



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

**NOTICE OF A PUBLIC HEARING: PLANNING COMMISSION (PC)**

**DATE: THURSDAY, SEPTEMBER 3, 2020 MEETING BEGINS AT: 1:00 PM**

**LOCATION: THIS MEETING WILL BE CONDUCTED ELECTRONICALLY AS DESCRIBED BELOW**

**PROJECT LOCATION:** 710 STATE STREET, 714-720 STATE STREET AND 15 E. ORTEGA STREET; **ZONE:** C-G (COMMERCIAL GENERAL); **LAND USE DESIGNATION:** COMMERCIAL/MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/AC); **APN:** 037-092-013, -014, -019, -020, -021, -34; **PLN2020-00218; APPLICANT:** KEVIN MOORE; **OWNER:** 710 STATE ST. PARTNERS

**PROJECT DESCRIPTION:** The proposed development is a 36-unit mixed-use building in the downtown core. The 30,004 square-foot project site would be created through a merger of the parcels at 710 – 720 State Street and 15 E. Ortega Street, and involves the demolition of the commercial buildings at 710 State Street (8,100 square feet) and 15 E. Ortega (900 square feet). The existing buildings located at 714-720 State Street totaling 6,313 square feet would remain. The project involves construction of a four-story mixed use building with a maximum height of 48 feet and containing approximately 2,320 square feet of commercial space, 36 residential rental units with a mix of studio, one-bedroom and two-bedroom units averaging 802 square feet per unit using the Average Unit-Size Density Incentive Program, and 17 covered parking spaces. Proposed density would be 53 dwelling units per acre (du/ac). Effective on September 3, 2020, the project site's General Plan designation will be Commercial/ High Density Residential (28-36 du/ac) with a Priority Housing Overlay (37-63 du/ac). Additionally, on September 3, 2020, the allowed height for the project site will be increased from 45 to 48 feet. The Planning Commission will conceptually review the project in accordance with SBMC §30.150.060.

**FOR MORE INFORMATION CONTACT** Kelly Brodison, Associate Planner, (805) 564-5470, ext. 4531, [KBrodison@SantaBarbaraCA.gov](mailto:KBrodison@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](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/PCVideos](http://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](mailto: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. **Please note that the Commission may not have time to review written comments received after 4:30 p.m. the Tuesday before the meeting; however, it will be added to the project file.** 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](http://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](http://SantaBarbaraCA.gov/Calendar) for closure dates). Meeting agendas, minutes, and videos are posted online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV).

**AMERICANS WITH DISABILITIES ACT:** If you need 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.

**STAFF REPORT AND PLANS:** Copies of all documents relating to this agenda item will be available for review online on Thursday, August 27, 2020 at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC).

**NOTE:** On Thursday, August 27, 2020, an Agenda with all items to be heard on Thursday, September 3, 2020 will be posted on the outdoor bulletin board at City Hall, 735 Anacapa Street, and online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC).