



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

**NOTICE OF A PUBLIC HEARING: PLANNING COMMISSION**

**DATE:** THURSDAY, DECEMBER 6, 2018      **TIME:** 1:00 P.M.

**LOCATION:** CITY HALL, COUNCIL CHAMBERS - 735 ANACAPA STREET

**PROJECT LOCATION:** 1325 STATE ST, APN 039-131-017, MST2018-00079 **OWNER:** ALMOND HOLDINGS, LLC

**FOR MORE INFORMATION CONTACT:** STEPHANIE SWANSON, ASSISTANT PLANNER, (805) 564-5470, ext. 4569

**PROJECT DESCRIPTION:** The project consists of the conversion of the existing 1,494 square foot second floor at 1325 State Street from office space to two residential units of approximately 728 square feet and approximately 766 square feet under the Average Unit-Size Density Incentive Program. No exterior or interior alterations to the existing ground floor are proposed. The only external change proposed on the second floor is to remove two awnings on the western façade (facing the paseo at the rear of the building). New rooftop equipment, including HVAC equipment and skylights, are proposed to serve the proposed residential units.

The 4,108 square foot C-G zoned lot is currently developed with a two-story commercial building. The ground floor is currently occupied by a restaurant, while the second floor is vacant, but was most recently used as office space. The second floor is accessed off the paseo at the rear of the existing building.

The discretionary applications required for this project are:

1. A Parking Modification to not provide the two required on-site parking spaces for the two residential units (SBMC §30.150.090.F and SBMC Chapter 30.250); and
2. An Open Yard Modification to provide less than the required private open yard for each of the two residential units (SBMC §30.150.090.G.2.b and SBMC Chapter 30.250).

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