



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

NOTICE OF A PUBLIC HEARING: PLANNING COMMISSION

DATE: JANUARY 10, 2019 **TIME:** 1:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS - 735 ANACAPA STREET

PROJECT LOCATION: 1502 CHAPALA STREET, APN027-231-017, MST MST2018-00454 **OWNER:** JASON LOCICERO, TRUSTEE FOR LOCICERO LIVING TRUST

FOR MORE INFORMATION CONTACT: Stephanie Swanson, Assistant Planner, (805) 564-5470, ext. 4569

PROJECT DESCRIPTION: The project consists of legalization of four “as-built” converted commercial tenant spaces to residential tenant spaces, “as-built” interior remodels to accomplish the changes of use, and proposed landscape changes, including the addition of bicycle parking.

The 11,250 square foot C-G zoned lot is currently permitted to include eight residential units totaling 3,644 net square feet, seven commercial units totaling 2,291 net square feet, and a 480 square foot commercial accessory structure.

The “as-built” configuration includes twelve residential units and four commercial tenant spaces. The project proposes to use the City’s Density Bonus Program to legalize the “as-built” residential units, which exceed the density allowances on the project site. In exchange, the project would restrict tenancy of four of the residential units to low-income tenants, which is defined as not to exceed a household income of 80% of Area Median Income adjusted for household size and bedroom count.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow for twelve residential units on the site rather than the three allowed under base density, or the six allowed under the Average Unit-Size Density Incentive Program, in conjunction with the City’s Density Bonus Program (SBMC §30.25.030, SBMC §30.145.030, and SBMC Chapter 30.250); and
2. A Parking Modification to maintain nonconforming parking and not provide the additional four required residential on-site parking spaces for the four converted residential units (SBMC §30.150.090.F and SBMC Chapter 30.250); and
3. An Open Yard Modification to provide less than 15% of the lot area as common open yard and no private open yard for the four proposed residential units (SBMC 30.140.140.2 and SBMC Chapter 30.250).

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