



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO THE PROPERTY OWNERS WITHIN 300 FEET OF A PROJECT

WEDNESDAY, JUNE 24, 2015, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**APPLICATION OF RRM DESIGN GROUP, ARCHITECT FOR THE HOUSING AUTHORITY OF
THE CITY OF SANTA BARBARA, 3869 STATE STREET, APN: 051-022-037; -036, C-2/S-D-2
(COMMERCIAL, UPPER STATE STREET AREA) ZONES, GENERAL PLAN DESIGNATION:
COMMERCIAL/HIGH RESIDENTIAL (28-36 DU/AC) (MST2013-00282)**

The 45,195 square-foot lot is currently developed with an approximately 13,000 square-foot church and administrative building, a community garden and parking. The proposed project involves the demolition of the existing building and the construction of an affordable senior rental housing development. The project consists of a new 44,029 square-foot (gross), three-story residential building with 57 one-bedroom rental units, a one-bedroom manager's unit, a 1,920 square-foot community room, an administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay area, which allows a density of 37 to 63 dwelling units per acre. The proposed project is being developed under the City's Average Unit-Size Density (AUD) Incentive Program and would be developed at a density of 56 dwelling units per acre with an average unit size of 489 square feet (net).

The discretionary application required for this project is a Parking Modification to allow 16 vehicle parking spaces instead of the required 58 vehicle parking spaces and 4 bicycle parking spaces instead of the required 58 bicycle parking spaces (SBMC § 28.20.070.F and SBMC § 28.92.110).

The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan).

You are invited to attend this hearing and address your verbal comments to the Staff Hearing Officer. Written comments are also welcome up to the time of the hearing, and should be addressed to the Staff Hearing Officer Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or via email to SHOSecretary@SantaBarbaraCA.gov. 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, please contact Kathleen Kennedy at (805) 564-5470, extension 4560, or by email at KKennedy@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates.

If you, as an aggrieved party or applicant, disagree with the decision of the Staff Hearing Officer regarding the outcome of this application, you may appeal the decision to the Planning Commission. The appeal, accompanied by the appropriate filing fee per application, must be filed at the Planning & Zoning Counter within ten calendar days of the Staff Hearing Officer's 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 Staff Hearing Officer 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, please contact the SHO Secretary at (805) 564-5470, extension 3308, or by email at SHOSecretary@SantaBarbaraCA.gov. 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 18, 2015, an Agenda with all items to be heard on Wednesday, June 24, 2015, will be available at 630 Garden Street and online at www.SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested parties plan to arrive at 9:00 a.m. Continuances will not be granted unless there are exceptional circumstances.

* Meetings can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.