



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, NOVEMBER 18, 2019 **MEETING BEGINS AT:** 3:00 PM

LOCATION: DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

PROJECT LOCATION: 825 DE LA VINA, **ZONE:** C-G, **APN:**037-041-024, **PLN**2019-00520 **APPLICANT/OWNER:** JOHN DONALDSON

PROJECT DESCRIPTION: This is a one-time pre-application consultation. Proposal for a four-story mixed-use project on a site currently developed with a private surface level parking lot using the Average Unit-Size Density (AUD) program. Project entails construction of a 30,002 square foot, 21 unit rental complex, with 740 square feet dedicated to commercial floor area. Unit mix includes four, 4-bedroom, two, 3-bedroom, and 15 studio units ranging in size from 406 to 1,535 square feet with an average unit size of 745 square feet. Two of the units will be designated for inclusionary housing. The proposed density on this 14,625 square foot lot is 62 dwelling units per acre on a site within the Priority Housing Overlay which allows between 37-63 dwelling units per acre. Proposal includes 23 parking spaces, and 40 bike parking spaces. This project has not been reviewed for compliance with all applicable City development standards. **FOR MORE INFORMATION CONTACT:** MATTHEW OZYILMAZ, ABR PLANNING TECHNICIAN, AT (805) 564-5399

PUBLIC HEARING NOTICE

You are invited to attend the hearing and address your comments at the hearing. Written correspondence may be sent to ABR Secretary, PO Box 1990, Santa Barbara, CA 93102-1990 or email to ABRSecretary@SantaBarbaraCA.gov. 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/mailed 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, November 14, 2019, an Agenda with all items to be heard on Monday, November 18, 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.