



NOTICE OF PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW

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 or because you are included as an interested party. Tenants within 300 feet of the project may also 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 on architectural design related issues regarding the subject property below:

1298 COAST VILLAGE RD

Application Number: **MST2004-00493**

Assessor Parcel Number **009-230-043** Zone: **C-1/R-2/SD3**

Owner: **OLIVE OIL & GAS L P**

Project Description: **Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18,196 square foot lot. The 16,992 square foot building would include 4,800 square feet of commercial space on the ground floor and 12,192 square feet of residential space on the second and third floors. The residential component would include 8 units, which would be comprised of two one-bedroom and six two-bedroom units. A total of 36 parking spaces are proposed, which would include 19 commercial spaces and 17 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. The project received Planning Commission approval, with conditions, on March 20, 2008, and City Council approval on appeal, with conditions, on July 15, 2008, for a Local Coastal Plan Amendment, a Zone Change, a Tentative Subdivision Map, a Coastal Development Permit, Development Plan Approval, and Modifications. The project requires compliance with Council Resolution No. 08-084.**

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, or by email to ABRSecretary@SantaBarbaraCA.gov.

This hearing is for design review only. The final land use decision was made by City Council on July 15, 2008 (Resolution Number 08-084). 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, October 20, 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.