



NOTICE OF PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW

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:

1032 E MASON ST

Application Number:

MST2009-00332

Assessor's Parcel Number:

017-133-005

Zone: R-2

Owner:

SECOND BAPTIST CHURCH OF SANTA BARB

Project Description:

Proposal for a new two-story, six-unit, affordable residential complex on an existing 24,997 square foot lot. The proposed residential complex will be comprised of six, one-bedroom, 540 square foot units, totaling 3,240 square feet. Each unit will include 120 square feet of private outdoor living space. The lot is currently developed with a 2,265 square foot church and an existing two-story 2,319 square foot residential duplex. The proposal involves converting 1,599 square feet of the existing duplex to non-residential use for a fellowship hall and requires Measure E square footage. The remaining 720 square foot "care taker's unit" on the second floor is proposed to remain. A total of 21 parking spaces will be provided, including two accessible spaces. The proposed development will result in 3,864 square feet of non-residential use and a total of seven residential units, totaling 3,960 square feet. Planning Commission review and State Density Bonus concessions or incentives are required for a requested six-unit building in the R-2 Zone, parking modification, outdoor living space modification, interior setback modification, two front setback modifications, Development Plan Approval, and a Conditional Use Permit for a Church in the R-2 Zone.

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.

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 meeting at which the Board took action or rendered its 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 8, 2010

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.