

# **Santa Barbara Hotel**

## **ADA Waiver Application**

### **Project and Facility Type:**

The Santa Barbara is an existing historic 2-story hotel with approximately 42 units. The approximately 10,685 square foot building was constructed in 1947 in a U-shape with a quaint open garden-style courtyard facing the street in the north. The open courtyard leads to the main entrance at the south end of the property. All units are accessed from exterior catwalks, and these walkways and the entrances to the units are purposefully tiered, which creates the signature design of the building. The ground level catwalk is raised approximately 2 feet 4 inches above the courtyard, and the units located on the first and second levels are further raised above the catwalks by about half a foot. The exteriors of the catwalks are lined with decorative iron balustrades that also act as the necessary safety railings for these walkways.

The Owner also owns the Greystone, an existing historic 3-story hotel built in 1939 located immediately to the east of the Santa Barbara at 1920 Collins Avenue. The Owner is in the process of merging the two buildings together into one hotel complex with 91 total units and shared food and beverage establishments and a rooftop pool. The Owner previously obtained approvals from the City's Historic Preservation Board (HPB) to: (1) at the Greystone, renovate and preserve all 3 floors, introduce a ground-level restaurant and add a rooftop pool; and (2) at the Santa Barbara, renovate and preserve the east and west wings, including the tiered catwalks, room entrances and courtyard experience, add small rooftop additions to each wing, introduce a café with indoor and outdoor seating, and demolish the southern portion to construct a 5-story addition connected to the preserved east and west wings. Notably, guests of either hotel will be able to enjoy all amenities of both hotels.

The Greystone is already under renovation and will have 42 units, all of which will be vertically accessible. The Santa Barbara, the permit for which is presently being processed (Building Permit No. BC1602025), will have 49 units, 21 of which are in the east and west wings and unable due to the historic tiered configuration to be vertically accessible. All told, 28 units in the Santa Barbara, located in the rooftop additions and the new 5-story addition at the south will be accessible, making for a total of 70 vertically accessible units in the hotel complex.

The Greystone's entrance on Collins Avenue in the east will serve as the lobby for the hotel complex. All visitors will go to this lobby for initial check-in and those guests staying at the Santa Barbara will travel along the walkway on the south side of the

Greystone to then enter the east wing of the Santa Barbara and access the elevator at the south end of the property.

See attached photographs of the Santa Barbara and plans associated with the project.