ultimately, building permits. If the revised project is not in substantial conformance, the applicant will have the option to further revise the project to resolve outstanding issues.

Exhibits:

- A. Site Plan (April 22, 2011)
- B. Email dated February 23, 2011 from Assistant Director Hostelling International
- C. Applicant Letter dated April 24, 2011
- D. Youth Hostel Background

Lawson, Peter D

From: Katie Hay [katie@ccrelc.com]
Sent: Wednesday, February 23, 2011 1:00 PM
To: Lawson, Peter D
Cc: Rick Fogg; David Hay; Teri Malinowski; Eli Parker; Kato, Danny
Subject: Fwd: Hostelling International Quality Standards

Hi Peter-

I hope the email below from Hostelling International will be helpful in our SCD process.
Best regards-

Katie Hay
Central Coast Real Estate, LLC
[Katie@ccrelc.com](mailto:katie@ccrelc.com)
805-245-5722

Begin forwarded message:

From: Bertus Tempelhoff <btempelhoff@hiusa.org>
Date: February 23, 2011 12:10:56 PM PST
To: katie@ccrelc.com
Cc: Bertus Tempelhoff <btempelhoff@hiusa.org>, Aaron Chaffee <achaffee@hiusa.org>
Subject: Hostelling International Quality Standards

Dear Katie -

Since our conversations in November, 2010 and last week I have had the opportunity to review the "Hostel Overview" and the current conceptual plans for the Santa Barbara Hostel project that you forwarded to me.

Based on current information I find your market assessment and the conceptual plan of your project to be consistent with the Standards of Hostelling International USA and look forward to providing you any additional guidance you may need.

Regards,
Bertus

Bertus Tempelhoff | btempelhoff@hiusa.org
Assistant Director | Hostel Services | Hostelling International USA
www.HIUSA.org | [@HIUSA](https://www.facebook.com/HostellingInternationalUSA) | [facebook.com/HostellingInternationalUSA](https://www.facebook.com/HostellingInternationalUSA)

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Hostelling International USA's mission is *'to help all, especially the young, gain a greater understanding of the world and its people through hostelling.'*



CENTRAL COAST
REAL ESTATE

April 24, 2011

Mr. Paul Casey
Community Development Director
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Subject: Rodney J. Shull Youth Hostel—
Request for Substantial Conformance Determination

Dear Mr. Casey:

As the prospective purchaser of the hostel owned by the RJS Memorial Foundation, I have identified several design changes that I believe represent improvements to the current plan in terms of guest appeal and the long-term viability of the facility. I respectfully request your consideration of the proposed revisions as outlined below, and your determination that the revised plan is in substantial conformance with the approved project.

All design elements remain consistent with the specifications for a superior grade hostel, and 100 beds will be provided as required by the conditions of approval for this hostel project. Plan revisions will require minimal, exterior changes to the existing building shell.

As a follow up to a meeting I had with Mr. Danny Kato and Mr. Peter Lawson on January 11, 2011, I have prepared an overview of hostels and "hostelling" based on research conducted in anticipation of this purchase.

EXHIBIT C

HOSTEL OVERVIEW

Definition and Design Trends

As described on the Hostelling International website (www.hihostels.com), a hostel is good quality budget accommodations that offer a comfortable night's sleep in friendly surroundings at an affordable price.

While the traditional hostel format involved dormitory style accommodations, guest curfews, daytime lockouts and a requirement for occupants to do chores, this has become more the exception rather than the rule as hostels have had to adapt to meet the changing expectations of guests.

Our research has found that new hostel developments, as well as renovations to existing hostels, feature updated designs including a variety of bed configurations from the traditional dormitories to various sized semi-private rooms, attached bathrooms, open reception areas to provide a more welcoming atmosphere and attractive common areas. In an attempt to attract a wider range of visitors, hostels are now beginning to provide additional services that were not previously available. These additional services include swimming pools and spas, Internet access, airport shuttle transfers, tour booking and car rentals.

According to my discussions with Aaron Chafee, Director of Hostels at Hostelling International, the traveler demographic varies due in large part to a destination's proximity to an international airport. Larger metropolitan cities that are close to international airports, such as Los Angeles, tend to have more independent travelers. On the other hand, secondary markets and destination locations, such as Santa Barbara, are more likely to have travelers that arrive in pairs, small groups and families.

Hostelling International

Hostelling International (HI), formerly known as *International Youth Hostel Federation (IYHF)*, is the federation of more than 90 national youth hostel associations in more than 80 countries who have over 4,500 affiliated hostels around the world.

American Youth Hostels was the U.S. affiliate of *International Youth Hostel Federation*, and in the mid 1990's, embraced the new identity "Hostelling International" and adopted a more focused hostel quality program. Hostelling International's well-established "Assured Standards" mean that travelers can rely on a consistent level of quality based on the following values:

- **Welcome** – hostels are open to all.

- **Comfort** – a good night's sleep and sufficient washing/shower facilities.
- **Cleanliness** – the highest standards of hygiene wherever you travel.
- **Security** – for you and your possessions, including lockers for valuables.
- **Privacy** – in showers, washing areas and toilets.

PROPOSED PLANS

Proposed changes to the current plan are outlined below. These details are also summarized on Exhibit A and are shown on the Preliminary Conceptual Site and Floor Plan included for your review. The proposed plan upholds the original concept of the hostel as originally approved. We will maintain the 100-bed requirement and continue to comply with all conditions set forth in the approvals. We are not proposing any additional square footage.

Plan Revisions

1. Elimination of the 800 sf Manager's Apartment. This will allow for the creation of smaller rooms with attached baths. There will be a manager on-duty at all times, however, the elimination of the living facilities significantly decreases the opportunity for extended family members of an on-site manager from using the facilities or interfering with the enjoyment of the guests.
2. Reconfiguration of the interior layout to provide for attached bathrooms. This will be achieved by adjusting the existing room sizes and creating additional small rooms; providing each with an attached bath. The floor area for this redistribution of square footage will come from the elimination of the four communal bathrooms plus the elimination of the Manager's Apartment. As a result of the room size adjustments, the number of beds per room will vary from two to six; the number of beds in the hostel will remain 100. This room reconfiguration will result in more but smaller rooms with a total increase in the number of rooms from 21 to 31. We expect the privacy of the smaller rooms with attached bathrooms and variety of configurations will appeal to small groups and travelers that prefer fewer roommates.
3. Reconfiguration of dining room/common room into two lounge areas, one with television, one "quiet", and two dining areas, one inside with 28 seats and 16 seats in the courtyard. The number of overall interior seating provided will increase from 29 to 45 and an additional 36 seats in the courtyard. The square footage of dining and common rooms is 1,605 SF.

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4. Provision of private outdoor seating areas for rooms that face the courtyard will enhance the guest experience and provide additional private gathering space
5. Addition of an elevator to give guests and staff convenient second story access.
6. Provision of Internet/WiFi Access in Common Areas.

Operationally, the new design allows us to appeal to couples, families, small groups and singles with beds in a variety of room sizes, including the least expensive dormitory style rooms. For example, some single travelers may feel more comfortable in a room with the potential for only one or two roommates as opposed to the potential for five. On the other hand, some travelers seek the opportunity to meet new people, have group interaction and prefer a room that sleeps six.

While the rooms will provide more privacy than the larger-capacity dormitory rooms in the original hostel design, it is important to note that they will be small. The size of the building and configuration of the windows prevent us from providing a traditional size bathroom without significant modifications; even so, guests would prefer a smaller European style "water-closet" or "wet room" to large communal bathrooms.

We believe that travelers will be attracted to the hostel, even with rooms and bathrooms significantly smaller than a low-budget hotel, because of the important benefits that are associated with a property built to Hostelling International standards: quality, comfort, cleanliness, and security. The added privacy with the smaller rooms and attached bathrooms is another level of comfort and security that we can provide.

Hostelling International USA Standards

Exhibit A contains the "superior grade hostel specifications" developed by the American Youth Hostel Association and now known as Hostelling International. It provides a comparison of how these specifications were applied to the hostel design as approved by the City of Santa Barbara Planning Commission in April 1995, and as proposed with the plan revisions presented today. We have also included a site plan as well as a floor plan that depicts the number rooms, type of room, number of guests per room and type of bed in each room.

It is our intention as the prospective purchaser, to uphold these superior grade hostel specifications while offering a hostel that meets the expectations of travelers in 2011 and beyond.

Our design allows for more flexible budget-oriented accommodations than the

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design of sixteen years ago. This will provide the opportunity for a variety of traveler demographics to enjoy a clean, secure and comfortable hostelling experience. We are confident that this solution creates viability for the future of the hostel in Santa Barbara and is in conformance with the previously approved project.

Please feel free to contact me if you have any questions about the information provided.

