



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW TO PROPERTY OWNERS WITHIN 300 FEET

MONDAY, AUGUST 1, 2016

3:00 P.M.\* (SEE NOTE BELOW)

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

The Architectural Board of Review (ABR) will hold a public hearing to review architectural design-related issues or development plan approval findings regarding the subject property below:

Address: **316 W MICHELTORENA & 1516 CASTILLO STREETS**  
Application Number: **MST2016-00125**  
Assessor's Parcel Number: **027-212-026 & 027-212-022** Zone: **R-4**  
Owner: **DRAKE FOREST INVESTMENTS, LLC**  
Project Description: **Proposal for a new 21 unit residential project using the Average Unit Density**

**Incentive Program (AUD) on two perpendicular lots at 316 W. Micheltorena and 1516 Castillo Streets (APNs 027-212-026 and 027-212-022). Between the two parcels, there are currently five existing buildings. The proposal would demolish three buildings, two carports, and a portion of Building C (5,049 s.f.); retain two buildings (6,073 s.f.); and construct four buildings (8,809 s.f.), for a new total of six residential buildings (14,882 s.f.). A detailed breakdown is as follows: Building A: Existing 4,468 s.f. 3-stories (7 units), Building B: New 2,580 s.f. 2-stories (3 units), Building C: Existing 1,605 s.f. 2-stories (2 units), Building D: New 2,320 s.f. 2-stories (4 units), Building E: New 2,756 s.f. 3-stories (4 units), and Building F: New 1,153 s.f. 2-stories (1 unit). The unit mix comprises 13, 1-bedroom units and eight, 2-bedroom units, with an average unit size of 767 square feet and a density of 27 du/acre. The project also includes 21 parking spaces, approximately 426 s.f. of detached accessory structures, reconfigured driveways, and new landscaping. Both properties will be merged through a Voluntary Lot Merger and will result in a combined lot area of 35,263 square feet. The project is in the R-4 zone with a General Plan designation of Medium-High Density.**

You are invited to attend the hearing and address your comments to the ABR. The ABR is a body appointed by the City Council to focus on neighborhood compatibility, aesthetics, and design issues. Private views and privacy issues are only partially within the ABR's authority. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome; mail to ABR Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or e-mail to [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov). Please note that written comments received after 10 a.m. on the day of the meeting may not be forwarded in time for consideration by the ABR.

**ADDITIONAL INFORMATION:** This hearing is for design review only. If the project requires approval by the Planning Commission or the Staff Hearing Officer, you will receive a notice for that public hearing. The scope of this project may be modified under further review. If you have any questions or wish to review the plans, contact Susan Gantz, ABR Planning Technician, at (805) 564-5470, extension 3311 or e-mail [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). To be informed of future hearings, you may:

1. Submit a request in writing to become an "Interested Party" for notification by mail or e-mail when the project is scheduled on an agenda. Agendas are posted and mailed/e-mailed to interested parties 72 hours before the meeting.
2. Join the City's [SantaBarbaraCA.gov/MySB](http://SantaBarbaraCA.gov/MySB) to subscribe to e-mail notification whenever ABR agendas are posted. This is a general subscription to all ABR 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](http://SantaBarbaraCA.gov/Calendar) for closure dates).

Meeting agendas, minutes, and videos are posted online at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV).

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact Planning Division staff or the City Clerk's Office. Appeals must be in writing and must be filed with the City Clerk at City Hall within 10 calendar days of the meeting at which the Board took action or rendered its decision.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the ABR Secretary at (805) 564-5470, extension 7543. 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, July 28, 2016, an Agenda with all items to be heard on Monday, August 1, 2016 will be available at 630 Garden Street and online at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR). Approximate review times are set for each item; however, the schedule is subject to change. It is recommended that you contact the ABR Planning Technician to confirm the scheduled review time for a particular item.