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April 15, 2010

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City Clerk
City of Santa Barbara
735 Anacapa Street
Santa Barbara, CA 93101

SUBJECT: 517 Chapala Street (MST2005-00088) – Appeal of Historic Landmarks
Commission Decision

To the City Clerk:

The undersigned, as agent for the applicant H&R Investments (“Applicant”), hereby appeals the April 14, 2010 decision of the Santa Barbara Historic Landmarks Commission (HLC) deny the application for preliminary review approval for a mixed use project located at 517 Chapala Street. The basis for our appeal is as follows:

1. The HLC stated its intent to impose revisions to the project that would be inconsistent with the Planning Commission’s July 13, 2006 approval of the project, and which were unacceptable to the Applicant.
2. The evidence in the record does not support the findings the HLC made in denying the project, including a finding that claims the project is “not compatible” with the adjacent historic structures.

Further details concerning this appeal, including a detailed history of the project’s discretionary process including Planning Commission, HLC and City Council review will be provided prior to the scheduled appeal hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Plowman', written over a horizontal line.

Lisa Plowman
Planning Manager

City Clerk
April 15, 2010
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xc: Kathy Kennedy, City of Santa Barbara Planning Department
Jaime Limon, City of Santa Barbara Planning Department
Steven A. Amerikaner, Hatch & Parent
Hank Hurst, H&R Investments
Rich Rosen, H&R Investments

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