



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 300 FEET FOR CONCEPT REVIEW

**THURSDAY, OCTOBER 1, 2015
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS**

APPLICATION OF KEN MARSHALL, DUDEK, APPLICANT FOR JOHNMAN HOLDING LLC, 15 S. HOPE AVENUE, APN 051-040-058, C-2/SD-2 (COMMERCIAL/“UPPER STATE STREET AREA” SPECIAL DISTRICT) ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL (MST2015-00010)

Proposal to demolish the existing 8,368 square-foot non-residential building and construct a 39,015 square-foot mixed-use development on a 33,910 square-foot lot. The project includes 780 square feet of commercial floor area and 46 residential units (comprised of 11 studio units, 32 one-bedroom units, and 3 two-bedroom units) plus ancillary space (lobby, mail room, office, exercise room). The project would be developed as a four-story building with an underground parking garage, and two two-story structures. Parking would consist of 11 spaces at-grade and 40 spaces underground for a total of 51 parking spaces; 50 bicycle parking spaces are proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of excavation is anticipated for the underground garage. The project also includes creek restoration and more than 13,000 square feet of open space, and proposes a 45-foot setback from the Arroyo Burro Creek top-of-bank to the first floor of the development, with the second, third and fourth floors cantilevering out up to 15 feet beyond that (closer to the creek).

This is an Average Unit Size Density (AUD) Incentive Program Priority Housing development with a proposed density of 60 dwelling units per acre and with an average unit size of 784 square feet.

This project requires Planning Commission Conceptual Review because the lot size is more than 15,000 square feet and the project is being proposed under the Average Unit-Size Density (AUD) Incentive Program Priority Housing Overlay (SBMC §28.20.080).

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant, Staff and the Architectural Board of Review with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project. The environmental review will be done prior to action on the project by the design review board.**

You are invited to attend this hearing. Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are

accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

This may be the only notification you will receive for this development application. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact Allison De Busk at (805) 564-5470, extension 4552, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday, or by email at ADeBusk@SantaBarbaraCA.gov. Please check our website under City Calendar to verify closure dates.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. 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, September 24, 2015, an Agenda with all items to be heard on Thursday, October 1, 2015, will be available at 630 Garden Street. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. **Agenda items are subject to change.** It is recommended that applicants and interested parties plan to arrive for the meeting at 1:00 p.m. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.

Meetings can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/CityTVProgramGuide.