Sincerely,

Katie Hay
Central Coast Real Estate, LLC

Attachment

cc: Danny Kato
Peter Lawson
Rick Fogg
Eli Parker
Ashley Parker Snider
Teri Malinowski
Clay Aurell
David Hay

HOSTELLING INTERNATIONAL STANDARDS

REQUIRED

PROJECT AS APPROVED

PROPOSED

SAFETY & SECURITY

1. PROVIDE LOCKERS FOR 50% OF BED CAPACITY
2. PROVIDE SECURE BICYCLE STORAGE
3. PROVIDE DAY STORAGE OF LUGGAGE AFTER CHECK-OUT.
4. SECURE DOORS AND WINDOWS AGAINST UNAUTHORIZED ENTRY.
5. FLAMABLE AND TOXIC MATERIALS ARE LABELED AND STORED IN LOCKED CABINETS OUT OF GUEST ACCESS.
6. SAFETY DEVICES MUST BE INSTALLED ON UPPER STORY OPERABLE WINDOWS TO REVENT FALLS.
7. PROVIDE ONE ABC RATED FIRE EXTINGUISHER ON EACH FLOOR AND IN THE KITCHEN.
8. PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM AND IMMEDIATELY OUTSIDE THE KITCHEN.

CAPACITY AND CONFIGURATION

9. MINIMUM REQUIRED CEILING HEIGHT OF 7'6" BEDS MUST BE AT LEAST 31.5" BY 75" LONG AND PROVIDE 30" CLEAR FROM TOP OF MATTRESS TO BOTTOM OF BUNK OR CEILING ABOVE.

BATHROOMS

10. DOMESTIC BATHROOMS (DESIGNED FOR SINGLE USE) 1 TOILET, 1 SHOWER AND 1 SINK FOR EVERY SIX BEDS TAKING INTO ACCOUNT THE FOLLOWING: ADDITIONAL BATHROOM FACILITIES ARE AVAILABLE TO OCCUPANTS OF A ROOM WITH AN EN-SUITE BATHROOM AND MORE THAN 6 BEDS.
11. PROVIDE AT LEAST ONE OUTLET PER BATHROOM; ALL OUTLETS MUST HAVE GFCI PROTECTION.

KITCHEN

12. REFRIGERATOR SPACE: 1 C.F. PER 10 BEDS (100/10 = 10 C.F.).
13. BURNERS: 1 PER 15 BEDS 100/15 = 6.67.
14. OVENS / MICROWAVES: 1 MICROWAVE PER 100 BEDS
15. GUEST FOOD STORAGE: 1 C.F. PER 5 BEDS 100/5 = 20 C.F.
16. DISHES AND UTENSILES: 1 SET PER 5 BEDS 100/5 = 20 SETS.
17. SNACKS / FOOD AVAILABLE: VENDING.
18. MINIMUM ONE TOASTER PROVIDED.
19. SINK WITH HOT AND COLD RUNNING WATER, COUNTER SPACE FOR DISH DRYING AND FOOD PREPARATION.

SAFETY & SECURITY

1. 1 LOCKER PER BED IN ROOMS ADD'L LOCKERS IN LOBBY
2. COVERED BICYCLE STORAGE PROVIDED.
3. STORAGE PROVIDED IN OFFICE AT CHECK-IN DESK.
4. DOOR AND WINDOW LOCKS PROVIDED; EMERGENCY ACCESS DOORS WILL HAVE PANIC TYPE HARDWARE THAT PROVIDES EGRESS BUT IS LOCKED FROM THE EXTERIOR.
5. A STORAGE CABINET IS PROVIDED IN THE LAUNDRY ROOM.
6. WINDOW LIMITERS WILL BE SPECIFIED FOR ALL WINDOWS TO LIMIT OPENING TO 10".
7. FIRE EXTINGUISHER CABINETS SHOWN ON FLOOR PLANS A02.01 & A02.09.
8. SHOWN ON REFLECTED CEILING PLANS, SHEET A04.00.

CAPACITY AND CONFIGURATION

9. CEILING HEIGHTS PROVIDED: DORM ROOMS-9'11", CORRIDORS-8'6". SPECIFIED BEDS ARE 39"X75" WITH TOP BUNK HEIGHT OF 76" AND 7 1/2" MATTRESS THICKNESS. TOP OF MATTRESS 83 1/2" MINIMUM CEILING HEIGHT OF 9'11" LEAVES 35" CLEAR ABOVE TOP BUNK.

