



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

**NOTICE OF A PUBLIC HEARING: HISTORIC LANDMARKS COMMISSION (HLC)**

**DATE:** WEDNESDAY, FEBRUARY 5, 2020      **MEETING TIME BEGINS AT:** 1:30 PM

**LOCATION:** DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**PROJECT LOCATION:** 113-115 & 117 W DE LA GUERRA STREET, APN037-082-027, 037-082-003, **PLN2015-00626**

**OWNER:** JOHN R DEWILDE

**PROJECT DESCRIPTION:** The W.D. Smith Building, constructed in 1928 and located at 113 W. De La Guerra Street is on the City's Potential Historic Resources List, as it is eligible to be designated a Structure of Merit. Proposal for a 23-unit mixed-use project to be developed under the Average Unit-Size Density (AUD) program on two parcels known as 113-115 W. De La Guerra Street (APN 037-082-027) and 117 W. De La Guerra Street (APN 037-082-003). The project proposes the demolition of two existing 1,113 and 923 square foot commercial buildings, two outdoor patios, 15 surface parking spaces, and the near complete demolition of a 4,455 square foot commercial building, of which the historic façade and tile roof will be preserved. The project proposes to construct a 28,946 square foot, three- and four-story mixed-use building that includes 16,851 square feet of residential area, 1,139 square feet of commercial area, and 10,957 square feet of parking garage. Twenty-six parking spaces will be provided in the at-grade parking garage. The residential component comprises 23 residential units with an average unit size of 693 square feet and a unit mix of studios, one-bedroom, and two-bedroom units. The two parcels have a General Plan Land Use designation of Commercial/High Residential/Priority Housing Overlay (37-63 du/ac). The proposed density on the lots totaling 16,273 net square feet will be 62 units per acre. One existing Queen Palm in the right of way is proposed to be relocated. A Minor Zoning Exception is requested to allow for reduced driveway visibility adjacent to the portion of the existing historic building to remain. **FOR MORE INFORMATION CONTACT:** Pilar Plummer, HLC Planning Technician, (805) 564-5470, ext. 2687

# 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 [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). Please note written comments received on the day of the meeting may not have time to be considered.

**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](http://SantaBarbaraCA.gov/MySB) to subscribe to email notification whenever HLC agendas 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](http://SantaBarbaraCA.gov/Calendar) for closure dates).

Meeting agendas, minutes, and videos are posted online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://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 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, January 31, 2020, an Agenda with all items to be heard on Wednesday, February 5, 2020 will be available at 630 Garden Street and online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC). Approximate times are set for each item; however, the schedule is subject to change.