



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 300 FEET OF A PROJECT FOR CONCEPT REVIEW

THURSDAY, MAY 21, 2015

1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

**APPLICATION OF JAN HOCHHAUSER, HOCHHAUSER BLATTER ARCHITECTURE AND
PLANNING FOR 800 SANTA BARBARA STREET LLC, 800 SANTA BARBARA STREET, APN 031-
012-028, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/ HIGH
DENSITY RESIDENTIAL/ PRIORITY HOUSING 37-63 DU/AC (MST2015-00023)**

Proposal to demolish an existing 1,965 net square-foot, one-story non-residential building and construct a new 26,059 square-foot, four-story mixed-use building on an 18,568 square-foot lot. The project consists of 1,500 square feet of non-residential floor area and 26 residential units (comprised of 8 studio units, 14 one-bedroom units, and 4 two-bedroom units) above a 12,682 square foot subterranean parking garage containing 30 parking spaces, storage, and service areas. This is an Average Unit-Size Density (AUD) Incentive Program Priority Housing development with a proposed density of 63 dwelling units per acre and with an average unit size of 789 square feet.

The subject property is located at the corner of De La Guerra and Santa Barbara Streets within El Pueblo Viejo District and immediately adjacent to El Presidio de Santa Barbara State Historic Park.

This project requires Planning Commission Conceptual Review because the lot size is more than 15,000 square feet and the project is being proposed under the AUD Incentive Program Priority Housing Overlay (SBMC §28.20.080).

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the applicant, staff, and the Historic Landmarks Commission (HLC) with feedback and direction regarding the proposed land use, design and General Plan consistency. **The project is being presented to the Planning Commission for concept review and comments only.** No formal action will be taken on the project. The HLC will be the decision-making body for this project.

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

You are invited to attend this hearing. Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

This is the only notification you will receive for this development application. 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 Suzanne Riegle at (805) 564-5470, extension 2687, or by email at SRiegle@SantaBarbaraCA.gov. 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.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. 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 Thursday, May 14, 2015, an Agenda with all items to be heard on Thursday, May 21, 2015, will be available at 630 Garden Street and online at www.SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested parties plan to arrive for the meeting at 1:00 p.m. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.

* Meetings can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/CityTVProgramGuide.