



**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:

3757 STATE ST

Application Number: **MST2005-00156**
Assessor Parcel Number: **051-040-046, -049, -052, & -053** Zone: **C-P/SD-2**
Owner: **REGENCY CENTERS**
Project Description: **Proposal for a new mixed-use development consisting of five buildings, from one to**

three stories, totaling 102,565 square feet. The proposal includes the construction of 72,209 square feet of commercial/retail space for Whole Foods, Circuit City, Citibank, and others, and 15 residential condominium units totaling 30,356 square feet of living space. The residential condominiums include 13 3-bedroom market rate units and 2 affordable units (1 2-bedroom and 1 3-bedroom). The project includes a total of 303 new parking spaces (18 covered spaces (16 garages and 2 carports) for the residential condominiums and 285 spaces for commercial use located at basement, grade, and rooftop levels). The project is located on four parcels totaling 5.4 acres and includes demolition of 56,545 square feet of existing commercial buildings, 30,500 cubic yards of cut and 2,300 cubic yards of fill. The proposal also includes drainage improvements and creek habitat restoration. The proposal will result in an increase of 15,664 square feet of new commercial floor area. The project requires Planning Commission review of a Tentative Subdivision Map, a front yard modification, Development Plan Approval, and Transfer of Existing Development Rights.

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:

**Monday, May 5, 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.