



**COURTESY NOTICE TO  
INTERESTED PARTIES FOR THE  
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:

**617 BRADBURY AVE**

Application Number:

MST2007-00559

Assessor's Parcel Number:

037-122-006

Zone: C-2

Owner:

LEED SANTA BARBARA LLC

Project Description:

**The project has been revised in response to concerns expressed by the City Council at the December 8, 2009 appeal hearing. The project consists of the demolition of an existing 392 square foot single-family residence, and the construction of a sustainable, 4,467 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure, including 6 parking spaces. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,318 square foot, two-bedroom, and three-story units at the rear of the lot. The commercial units total 983 square feet and are located on the first and second floor adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings. The project requires approval by the City Council.**

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](mailto:ABRSecretary@SantaBarbaraCA.gov).

This hearing is for design review comments only. The project requires approval by the City Council you will receive a notice for that public hearing. The Staff Hearing Officer and Planning Commission actions were appealed and a hearing was held at Council on December 8, 2009. 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, ext. 4551 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](http://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, ext. 3308. 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 broadcast the following Wednesday morning at 8:00 a.m.