



City of Santa Barbara California

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

THURSDAY, JUNE 6, 2019
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

**APPLICATION OF CHRISTINE PIERRON, ARCHITECT FOR SANCTUARY CENTERS, PROPERTY OWNER,
115 WEST ANAPAMU STREET, APN 039-222-002, C-G ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL -
HIGH DENSITY RESIDENTIAL (PLN2016-00436)**

Sanctuary Centers of Santa Barbara proposes a project involving construction of a five-story mixed-use building, approximately 59-feet in height. The building would consist of approximately 34 residential apartments for a resident population including adults with mental illness and substance abuse disorders, and veterans with post-traumatic stress disorders; and approximately 6,600 square feet of new nonresidential floor area for a co-occurring disorders center, offices, meeting rooms providing mental health and support services for residents, and an integrated medical and dental care clinic focused on serving people with mental illness.

The project is requesting an exception to the 45-foot height limit identified in the C-G, Commercial General, zone, pursuant to Santa Barbara Municipal Code Section 30.140.100.B. Projects with a Community Benefit, or Community Benefit Housing designation may request an exception to the 45-foot height limitation, and propose buildings up to 60 feet in height. This hearing is for the Planning Commission to consider the request for an exception to the height limitation for the proposed building.

The project is in the early stages of development, and has not been submitted formally to the City's Development Application Review Team. Changes to the project description may occur as the project continues through the review process. However, the Zoning Ordinance requires that consideration of the exception to the height limit occur during this conceptual review period.

The decision of the Planning Commission on the exception to the building height limitation, related to a project that involves new dwelling units and new nonresidential floor area, requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning. A separate environmental determination will be made for the project after review of a complete formal application submittal.

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 Tony Boughman at (805) 564-5470, ext. 4539 or email TBoughman@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, as an aggrieved party or applicant, disagree with the decision of the Planning Commission regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerk's Office within ten calendar days of the Planning Commission decision.

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 30, 2019, an Agenda with all items to be heard on Thursday, June 6, 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.