



NOTICE OF PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

The Architectural Board of Review (ABR) will hold a public hearing at its Consent Calendar to give the public an opportunity to be heard and offer comments early in the review process on architectural design related issues regarding the subject property below:

1712 ANACAPA ST

Application Number: MST2008-00435

Assessor Parcel Number: 027-111-014 Zone: R-2

Owner: RICHARD UNTERMANN & GAIL ELNICKY

Project Description: **Proposal to subdivide an existing 23,160 square foot lot and create a three-lot subdivision to include one single-family residence on each proposed lot. This review is for the subdivision only; review of architecture will be held at a future meeting. Parcel 1 would be 8,140 square feet and would include a new two-story 2,650 square foot single-family residence with a new two-car garage. Parcel 2 would be 7,020 square feet with a new two-story 2,440 square foot square foot single-family residence with a new two-car garage. Parcel 3 would be 8,000 square feet and would be the site for a new two-story 2,720 square foot single-family residence with a new two-car garage. Pedestrian and vehicular access for all three units would be provided by a new 16 foot wide easement along the northwest property line. A total of 869 cubic yards of grading is proposed for the existing parcel. The project requires Planning Commission Review for a Tentative Subdivision Map, a public street waiver, and a street frontage modification.**

Public comments will be allowed during review of the project by the ABR. The ABR 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 only partially 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 e-mail to ABRSecretary@SantaBarbaraCA.gov.

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, 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. Meeting agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr. Documents relating to agenda items are available for review at 630 Garden Street.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent Actions. The Consent Calendar reviewing member of the ABR may refer items to the Full Board for review. 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 date the action is ratified at the next regular Full Board meeting of the ABR.

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, March 23, 2009

1:00 P.M.* (SEE NOTE BELOW)

630 GARDEN STREET

DAVID GEBHARD PUBLIC MEETING ROOM

*NOTE: The regular Architectural Board of Review Consent Calendar meeting begins at 1:00 p.m. Monday afternoon. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street. The items are taken in the order shown on the agenda.