



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

NOTICE OF A PUBLIC HEARING: Historic Landmarks Commission (HLC)

DATE: Wednesday, July 7, 2021 **MEETING BEGINS AT:** 1:30 PM

LOCATION: This Meeting Will Be Conducted Electronically As Described Below

PROJECT LOCATION: 630 Chapala Street, **ZONE:** M-C, **APN:** 037-131-001, -002, -022, **PLN:** PLN2021-00189

APPLICANT/OWNER: Tom Meany & Mary Reichel Meany/Greta Claire Meaney Revocable Trust

PROJECT DESCRIPTION: The proposal is for a mixed-use project on a site previously used as an auto dealership. The project includes demolition of the existing structures with the exception of one building to be repurposed, and construction of a new attached three- and four-story mixed-use complex. The complex would include 5,119 square feet (net) of commercial space and 32,429 square feet (net) of residential space consisting of 39 Average Unit-Size Density (AUD) Incentive Program rental units. The proposed density on the 27,492 square foot site is 76 dwelling units per acre with a Floor Area Ratio of 1.57. A voluntary lot merger between 037-131-001 and 037-131-002 is proposed as well as an ingress/egress easement with 037-131-022. In order to effectuate the proposed easement, the demolition of a 1,102 square foot storage building on parcel 037-131-022 is also requested. The existing sandstone wall separating parcels 037-131-002 and 037-131-022 would be reconstructed as a privacy wall along the south property line. The project requires a Community Benefit Height Exception by the Planning Commission to allow the project to exceed 45 ft. in height (52 ft. 11 in. proposed) and an Open Yard Modification to allow open yard area that does not conform to ordinance standards.

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. COMMISSION 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/HLCVideos.

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 (see NOTE below for agenda posting details). Oral comments during a meeting may be made by electronic participation only.

WRITTEN PUBLIC COMMENT: Public comments may be submitted via email to HLCSecretary@SantaBarbaraCA.gov prior to the beginning of the Meeting. All public comments submitted via email will be provided to the Commission and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to HLC 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 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 a case. Meeting agendas, minutes, and videos are posted online at SantaBarbaraCA.gov/HLC.

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. 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 Friday, July 2, 2021, an Agenda with all items to be heard on Wednesday, July 7, 2021 will be posted on the outdoor bulletin board at 630 Garden Street and online at SantaBarbaraCA.gov/HLC. Approximate times are set for each item; however, the schedule is subject to change.

FOR MORE INFORMATION CONTACT: Megan Arciniega, Project Planner, (805) 560-7587 or MArciniega@SantaBarbaraCA.gov