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

This notice has been mailed to you because it has been determined that your property is located within 300 feet of the project listed below. Tenants may receive this notice if required under State or local laws. The Architectural Board of Review (ABR) will hold a public hearing to give the public an opportunity to be heard and offer comments early in the review process on architectural design related issues or development plan approval findings regarding the subject property below:

810 B BOND AVE
Application Number: **MST2004-00351**
Assessor Parcel Number **031-234-022** Zone: **C-2**
Owner: **KURRELS PETER G A**
Project Description: **Proposal to convert an existing four-story 6,171 square foot mixed-use development to condominiums. The 7,185 square foot lot is currently developed with 3,000 square feet of multi-family residential space (3 units) and 3,171 square feet of commercial space. The residential units to be converted to condominiums consist of one 601 square foot one-bedroom unit, one 1,137 square foot two-bedroom unit, and one 1,262 square foot three-bedroom unit. The commercial space would become a commercial condominium. Seven parking spaces are provided onsite. No exterior architectural alterations are proposed. Planning Commission is required for review of the Tentative Subdivision Map and Condominium Conversion.**

Public comments will be allowed during review of the project by the ABR. The Architectural Board of Review is a body appointed by the City Council to focus on neighborhood compatibility, aesthetics, and design issues. Comments on private views and privacy issues are not within the ABR's authority. Due to time constraints, individual comments may be limited to two minutes. Written comments are also welcome up to the time of the hearing, and should be addressed to the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990.

This hearing is for design review only. The final land use decision will be made at another public hearing. You will receive another notice for that public hearing. 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 the ABR Staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

If you, as an aggrieved party or applicant, disagree with the decision of the Architectural Board of Review regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerks Office within ten calendar days of the Architectural Board of Review decision.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

DATE & LOCATION: **Tuesday, January 8, 2008**
3:00 P.M.* (SEE NOTE BELOW)
630 GARDEN STREET
DAVID GEBHARD PUBLIC MEETING ROOM

***NOTE:** The regular Architectural Board of Review meeting begins at 3:00 p.m. Tuesday afternoon. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street. Approximate times are set for each item; however, the schedule is subject to change. It is recommended that you call the Planning Division at (805) 564-5470 to confirm the scheduled review time for a particular item. The ABR meeting will be televised live on Channel 18 and rebroadcast the following Wednesday morning at 8:00 a.m.