

CONCEPT REVIEW - CONTINUED**5. 1330 CHAPALA ST**

C-2 Zone

(2:30) Assessor's Parcel Number: 039-131-001
 Application Number: MST2013-00169
 Owner: Metropolitan Theatres Corporation
 Architect: Peikert Group Architects, LLP

(This is a revised project. Proposal for a new, three-story, 38'-6" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 32 residential apartments and four commercial units (1,708 net square feet). The 36 units will total 31,140 square feet, and a 550 square foot exercise room is also proposed. The partially below-grade 13,800 square foot parking garage will contain 40 spaces, and a surface lot will contain 50 spaces, with 36 spaces allocated to the units and 54 spaces allocated to the Arlington Theatre. Also proposed is the removal of seven mature trees including four grevillea, two pittosporum, and one ficus, with 15 mature palm trees to be preserved and re-planted. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. This parcel is within the 10% Parking Zone of Benefit and contains a *designated Structure of Merit: "Arlington Hotel Garden Arch."*)

(Second Concept Review. Comments only; project requires Environmental Assessment, Development Plan Approval, and Historic Resource Findings. Project was last reviewed on May 22, 2013.)

Actual time: 2:29 p.m.

Present: Bruce Corwin, Property Owner, Metropolitan Theatres
 Detlev Peikert, Gordon Brewer and Lisa Plowman, Peikert Group Architects
 Courtney Jane Miller, Landscape Architect, CJMLA

Public comment opened at 3:01 p.m.

1. Dave Lombardi, local business owner and Downtown Organization President, spoke in support of the project.
2. Bill Collyer, Downtown Organization, spoke in support of the project.
3. Kellam de Forest, local resident, commented on the Edwards and Plunkett original plan for the area around the Arlington Theatre and questioned whether this project was similar to that plan.
4. Richard Yates, local business owner, commented on the reduction in parking and how it would affect other businesses in the area during and after construction.
5. Matt LaBrie, local business owner, spoke in support of the project.
6. Ken Jacobsen, local resident, spoke in support of the project.
7. Michael Rassler, Jewish Federation of Greater Santa Barbara Executive Director, spoke in support of the project.
8. Michael Nissenson, local resident, spoke in support of the project.

Public comment closed at 3:12 p.m.

Motion: Continued four weeks with comments:

1. Provide a design response to the Commission comments made during the May 22, 2013, review.
2. Continue studying the historic garden arch, relating it to the site. Although the historic garden arch's treatment as a solitary element seems to be effective, study using the historic garden arch as pedestrian access to the parking lot.
3. Continue studying the landscape so that it does not diminish the view of the Arlington Theatre.
4. The parking quantity does not seem to be sufficient. Mitigate the parking lot per the Urban Design Guidelines or make a case for a waiver of those guidelines.
5. The Commission supports the project, but the architecture needs be superlative and exemplary. The uniqueness of this site next to the Arlington Theatre warrants special attention.
6. Simplify the architecture, looking to the Arlington Theatre for inspiration. The proposed building has to be compatible with the historic resource.
7. The articulation depths along the east and west elevations need to be greater.
8. The project should be more like a village, similar to El Paseo.
9. The architecture needs to look less like an apartment-style; for instance, the stacking of windows.
10. Propose a plan that reflects the original intent for the north-south paseo to be a commercial corridor.
11. If increasing outdoor space, provide the specifics.
12. Recognize the use of potential renters/users.
13. Provide a better balance between what the City allows and what the property owner desires.
14. Staff will be drafting conditions of approval for review by the Commission.

Action: La Voie/Orias, 6/0/1. (Shallanberger abstained. Boucher/Winick absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**6. 1000 STATE ST**

C-2 Zone

(3:15) Assessor's Parcel Number: 039-282-014
 Application Number: MST2013-00173
 Owner: Quincy/1000 Associates, LP
 Architect: Edwards Pitman Architects
 Business Name: Bank of Montecito

(Proposal to install a new automated teller machine at the State Street elevation. This building is on the *City's List of Potential Historic Resources: "Bank of Montecito."*)

(Second Concept Review. Project was last reviewed on May 22, 2013.)

This item was postponed indefinitely at the applicant's request.