



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE HISTORIC LANDMARKS COMMISSION

WEDNESDAY, JUNE 1, 2016

1:30 P.M.* (SEE NOTE BELOW)

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

The Historic Landmarks Commission (HLC) will hold a public hearing to give the public an opportunity to be heard and offer comments early in the review process on architectural design related issues or development plan approval findings regarding the subject property below:

Address: **414 CHAPALA ST**
Application Number: **MST2016-00190**
Assessor's Parcel Number: **037-211-027** Zone: **C-M**
Owner: **JOHN AND MARTHA PETERSON**
Project Description: **One-time pre-application Concept Review of a proposal to demolish an existing one-story, 3,200 square foot commercial building and construct a new four-story, mixed-use development with 4,000 square feet of commercial area, and 22 rental units on a 15,246 square foot parcel. The residential component is being developed under the Average Unit Density (AUD) program and proposes a unit mix comprising three studio units, 12 one-bedroom units, and 7 two-bedroom units, with an average unit size of 809 square feet. There will be a total of 31 parking spaces located within a ground-floor garage. The project requires a Concept Review by Planning Commission for the AUD development in the priority housing overlay and on a lot greater than 15,000 square feet in size.**

Public comments will be allowed for consideration by the HLC as part of the public hearing process. The HLC is the Commission appointed by the Council to review and make recommendations regarding the possible designation of historic resources. Due to time constraints, individual comments may be limited to two minutes. Written comments are also welcome up to the time of the hearing, and should be addressed to the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990, or by e-mail to HLCSecretary@SantaBarbaraCa.gov.

This hearing is for design review only. If the project requires approval by the Planning Commission or the Staff Hearing Officer, you will receive a notice for that public hearing. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact David Eng at (805) 564-5470, extension 5541, or by email at DEng@SantaBarbaraCA.gov. Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future HLC agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10 day advance notice.
- b. Join the City's SantaBarbaraCA.gov/MySB, where sign up information can be found. This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.

Contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street to review the most current plans proposed for the development application.

Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. Meeting agendas and minutes are posted online at www.SantaBarbaraCA.gov/HLC. Documents relating to agenda items are available for review at 630 Garden Street during normal business hours.

Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact Planning Division Staff or the City Clerk's Office. Appeals must be in writing and must be filed with the City Clerk at City Hall within 10 calendar days of the meeting at which the Commission took action or rendered its decision.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the HLC Commission Secretary at (805) 564-5470, extension 4572, or by email at HLCSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

* **NOTE:** On Friday, May 27, 2016, an Agenda with all items to be heard on Wednesday, June 1, 2016, will be available at 630 Garden Street and online at www.SantaBarbaraCA.gov/HLC. Copies of all documents relating to agenda items are also available for review. The regular HLC meeting begins Wednesday afternoon at 1:30 p.m. Approximate times are set for each item; however, the schedule is subject to change. It is recommended that you call the Planning Division at (805) 564-5470, extension 4572, to confirm the scheduled review time for a particular item. **Television coverage:** This regular HLC meeting will be broadcast live on City TV-18, or on your computer the next business day at www.SantaBarbaraCA.gov/HLCVideos.