



CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
P. O. BOX 1990
SANTA BARBARA, CA 93102-1990

NOTICE OF A PUBLIC HEARING: ARCHITECTURAL BOARD OF REVIEW (ABR)

DATE: MONDAY, MAY 20, 2019 **MEETING TIME BEGINS AT:** 3:00 PM

LOCATION: DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

PROJECT LOCATION: 533 EAST MICHELTORENA STREET, **APN**027-580-001;-002;-003;-004;-005;-006;-007;-008;-015;-016 , **PLN**2019-00173 **OWNER:** SANTA BARBARA LAND HOLDINGS, LLC

PROJECT DESCRIPTION: Proposal for a new condominium development using the Average Unit-Size Density (AUD) program. Project consists constructing a new eight-unit, four-story condominium in the location of an existing surface level parking lot adjacent to an existing three-story, mixed-use structure containing two residential units. Unit mix would include seven, two-bedroom units and one, one-bedroom unit ranging in size from 846 to 1,103 square feet with an average unit size of 983 square feet. The proposed density on this 21,258 square foot lot is 20 dwelling units per acre on a parcel with a General Plan Land Use Designation of Medium-High Density which allows for 15-27 dwelling units per acre. Also proposed are 36 commercial parking spaces, and 13 residential parking spaces. Project requires review by Planning Commission for approval of a Tentative Subdivision Map. **FOR MORE INFORMATION CONTACT:** Matthew Ozyilmaz, ABR Planning Technician, at (805) 564-5470, ext. 4587 or email MOzyilmaz@SantaBarbaraCA.gov

PUBLIC HEARING NOTICE

You are invited to attend the hearing and address your comments at the hearing. Written correspondence may be sent to P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to ABRSecretary@SantaBarbaraCA.gov. Please note written comments received on the day of the meeting may not have time to be consider.

ADDITIONAL INFORMATION: The scope of this project may be modified under further review. To be informed of future hearings, you may:

1. Submit a request in writing to become an "Interested Party" for notification by mail or email when the project is scheduled on an agenda. Agendas are posted and mailed/emailed to interested parties 72 hours before the meeting.
2. Join the City's SantaBarbaraCA.gov/MySB to subscribe to email notification whenever ABR agendas posted. This is a general subscription to all ABR agendas.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

Meeting agendas, minutes, and videos are posted online at SantaBarbaraCA.gov/ABR. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the ABR Secretary at (805) 564-5470, ext. 3308. 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 16, 2019, an Agenda with all items to be heard on Monday, May 20, 2019 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/ABR. Approximate times are set for each item; however, the schedule is subject to change.