



City of Santa Barbara California

NOTICE OF PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW

**MONDAY, MAY 2, 2011
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: **1122 INDIO MUERTO STREET**
Application Number: **MST2011-00081**
Assessor's Parcel Number: **017-291-027, -004, -003** Zone: **R-3**
Owner: **Edward St George**
Project Description: **Proposal to construct a 20 unit apartment complex located on three lots with a**

voluntary lot merger to create one project site. The project consists of a 14,861 square foot three-story 11 unit building, a 12,858 square foot three-story 9 unit building, two new garages of 640 square feet each, and a 200 square foot detached laundry room. There will be 12 three-bedroom units and 8 four-bedroom units and 37 parking spaces. The project is requesting 4 density bonus units (16 unit base density + 4 density bonus units = 20 units total) pursuant to State Density Bonus Law. The project is requesting a parking reduction (50 spaces required and 37 proposed) as a development incentive required by State Bonus Density Law. Staff Hearing Officer review of a Zoning Modification for reduced separation between buildings is requested. All existing structures on the site are proposed to be demolished.

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 ext. 4577. 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 4577, 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*.