

Attachment B SBAR minutes

Hope in Hotel 3/16/2007

**07BAR-00000-00039** **Hope Inn Motel** **Santa Barbara**  
(No Assigned Planner) **Jurisdiction: Commercial**

Request of Sharad Lai, architect for the owner, Lotus Hospitality, Inc., to consider Case No. 07BAR-00000-00039 for **conceptual review of a proposed hotel of approximately 62,000 square feet and partially subterranean garage of approximately 42,000 square feet.** The following structures currently exist on the parcel: Hope Inn Motel. The proposed project will require approximately 9,000 cubic yards of cut and approximately 33,540 cubic yards of fill. The property is a 33,540 square foot parcel zoned C-2/C-3 and shown as Assessor's Parcel Number 061-110-009, located at **4111 State Street** in the Santa Barbara area, Second Supervisorial District.

**Project received conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Exciting area to develop.**
- b. **No issues with the size of the development; this will help revitalize the area.**
- c. **Post-modern style of the development is not appropriate. Study the details and style of the residential development at the corner of State Street and Modoc designed by OnDesign Architects (formerly called the Tremigo project). The building needs to look more residential in style.**
- d. **Step the second story further back from the first story and consider adding roof top decks on the first floor.**
- e. **Double check to ensure that entire building meets the height ordinance requirements.**
- f. **SBAR likes the underground parking.**
- g. **Signage and lighting will be reviewed closely. Avoid the use of illuminated signs.**
- h. **Find an alternate location for the condensing units.**
- i. **Study creating a larger trash enclosure area; the proposed area appears too small. Plan for recycling of materials.**
- j. **Conduct photo study of the streetscape to show the project within the overall context of the neighborhood.**
- k. **Work with neighbors along State Street on the overall design of the area if possible.**

10/05/2007

11. **07BAR-00000-00039** **Hope Inn Hotel** **Santa Barbara**  
**07PRE-00000-00014** (Holly Bradbury, Planner) **Jurisdiction: Commercial/Urban Hillside Ridgeline**

Request of Madi Group, architect for the owner, State Street Hospitality., to consider Case No. 07BAR-00000-00039 for **further conceptual review of a proposed hotel of approximately 62,000 square feet and partially subterranean garage of approximately 42,000 square feet.** The following structures currently exist on the parcel: Hope Inn Motel. The proposed project will require approximately 9,000 cubic yards of cut and approximately 33,540 cubic yards of fill. The property is a 33,540 square foot parcel zoned C-2/C-3 and shown as Assessor's Parcel Number 061-110-009, located at **4111 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/16/2007)

Project received conceptual review only, no action was taken. Applicant to return for further conceptual. The following comments were made by the Board of Architectural Review members present for this project:

**COMMENTS:**

- a. BAR appreciates response to their requests for information.
- b. This is a very important project that will create the identity for the area.
- c. Project needs to have a pedestrian orientation; not yet addressed in design
  - Building could step down to address existing single story streetscape. Establish a hierarchy of forms addressing the street and adjacent development.
  - Consider orienting entry to the drive on the west side of the property to allow for pedestrian flow along State St. and to emphasize entryway; too many disruptive curb cuts as designed.
  - Consider second and third story decks, balconies, terraces, roof gardens.
- d. Stylistically, the project is moving in the right direction.
  - Prefer study #2 although design still needs a lot of work.
- e. Re., landscaping: consider use of palm trees and large plants (e.g. banana trees) in pots.
- f. East elevation is prominent and will need careful study and redesign.

11/16/2007

3. **07BAR-00000-00039** **Hope Inn Hotel** **Santa Barbara**  
**07PRE-00000-00014** (Holly Bradbury, Planner) Jurisdiction: Commercial/Urban Hillside Ridgeline

Request of Madi Group, architect for the owner, State Street Hospitality., to consider Case No. 07BAR-00000-00039 for **further conceptual review of a proposed hotel of approximately 62,000 square feet and partially subterranean garage of approximately 42,000 square feet.** The following structures currently exist on the parcel: Hope Inn Motel. The proposed project will require approximately 9,000 cubic yards of cut and approximately 33,540 cubic yards of fill. The property is a 33,540 square foot parcel zoned C-2/C-3 and shown as Assessor's Parcel Number 061-110-009, located at **4111 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/16/2007 & 10/05/07)

Project received further conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

**COMMENTS:**

- a. This project will set a precedent for the whole area. If done well, it will catalyze needed redevelopment in the area. As proposed, the scale of the building in the neighborhood is somewhat extreme, hence design is critical.
- b. The front (north) elevation is critical to the success of the project. Currently it is overly massive and is working against the project.
  - Elevation needs to be calmed: use simple shapes in a balanced composition.

- Elevation needs to step down to a pedestrian scale; introduce playfulness of height and planes, lights and shadows evident in the proposed east elevation.
  - Oblique entry at northwest corner is out of character with the rest of the building which has a traditional style and nice articulation to break down the scale; restudy. Eliminate use of canopy.
  - The east elevation is working well; however, two story glass arches deviate from small scale at rest of façade; restudy proportions of archways.
- c. Form on paving is fun; use palms to reinforce.
- d. Incorporate planters at different levels on the exterior of the building.

2/01/2007

14. 07BAR-00000-00039 Hope Inn Hotel Santa Barbara  
07PRE-00000-00014 (Holly Bradbury, Planner) Jurisdiction: Commercial/Urban Hillside Ridgeline

Request of Madi Group, architect for the owner, State Street Hospitality., to consider Case No. 07BAR-00000-00039 for **further conceptual review of a proposed hotel of approximately 62,000 square feet and partially subterranean garage of approximately 42,000 square feet.** The following structures currently exist on the parcel: Hope Inn Motel. The proposed project will require approximately 9,000 cubic yards of cut and approximately 33,540 cubic yards of fill. The property is a 33,540 square foot parcel zoned C-2/C-3 and shown as Assessor's Parcel Number 061-110-009, located at **4111 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/16/2007, 10/05/07 & 11/16/07)

**Project received further conceptual review only, no action was taken. The comments were made by the Board of Architectural Review will be submitted at the February 27, 2008 PC Conceptual Review hearing.**