



City of Santa Barbara
Community Development Department
PO Box 1990
Santa Barbara, CA 93102-1990

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

DATE: MONDAY, SEPTEMBER 9, 2019 **MEETING TIME BEGINS AT:** 3:00 PM

LOCATION: DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

PROJECT LOCATION: 16 WEST MISSION STREET, **ZONE:** C-G, **APN**025-331-014, **PLN**2019-00398 **APPLICANT/OWNER:** 16 W. LLC

PROJECT DESCRIPTION: Proposal for the conversion of an existing commercial complex into a residential complex using the Average Unit-Size Density (AUD) program and the State Bonus Density Law. Project entails an interior conversion of the existing floor area to include a unit mix of nine studio, eleven one-bedroom, and three two-bedroom units ranging in size from 330 square feet and 895 square feet with an average unit size of 520 square feet. The proposed density on this 28,224 square foot lot is 35 dwelling units per acre on a lot with a General Plan Land Use Designation of Medium High Density Residential which allows for 15-27 dwelling units per acre, and using the State's Bonus Density Law which allows for up to 11% more units above base density. As part of the State Density Bonus Law, the proposed conversion includes two units designated for "Very Low" income level tenants. Also proposed is a 130 square foot addition. **FOR MORE INFORMATION CONTACT:** MATTHEW OZYILMAZ, ABR PLANNING TECHNICIAN, AT (805) 564-5470, EXT. 5399

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 before 10 a.m. on the day of the meeting to ensure consideration by the Board. Please note that the Board may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 12 copies).

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, September 5, 2019, an Agenda with all items to be heard on Monday, September 9, 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.