



City of Santa Barbara
Community Development Department
PO Box 1990
Santa Barbara, CA 93102-1990

NOTICE OF A PUBLIC HEARING: PLANNING COMMISSION (PC) CONCEPT REVIEW

DATE: THURSDAY, JULY 2, 2020 MEETING BEGINS AT: 1:00 PM

LOCATION: THIS MEETING WILL BE CONDUCTED ELECTRONICALLY AS DESCRIBED BELOW

PROJECT LOCATION: 121 E. MASON STREET, ET. AL., **ZONE:** OC/S-D-3, **LAND USE DESIGNATION:** OCEAN-ORIENTED COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MAX 27 DU/ACRE), **APNs:** 033-084-001, -002, -003, -004, -005, -006, -007, **PRT2020-00041**, **APPLICANT:** SUZANNE ELLEDGE, **OWNER:** SOMO SB, LLC

PROJECT DESCRIPTION: Concept Review of a proposed 4-story, approximately 193,725-square-foot mixed-use development on a 2.1-acre site in the Funk Zone. The project includes demolition of existing structures except for the 523-square-foot silo. A total of 156 residential units are proposed (144 rental units and 12 condominiums), of which 29 would be affordable, with a proposed density of 74 units per acre. The project is proposed under State Density Bonus Law and includes concessions and development standard waivers. Proposed nonresidential floor area totals 19,202 square feet. A total of 210 parking spaces are proposed (114 residential and 96 commercial) using a combination of standard spaces, mechanical lifts, and valet service. The project is located in the Coastal Zone. As currently proposed, the project would require a Coastal Development Permit, Tentative Map, Lot Area Modification and Density Bonus Application.

The purpose of the concept review is to allow the Planning Commission and public an opportunity to review the proposed project early on and provide the feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could 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:** Robert Dostalek, Associate Planner, (805) 564-5470, ext. 4552, RDostalek@SantaBarbaraCA.gov

PUBLIC HEARING NOTICE

IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS LOCAL LEGISLATIVE BODIES TO HOLD MEETINGS VIA TELECONFERENCES WHILE STILL MEETING THE STATE'S OPEN AND TRANSPARENT MEETING REQUIREMENTS. COMMISSIONERS MAY PARTICIPATE ELECTRONICALLY. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE COUNCIL CHAMBERS WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos.

ELECTRONIC PARTICIPATION: Join the Meeting Electronically by clicking on the meeting link which will be found on the meeting agenda. You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the GoToWebinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers listed on the agenda that will be posted online (see NOTE below for agenda posting details). Oral comments during a meeting may be made by electronic participation only.

WRITTEN PUBLIC COMMENT: Public comments may also be submitted via email to PCSecretary@SantaBarbaraCA.gov prior to the beginning of the Planning Commission Meeting. All public comments submitted via email will be provided to the Planning Commission and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged.

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. 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 services or staff assistance to attend or participate in this meeting, contact the PC Secretary at (805) 564-5470 ext. 4572. 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.

STAFF REPORT AND PLANS: Copies of all documents relating to this agenda item will be available for review online on Thursday, June 25, 2020 at SantaBarbaraCA.gov/PC.

NOTE: On Thursday, June 25, 2020, an Agenda with all items to be heard on Thursday, July 2, 2020 will be posted on the outdoor bulletin board at City Hall, 735 Anacapa Street, and online at SantaBarbaraCA.gov/PC.