



City of Santa Barbara California

PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW

MONDAY, OCTOBER 4, 2010

3:00 P.M.* (SEE NOTE BELOW)

630 GARDEN STREET, DAVID GEBHARD PUBLIC MEETING ROOM

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:

Address: **1085 COAST VILLAGE ROAD**
Application Number: **MST2010-00026**
Assessor's Parcel Number: **009-281-003** Zone: **C-1/SD-3**
Owner: **JANDA PARTNERS, LP**
Project Description: **The project is for a Coastal Development Permit and a Conditional Use**

Permit to convert an existing lube bay and snack shop to a foodmart and construct a new car wash structure. The project will include a partial demolition of the existing structure and adding on to the existing structure for a total combined development of 4,246 square feet. Approximately 339 square feet of the existing 2,317 s.f. building on the south side will be removed to allow the addition of the car wash structure, and approximately 599 square feet will be added to the existing building on the north side for a total of 2,577 square feet of retail use. The car wash structure will be 1,668 square feet. A 510 square foot trellis will be located on the west side of the lot and will be the area for car detailing. The permit requests also include a Modification to reduce the required parking, and a Modification to allow an automated pay kiosk in the required front yard setback along Coast Village Circle. A driveway providing access to Coast Village Road will be relocated further west from Coast Village Circle. The existing gas pumps will remain.

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 Tony Boughman at (805) 564-5470 extension 4539, or by email at tboughman@santabarbaraca.gov. Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates. 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 during normal business hours.

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.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805)564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

***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 extension 3308, to confirm the scheduled review time for a particular item. **Television coverage:** This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at Noon and the following Monday at 9:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/abr and then clicking *Online Meetings*