



City of Santa Barbara California

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

THURSDAY, JULY 6, 2017
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF LAURA BENARD, ARCHITECT FOR THE CEARNAL COLLECTIVE LLP, FOR BETTY JO LAURITSON TRUST, 214-226 E. DE LA GUERRA ST, APNS 031-082-002, -003, AND -004, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL, PRIORITY HOUSING OVERLAY (37-63 DU/ACRE) (MST2016-00447)

The project consists of a 26-unit mixed-use project to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot, four-unit apartment complex (226 E. De La Guerra Street), three sheds, and a surface parking lot. Site preparation would include 4,300 cubic yards of cut and 100 cubic yards of fill, and 4,200 cubic yards of export. The project proposes to construct a four-story, 18,753 square foot, mixed-use building that includes 14,004 square feet of residential area, 4,749 square feet of commercial floor area, and 10,807 square feet of partially subterranean basement area consisting of storage and 43 parking spaces, with 32 of the spaces provided in an automated parking system with stacked parking. The residential component comprises 26 AUD rental apartments with an average unit size of 525 square feet; an average unit size of 840 square feet is allowed.

The three parcels have a General Plan Land Use designation of Commercial/High Residential with Priority Housing Overlay (37-63 dwelling units per acre). The proposed density on the total of .44 acres will be 60 units per acre, as allowed by the AUD Priority Housing Overlay. The existing single family residence, which is a City Landmark known as the Louisa Ygnacio House, and duplex at 214 E. De La Guerra Street will be preserved and renovated. The existing residences are part of the 26 residential unit count. The discretionary applications required for this project are:

1. Planning Commission review of an Average Unit-Size Density Program project on a lot greater than 15,000 square feet (SBMC §28.20.080);
2. A Development Plan to allow the construction of 4,749 square feet of new nonresidential floor area (SBMC §28.85.030); and
3. Historic Landmarks Commission approval of the architectural design of the mixed-use development.

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

You are invited to attend this hearing and address your comments to the Planning Commission. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

ADDITIONAL INFORMATION: This is 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, contact Jessica W. Grant at (805) 564-5470, ext. 4550 or email JGrant@SantaBarbaraCA.gov. 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 available online at SantaBarbaraCA.gov/PC. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. Meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

If you, as an aggrieved party or applicant, disagree with the decision of the Planning Commission regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerk's Office within ten calendar days of the Planning Commission decision.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, 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, June 29, 2017, an Agenda with all items to be heard on Thursday, July 6, 2017 will be available at 630 Garden Street and at www.SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.