



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) Consent

DATE: Monday, July 26, 2021 **MEETING BEGINS AT:** 1:00 PM

LOCATION: This Meeting Will Be Conducted Electronically

PROJECT LOCATION: 228 Cottage Grove, **ZONE:** C-R, **APN:** 037-201-021, **PLN** 2021-00152

APPLICANT/OWNER: Jim Davis, Wade Davis Design/Spann Rick Incorporated

PROJECT DESCRIPTION: Proposal for a new multi-unit residence using the Average Unit-Size Density (AUD) program. Project entails conversion of the existing second floor commercial space and a 52 square foot addition into a new residential unit and to permit a portion of unit B into a separate residential unit which would result in three residential units ranging in size from 423 to 1,440 square feet with an average unit size of 814 square feet. The proposed density on this 6,300 square foot lot is 21 dwelling units per acre, on a parcel with a General Plan Land Use Designation of Commercial - Medium High Density which allows between 15-27 dwelling units per acre. Five covered parking spaces would remain and three bicycle parking spaces are proposed and a new 120 square foot deck. A Waiver is requested to allow the Private Open Yard to be located in the Front Yard and surrounded with an existing 4'-2" high fence instead of the required minimum height of 5' and a maximum height of 6'.

PUBLIC HEARING NOTICE

IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS LOCAL LEGISLATIVE BODIES TO HOLD MEETINGS VIA TELECONFERENCES WHILE STILL MEETING THE STATE'S OPEN AND TRANSPARENT MEETING REQUIREMENTS. BOARD MEMBERS MAY PARTICIPATE ELECTRONICALLY. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/ABRVideos

ELECTRONIC PARTICIPATION: Join the Meeting Electronically by clicking on the meeting link, which will be found on the meeting agenda. You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the GoToWebinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers listed on the agenda that will be posted online.

Oral comments during a meeting may be made by electronic participation only.

WRITTEN PUBLIC COMMENT: Public comments may also be submitted via email to ABRSecretary@SantaBarbaraCA.gov prior to the beginning of the Meeting. All public comments submitted via email will be provided to the Board and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged.

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 electronically to become an "Interested Party" for notification by email when the project is scheduled on an agenda. Agendas are posted and 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 a case. Meeting agendas, minutes, and videos are posted online at SantaBarbaraCA.gov/ABR.

AMERICANS WITH DISABILITIES ACT: If you need 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, July 22, 2021, an Agenda with all items to be heard on Monday, July 26, 2021 will be posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/ABR.

FOR MORE INFORMATION ON THE PROJECT CONTACT: Christina McGuire, Assistant Planner, (805) 564-5470, ext. 5399, CMcGuire@SantaBarbaraCA.gov