



City of Santa Barbara California

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

THURSDAY, DECEMBER 6, 2018
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF TRISH ALLEN, SEPPS, AGENT FOR 815 DE LA VINA LLC; 208 W. DE LA GUERRA STREET, 809 DE LA VINA STREET, AND 815 DE LA VINA STREET; APN 037-041-008, -009, AND -010; C-G (COMMERCIAL GENERAL) ZONE; GENERAL PLAN DESIGNATION: COMMERCIAL/ HIGH RESIDENTIAL/ PRIORITY HOUSING OVERLAY (MST2017-00017)

This is a Concept Review Hearing. The proposal consists of a new 38-unit, 38,957 square foot (net) residential project to be developed under the Average Unit-Size Density (AUD) Incentive Program at 208 W. De la Guerra Street, 809 De la Vina Street, and 815 De la Vina Street. The project includes a lot merger of three parcels (APNs 037-041-008, -009, and -010) to create a 29,275 square foot (net) lot. The project includes the demolition of the two-story, five-unit apartment building and one-story, one-unit cottage at 208 W. De la Guerra Street, the two-story commercial building at 809 De la Vina Street, and the one-story commercial building and shed at 815 De la Vina Street. The Ott House, a significant historic resource, located at 815 De La Vina Street, would be relocated to the corner of De La Guerra and De La Vina Streets and incorporated into the project.

The new residential building would consist of ten (10) studio apartments and twenty-two (22) one-bedroom apartments ranging from 440 square feet to 901 square feet. The Ott House has 6 residential units (four studio apartments, a one-bedroom apartment, and a two-bedroom apartment) ranging from 291 to 714 square feet. The project would have an average unit size of 567 square feet. A total of 40 vehicle parking spaces (38 standard, 2 accessible) and 40 bicycle parking spaces are proposed on the ground level of the proposed building.

The three parcels have a zoning classification of C-G (Commercial General) and General Plan Land Use designation of Commercial/ High Residential (28-36 du/ac)/ Priority Housing Overlay (37-63 du/ac). The proposed density for the merged 29,548 square foot (gross) lot would be 57 dwelling units per acre.

The project will require approval by the Historic Landmarks Commission.

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 §30.150.060.E).

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 Kathleen Kennedy, Project Planner at (805) 564-5470, ext. 4560 or email KKennedy@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 29, 2018, an Agenda with all items to be heard on Thursday, December 6, 2018 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.