



City of Santa Barbara California

NOTICE OF PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW

MONDAY, OCTOBER 14, 2013

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: **3885 & 3887 STATE STREET**
Application Number: **MST2013-00411**
Assessor's Parcel Number: **051-022-033 & 051-022-012** Zone: **C-2/SD-2**
Owner: **Cleo Purdy Charitable Remainder Trust**
Project Description: **Proposal for a new mixed-use residential and commercial building. The**

proposal consists of the demolition of 12,155 square feet of the rear portion and remodel of 22,250 square feet of the front of the existing two-story commercial building; demolition of the existing 44,990 square foot motel; the addition of 89 apartment units (average unit size of 806 square feet); and a new two-level subterranean parking garage with 119 parking spaces. The project site is located in the Priority Housing Overlay of the Average Unit-Size Density Incentive Program and would result in 63 dwelling units per acre. The four story building would be approximately 81,807 square feet and 45 feet tall. The project also includes 19 surface parking spaces, new swimming pool, new landscaping, 13,146 cubic yards of cut grading, and the merger of the two existing parcels. Staff Hearing Officer review is required for a zoning modification to allow alterations to the existing commercial building within the front setback.

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, ext. 4539, or by email at TBoughman@SantaBarbaraCA.gov. Our office hours are 8:30 a.m. to 4:30 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. 3308. 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 Monday afternoon at 3:00 p.m. 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, ext. 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/>. City TV-18 will

also rebroadcast this meeting in its entirety on Wednesday at 11:00 a.m. 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 <http://www.santabarbaraca.gov/gov/brdcomm/ac/abr/videos.asp>.