



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

NOTICE OF A PUBLIC HEARING: PLANNING COMMISSION (PC)

DATE: THURSDAY, JUNE 20, 2019 **MEETING TIME BEGINS AT:** 1:00 PM

LOCATION: CITY HALL, COUNCIL CHAMBERS - 735 ANACAPA STREET

PROJECT LOCATION: 219 E HALEY STREET, APN031-202-014, PLN2016-00078 **OWNER:** PRICE LIVING TRUST

PROJECT DESCRIPTION: 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 63 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.** **FOR MORE INFORMATION CONTACT:** Kelly Brodison, Associate Planner at (805) 564-5470, ext. 4531

PUBLIC HEARING NOTICE

You are invited to attend the hearing and address your comments at the hearing. Written correspondence may be sent to P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please note written comments received on the day of the meeting may not have time to be considered.

ADDITIONAL INFORMATION: The scope of this project may be modified under further review. To be informed of future hearings, you may:

1. Submit a request in writing to become an “Interested Party” for notification by mail or email when the project is scheduled on an agenda. Agendas are posted and mailed/emailed to interested parties 72 hours before the meeting.
2. Join the City’s SantaBarbaraCA.gov/MySB to subscribe to email notification whenever PC agendas posted. This is a general subscription to all PC agendas.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. 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 posted online at SantaBarbaraCA.gov/PC. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV.

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, June 13, 2019, an Agenda with all items to be heard on Thursday, June 20, 2019 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/PC. Approximate times are set for each item; however, the schedule is subject to change.