BATHROOMS

10. PROVIDED:
TOILETS = 9 + 3 URINALS
SHOWERS = 16
SINKS = 16
11. PROVIDED AS SHOWN ON SHEET E02.02.

KITCHEN

12. PROVIDED: 25 C.F.
13. PROVIDED: 8 BURNERS.
14. PROVIDED: ONE MICROWAVE.
15. PROVIDED: 22 LF OF CABINETS, APPROX 66 C.F.
16. OPERATOR TO PROVIDE 20 SETS.
17. SPACE FOR VENDING IN KITCHEN.
18. OPERATOR TO PROVIDE ONE TOASTER
19. PROVIDED IN KITCHEN RM 118, SHEET A08.00

SAFETY & SECURITY

1. 1 LOCKER PER BED IN ROOMS.
2. COVERED BICYCLE STORAGE PROVIDED.
3. STORAGE PROVIDED IN OFFICE AT CHECK-IN DESK.
4. DOOR AND WINDOW LOCKS PROVIDED; EMERGENCY ACCESS DOORS WILL HAVE PANIC TYPE HARDWARE THAT PROVIDES EGRESS BUT IS LOCKED FROM THE EXTERIOR.
5. A STORAGE CABINET IS PROVIDED IN THE LAUNDRY ROOM.
6. WINDOW LIMITERS WILL BE SPECIFIED FOR ALL WINDOWS TO LIMIT OPENING TO 10".
7. FIRE EXTINGUISHER CABINETS WILL BE PROVIDED IN SIMILAR LOCATIONS TO APPROVED PLAN.
8. WILL BE PROVIDED PER REQUIREMENT AND SHOWN ON REVISED PLAN.

CAPACITY AND CONFIGURATION

9. CEILING HEIGHTS PROVIDED: DORM ROOMS-9'11", CORRIDORS-8'6". BEDS TO BE SPECIFIED WILL COMPLY WITH THIS REQUIREMENT: 39"X75" WITH TOP BUNK HEIGHT OF 76" AND 7 1/2" MATTRESS THICKNESS. TOP OF MATTRESS 83 1/2" MINIMUM CEILING HEIGHT OF 9'11" LEAVES 35" CLEAR ABOVE TOP BUNK.

BATHROOMS

10. PROVIDED:
TOILETS = 33
SHOWERS = 31
SINKS = 33
11. WILL PROVIDE ON REVISED DRAWINGS.

KITCHEN

12. PROVIDED: 25 C.F.
13. PROVIDED: 6 BURNERS.
14. PROVIDED: ONE MICROWAVE.
15. PROVIDED: APPROX 40 C.F.
16. OPERATOR TO PROVIDE 20 SETS.
17. SPACE FOR VENDING PROVIDED IN DINING AREA.
18. OPERATOR TO PROVIDE ONE TOASTER.
19. PROVIDED IN KITCHEN.

HOSTELLING INTERNATIONAL STANDARDS

REQUIRED PROJECT AS APPROVED PROPOSED

DINING AND COMMON ROOMS
 20. PROVIDE AT LEAST ONE COMMON AREA WITH A DINING AREA.
 21. SEATING TO EQUAL 25% OF BED COUNT: 100 X 25% = 25 SEATS
 A) OUTDOOR GARDEN/PATIO AREAS MAY BE INCLUDED IN
 OVERALL CAPACITY IN YEAR-ROUND MILD CLIMATES: B)
 AT LEAST 25 PERCENT OF COMMON SPACE CAPACITY
 MUST BE PROTECTED FROM THE ELEMENTS.

EXTERIOR, ENTRANCE AND PUBLIC AREAS
 22. TRASH BINS MUST BE COVERED AND BEHIND A VISUAL
 BARRIER

DINING AND COMMON ROOMS
 20. 1000 S.F. COMMON AREA PROVIDED, DIVIDED INTO
 TWO SEATING AND ONE DINING AREA.
 21. 29 SEATS PROVIDED IN COMMON AREA, PLUS
 OUTDOOR COURTYARD.

EXTERIOR, ENTRANCE AND PUBLIC AREAS
 22. PROVIDED: SEE SHEET A00.50

DINING AND COMMON ROOMS
 20. PROVIDED: COMMON DINING AREA OFF KITCHEN, 2
 ADDITIONAL LOUNGE AREAS.
 21. 81 SEATS PROVIDED; 45 INDOOR SEATS, 36 OUTDOOR
 SEATS.

EXTERIOR, ENTRANCE AND PUBLIC AREAS
 22. PROVIDED: SEE SHEET A00.50

I. YOUTH HOSTEL BACKGROUND

In 1992, the Parker Family Trust (PFT) and the Santa Barbara City Redevelopment Agency (RDA) applied for an Amendment to the Park Plaza Specific Plan and related approvals and permits. The purpose of the application was to provide for the development of a 150-room hotel on Parcel B and a 10-acre City park on Parcel C (including additional City-owned land) of the Specific Plan, along with the off-site construction of a 100-bed youth hostel. The Planning Commission approved the development contingent upon City Council's and Coastal Commission's approval of the Specific Plan Amendment in August 1993. The City Council approved the Specific Plan Amendment in September 1993, and the Coastal Commission approved the Amendment, with minor changes, in January 1994.

