



City of Santa Barbara California

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

THURSDAY, MAY 16, 2019
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF ED DEVICENTE, ARCHITECT FOR PROPERTY OWNER PRICE LIVING TRUST, 219 E HALEY STREET, APN 031-202-014, MC (MANUFACTURING COMMERCIAL) ZONE, GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL INDUSTRIAL MEDIUM-HIGH RESIDENTIAL (15-27 DU/ACRE) / PRIORITY HOUSING OVERLAY (37-63 DU/ACRE) (PLN2016-00078)

This is a Concept Review Hearing. The project involves a proposal for a new mixed-use development using the Average Unit-Size Density (AUD) Incentive Program. The proposal includes the demolition of seven existing structures housing eight residential units and the construction of a four-story, 35-unit, mixed-use development. Unit mix will include 14 two-bedroom units, 16 one-bedroom units, and 5 studios, ranging in size from 412 to 1,011 square feet, with an average unit size of 715 square feet. Also proposed are two commercial spaces totaling 1,844 square feet. The proposed density on this 24,541 square foot parcel would be 62 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential (15-27 dwelling units (du) per acre) in the Priority Housing Overlay (37-63 du/acre). There will be 36 covered parking spaces for the residential units and 4 parking spaces for the commercial area.

This project will require approval by the Architectural Board of Review.

The project requires Planning Commission Conceptual Review because the lot size is more than 15,000 square feet and the project is being proposed under the AUD Incentive Program Priority Housing Overlay (SBMC §30.150.060.A). 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 Architectural Board of Review (ABR) 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 Kelly Brodison, Associate Planner at (805) 564-5470, ext. 4531 or email KBrodison@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](http://www.santabarbaraca.gov/Calendar) <http://www.santabarbaraca.gov/cals/default.asp> 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 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, May 9, 2019, an Agenda with all items to be heard on Thursday, May 16, 2019 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.