



**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:

3714 STATE ST

Application Number: **MST2007-00591**

Assessor Parcel Number **053-300-023 / 053-300-031** Zone: **C-P/SD-2**

Owner: **KELLOGG ASSOCIATES**

Project Description: **This is a revised project. Proposal to demolish the existing 52,815 square foot, 113-room hotel (Sandman Inn); and to redevelop the site with a 70,346 square foot, three-story, 106-room hotel and 73 residential condominium units (ranging from two to three stories) over two parcels (APNs 053-300-023 & 053-300-031), totaling 4.6 acres. Of the 73 proposed residential condominiums there are 37 three-bedroom units, 14 two-bedroom units, and 22 one-bedroom units. 22 of the 73 units are proposed to be affordable units. The proposal includes 291 parking spaces, 163 for the residential units, 111 for the hotel, and 17 shared parking spaces. 273 of the 291 parking spaces are proposed to be underground. This project requires Planning Commission Review of a Tentative Subdivision Map, Development Plan Approval, Lot Line Adjustment, and a modification for inclusionary housing units.**

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 Case Planner or 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:

**Monday, February 11, 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. Monday 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.