



City of Santa Barbara California

NOTICE OF PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW

TUESDAY, SEPTEMBER 2, 2014

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

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

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: **604 E. COTA STREET**
Application Number: **MST2014-00220**
Assessor's Parcel Number: **031-222-001** Zone: **C-M**
Owner: **HAMMER PROPERTIES, LLC**
Project Description: **Proposal to demolish all existing buildings on the lot and construct a new, 19,657 square foot, 3-story mixed-use project. Buildings to be demolished include 1,632 square feet of commercial space and 6,189 square feet of residential space. New commercial floor area on the first floor will total 2,347 square feet. There will be 29 residential units on all three floors, with 1,610 square feet on the first floor, 8,712 square feet on the second floor, and 6,988 square feet on the third floor, for a total of 17,310 square feet of new residential floor area. A total of 38 parking spaces and 30 bike parking spaces will be provided on the ground floor. Grading excavation of 20 cubic yards is also proposed. Under the Average Unit-Size Density Incentive Program (AUD), the proposed residential density is 61 dwelling units per acre, with a maximum of 63 units allowed on this 20,670 square foot parcel within the Priority Housing Overlay. The average unit size of the apartments is 571 square feet.**

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 Susan Gantz at (805) 564-5470, extension 3311, or by email at SGantz@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 ABR Commission Secretary at (805) 564-5470, extension 3308, or by email to ABRsecretary@SantaBarbaraCA.gov. 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 Tuesday afternoon at 3:00 p.m. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street, and at the City's website at www.SantaBarbaraCA.gov/ABR. 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 next business day at www.SantaBarbaraCA.gov/ABRVideos.