



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW

MONDAY, APRIL 19, 2010

3:00 P.M.*

630 GARDEN STREET

DAVID GEBHARD PUBLIC MEETING ROOM

The Architectural Board of Review (ABR) will hold a public hearing to consider adoption of the Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act Guidelines Section 15074 and to consider architectural design related issues regarding the subject project below:

PROJECT LOCATION: 915 E. Anapamu Street
Application Number: MST2007-00331
Assessor's Parcel Number: 029-201-003
Owner: RIVIERA PARTNERS

PROJECT DESCRIPTION: The applicant proposes the demolition of the existing 2,192 square foot, two-story, single-family residence, and the construction of a residential development containing 13 units totaling 14,934 net square feet, on a 40,055 square foot lot. Nine of the units are proposed above a subterranean parking structure. The main structure includes eight (8) two bedroom apartments and one three bedroom apartment (units 1-9). A separate duplex structure with two one-bedroom units is accessed off the driveway that leads into the subterranean parking structure (units 12 and 13). A third structure is a duplex with one three-bedroom unit and one two-bedroom unit accessed separately from Lowena Drive (Units 10 and 11) and includes covered parking spaces. The subterranean parking structure contains eight private two-car garages and one one-car garage to serve Units 1-9 for a total of 17 parking spaces. Four covered parking spaces are proposed for units 10 and 11. Three covered spaces for units 12 and 13, three guest parking spaces and one shared space are located on the driveway leading to the subterranean garage. An existing sandstone wall that runs along the Milpas Street frontage and terminates where the road curves and turns into Anapamu Street is proposed to remain.

The project includes the removal of twenty existing trees including two Eugenias, one loquat, one pittosporum and one unknown tree. Five native coast live oaks are proposed to be removed, and the root zones of two native coast live oaks will be encroached upon by 40%-50%. Three palms will be relocated on site, and thirty-five mitigation trees and thirty-six ornamental trees will be installed with eighteen trees to remain.

Approximately 11,023 square feet (27%) of the site is located in an area of 30% slope or greater. Approximately 1,236 square feet of building footprint is proposed within the area of 30% slope or greater, which represents approximately 11.2% of the total area of 30% or greater slope. The extent of grading in the area of 30% or greater slope consists of approximately 115 cubic yards of cut.

Public comments will be allowed at the hearing. Written comments are welcome and will be entered into the public record. Written comments are welcome up to the time of the hearing, and should be addressed to Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990, or by e-mail to ABRSecretary@santabarbaraca.gov.

The scope of this project may be modified under further review. If you have any questions or wish to review the plans, please contact Kelly Brodison, Assistant Planner, at (805) 564-5470 between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (please check our website to verify office closure dates), or by email at kbrodison@santabarbaraca.gov.

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 within 10 calendar days of the meeting at which the ABR took action or rendered its decision.

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If you challenge the design review approval and/or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Architectural Board of Review at, or prior to the public hearing.

AMERICANS WITH DISABILITIES ACT: 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.

*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.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/abr Please note that online Staff Reports may not include some exhibits.