



City of Santa Barbara California

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

THURSDAY, NOVEMBER 16, 2017
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF ED DEVICENTE, ARCHITECT FOR PROPERTY OWNER JOHN DEWILDE, 113, 115, AND 117 WEST DE LA GUERRA STREET, APN 037-082-027 AND 037-082-003, C-G COMMERCIAL GENERAL ZONE, GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL HIGH RESIDENTIAL (MST2015-00626)

Proposal for a 23-unit mixed-use project to be developed under the Average Unit-Size Density (AUD) Incentive 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 building at 113 W. De La Guerra Street is on the City's Potential Historic Resources List, eligible as a Structure of Merit: W.D. Smith Building, constructed in 1928. 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 the historic W.D. Smith Building, which is a 4,455 square foot commercial building, of which the historic façade and tile roof would be preserved. The project proposes to construct a 19,767 square foot, three- and four-story mixed-use building that includes 16,907 square feet of residential area, 1,162 square feet of commercial area, and 1,698 square feet of circulation area. Twenty-six parking spaces would be provided in an at-grade parking garage. The residential component comprises 23 residential units with an average unit size of 735 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 (28-36 du/ac) Priority Housing Overlay (37-63 du/ac). The proposed density on the lots totaling 16,273 net square feet would be 62 units per acre. One existing Queen Palm in the right-of-way is proposed to be relocated. The project will require a voluntary lot merger.

This project requires Planning Commission Conceptual Review because the combined lot size is more than 15,000 square feet and the project is being proposed under the AUD Incentive Program Priority Housing Overlay. The purpose of this hearing is for Planning Commission and the public to review the proposed project design and provide the applicant, staff, and the Historic Landmarks Commission (HLC) with comments on the proposed improvements, design, and General Plan consistency (SBMC §28.20.080).

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.**

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 Megan Arciniega, Associate Planner, at (805) 564-5470, ext. 7587 or email MArciniega@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.

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, November 9, 2017, an Agenda with all items to be heard on Thursday, November 16, 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.