



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE HISTORIC LANDMARKS COMMISSION TO PROPERTY OWNERS WITHIN 300 FEET

**WEDNESDAY, JULY 12, 2017
1:30 P.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET**

The Historic Landmarks Commission (HLC) will hold a public hearing to review architectural design-related issues or development plan approval findings regarding the subject property below:

Address: **809 & 815 DE LA VINA STREET, & 208 WEST DE LA GUERRA STREET**
Application Number: **MST2017-00017**
Assessor's Parcel Number: **037-041-008, 037-041-009, 037-041-010** Zone: **C-2**
Owner: **JEREMY BASSAN**
Project Description: **This is a revised project description. The project has increased from 34 to 42**

residential units and the total proposed floor area from approximately 38,282 to 40,820 square feet. The project site contains a Queen Anne historic building eligible to be designated as a City Landmark: Ott House. Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of three parcels: APNs 037-041-008, 037-041-009, and 037-041-010 (809 and 815 De La Vina Street, and 208 W. De La Guerra Street). The project involves the demolition of all existing improvements, except the Ott House, and constructing one new 3-story apartment building, and one new 4-story apartment building. The unit mix will be 4 studio apartments, 27 one-bedroom apartments, and 11 two-bedroom apartments, with an average unit size of approximately 685 square feet. A ground level parking garage with stackers is proposed under the new 3-story building that will provide approximately 43 parking spaces, and approximately 42 bike spaces. Project is within the Priority Housing Overlay (37-63 DU/ACRE)

You are invited to attend the hearing and address your comments to the HLC. The HLC is a Commission appointed by the City Council to review projects located within the El Pueblo Viejo district or involving City historic resources. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to HLC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to HLCSecretary@SantaBarbaraCA.gov. Please note that the HLC may not have time to consider written comments received after 10 a.m. on the day of the meeting.

ADDITIONAL INFORMATION: This hearing is for design review only. If the project requires approval by the Planning Commission or the Staff Hearing Officer, you will receive a notice for that public hearing. The scope of this project may be modified under further review. If you have any questions or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email PPlummer@SantaBarbaraCA.gov. 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 HLC agendas are posted. This is a general subscription to all HLC 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/HLC. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV.

Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact Planning Division staff or the City Clerk's Office. Appeals must be in writing and must be filed with the City Clerk at City Hall within 10 calendar days of the meeting at which the Commission took action or rendered its decision.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. 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 Friday, July 7, 2017, an Agenda with all items to be heard on Wednesday, July 12, 2017 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/HLC. Approximate review times are set for each item; however, the schedule is subject to change. It is recommended that you contact the HLC Planning Technician to confirm the scheduled review time for a particular item.