ATTENDANCE

Members present: Hausz and Manuel
Staff present: Hernandez; Burkhart; William Russell, Assistant Planner; and Ternovskaya

REVIEW AFTER FINAL APPROVAL

A. **1601 STATE ST**
   Assessor’s Parcel Number: 027-181-009
   Zone: C-G
   Application Number: PLN2015-00524
   Owner: Jess Parker, 1601 State Street Hotel Investors, LLP
   Applicant: Shawn Ridenhour, Arris Studio Architects

(The **El Prado Inn main building**, constructed in 1959, is a designated Structure ofMerit as a Mid-Century Modern Motor Inn. The project is also in the El Pueblo Viejo Landmark District. The approved project consists of additions and alterations at the site of the existing “El Prado” La Quinta Inn and Suites, which is a 29,829 square foot, three-story hotel comprising 56 hotel rooms and 34 covered parking spaces, a lobby off Arrellaga Street, and a pool (Parcel 1). There is an adjacent annex property (Parcel 2) that is developed with a one-story hotel with 14 rooms and 34 uncovered parking spaces. The project involves the demolition of the 14-room hotel annex, the pool, and the uncovered parking spaces and a 39,459 square foot, three-story addition to the existing hotel. The additions consist of a new sub-grade parking lot with 62 parking spaces and the ground floor will have 28 new covered parking spaces, a new entrance lobby off State Street, a courtyard, a new pool, spa, dining/bar area, kitchen, and 6 hotel rooms. The second floor would have 32 rooms, and the third floor would have 28 rooms with a third-story deck and a roof top deck both facing State Street. The project will result in a combined 63,110 square foot, three-story hotel with 122 hotel rooms and 123 parking spaces. The project will require a voluntary lot merger of two legal lots (APNs 027-181-008 & 009) located in the El Pueblo Viejo District, with C-G, Commercial General Zone, and a General Plan Land Use Designation
of Commercial/Medium-High Residential (15-27 du/acre). The nonresidential additions are proposed with existing available floor area for the site along with a Transfer of Existing Development Rights.)

A Review After Final is requested to review revisions to the color of the doors and the “El Prado” sign on the Structure of Merit, based on comments received at the September 1, 2021 meeting; and to review alternative light fixtures associated with the entry and the guestroom balcony on the new structure. Project plans must demonstrate substantial conformance to the plans that received Final Approval on November 29, 2017. The project was last reviewed September 1, 2021 on a Review After Final. All reports can be found at SantaBarbaraCA.gov/HLC.

Approval of Review After Final as submitted.

The ten-day appeal period was announced.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

B. **2720 DE LA VINA ST**
   
   Assessor’s Parcel Number: 051-220-021
   
   Zone: C-G/USS
   
   Application Number: PLN2021-00561
   
   Owner: William Meller
   
   Applicant: Ken Dickson, Windward Engineering

(The 1937 brick commercial building and storefront is listed on the Historic Resources Inventory designed by noted architect Keith Lockard as a Safeway grocery store, one of the first grocery stores on the outskirts of the city. The City’s Architectural Historian prepared a Significance Report. All reports can be found at SantaBarbaraCA.gov/HLC. The project proposes installation of new pavers, planter boxes, and bollards to accommodate an expanded outdoor seating area; and to permit the "as-built" removal of 524 square feet of parking lot landscape planter beds. Approval of an Alternative Parking Lot Landscape Design Waiver is required to allow variations to parking area landscape and fence standards. The project would abate violations associated with ENF2021-00193.)

Project Design Approval and Final Approval are requested. As per Santa Barbara Municipal Code (SBMC) §30.220.020.F, Project Compatibility Findings and SBMC §30.157.110, Minor Alterations for a Historic Resource Findings are required. All reports can be found at SantaBarbaraCA.gov/HLC.

Continue four weeks with comments:

1. Provide a 5-foot in ground planter area from the sidewalk on both sides of the drive aisle.
2. The planting as approved on the north side of drive aisle along the sidewalk shall remain. On the south side of drive aisle, find a way to mitigate the loss of planting area that is now patio area.
3. The Commission finds the corten steel planters acceptable.