On August 4, 1994, the Planning Commission conditionally approved applications to locate the 100 bed Youth Hostel at the corner lot of 33 W Montecito Street. However, after approval of the project, the project site was incorporated into the Railroad Station Improvement Project and became a parking lot. The Redevelopment Agency found a new site for the Youth Hostel, located at 12 E. Montecito Street. The site was vacant, but included permits, approved in 1994, for a 22,209 square foot commercial building. On April 20, 1995, the Planning Commission approved the Youth Hostel in its new location and found that the project was in substantial conformance with the conditions of approval for the Hotel and Waterfront Park. The project also included development of a 33 space public parking lot.

In 1995, the PFT and RDA requested approval of a statutory Development Agreement which provided for the construction of the 10-acre City park to proceed immediately and allowed the PFT hotel and hostel construction to be delayed until as late as September 2007. This request was based upon the fact that the RDA had the funding available for City park construction at that time and that financing for new hotel construction was very limited. The Development Agreement providing for this arrangement was approved by City Council in August 1995; the transfer of the park land from the PFT to the Agency/City closed escrow in August 1996 and construction of the 10-acre City Park began immediately thereafter and was completed in 1997.

The Development Agreement, as recorded, bases all future review of the project on the ordinances and guidelines in effect at the time the Development Agreement was approved. This includes the City Charter, ordinances and guideline provisions that guide the Historic Landmarks Commission in their review of the project. It should be noted that those provisions have not substantially changed since approval of the Development Agreement. The Development Agreement also includes a provision that allows the PFT to request the Community Development Director to make a substantial conformance determination for any revisions to either their hotel or hostel project.

On January 10, 2007, the youth hostel was submitted to the HLC for conceptual review of proposed changes to the configuration of the structure, which included a reduction of the building from square footage from 11,091 square feet to 9,643 square feet and reducing the building from three wings to two wings. All other components of the project, including the amount of the parking and use of the structure, remained the same. After receiving favorable input from the Planning Commission the Community

Development Director approved the Substantial Conformity request. Construction on the Youth Hostel commenced in 2008 and is approximately 85% complete as of this year.

In addition to construction of the Youth Hostel, the RDA is in the process of completing final approvals to the 33 space public parking lot. Minor revisions to the parking lot were recently reviewed and approved by HLC. Construction of the parking lot should begin this year.

II. SUBSTANTIAL CONFORMITY PROVISIONS

As noted above, the 1995 Development Agreement allows for the Community Development Director, upon the request of the applicant, to consider project revisions for substantial conformance. Unlike most substantial conformance determinations, the Development Agreement includes a contractual obligation to exclusively consider certain items in making the determination. Section 5.2 of the Development Agreement states:

“A determination of “substantial conformity” for the purposes of this Section 5.2 shall not be unreasonably withheld and shall be made with respect to the following considerations only: 1(a) the Hotel plans dated June 5, 1992 and submitted to the City Planning Commission on August 19, 1993, and 1(b) the Hostel plans submitted to the Historic Landmarks Commission on February 1, 1995 and the Planning Commission on April 15, 1995; 2. the comments of the Architectural Board of Review and the Landmarks Committee at their joint meeting of April 15, 1991; 3. the Historic Landmarks Commission guidelines in effect on the date of the execution of this agreement; and, 4. the Conditions of Approval for the Project as described in Ordinance 4920. ...”

A copy of the Architectural Board of Review/Landmarks Committee joint meeting minutes is included with the Development Agreement (Exhibit B) and the applicable conditions of approval under Ordinance 4920 are included as Exhibit C. As outlined by the Planning Commission Guidelines in effect at the time of the approval of the Development Agreement, staff may request input from the Commission prior to making the substantial conformance determination.

It is important to keep in mind that the purpose of this hearing is to provide advisory comments to the Community Development Director only in respect to those “substantial conformance” factors listed in Section 5.2 of the Development Agreement. The merits of the original 1993 approval, the 1995 Development Agreement, the overall general parameters of the hotel development, the conditions of approval and any exactions imposed on the 1993 approval are not under consideration for revision as part of this discussion.

If a substantial conformance determination is granted, then the applicant may submit the plans to the Historic Landmarks Commission for preliminary and final design review. If a substantial conformance determination is not granted, the applicant may either make additional adjustments to the revised design necessary to achieve substantial conformance or submit an application for a revised project to the Planning Commission, following all the usual procedures now in effect.