



City of Santa Barbara California

NOTICE OF PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW

MONDAY, MARCH 2, 2015

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: **304, 306, & 310 E. HALEY STREET**
Application Number: **MST2014-00414**
Assessor's Parcel Number: **031-281-002 & -003** Zone: **C-M**
Owner: **DAVID BACK REVOCABLE TRUST**
Project Description:

This project involves two adjacent parcels. On the first parcel at 304 and 306 E. Haley Street (APN 031-281-002) the work comprises a new building, and additions and alterations to an existing 5,060 square foot mixed-use project at the rear of the parcel. The work will include the construction of a new 717 square foot two-story industrial building with a 738 square foot garage below to provide three new covered parking spaces. At existing Building A, 12 square feet will be demolished from the first floor of dwelling Unit C. At existing Building B, a 12 square foot addition to an existing warehouse is proposed, as well as a 47 square foot second-story addition. On the second parcel at 310 E. Haley Street (APN 031-281-003), minor alterations are proposed to the parking lot. Also proposed on both parcels are door and window changes and new features including steel awnings, decks, patio, trash enclosure, and an ADA accessible parking space. A total of 18 parking spaces will be provided over both parcels, with 17 currently existing. A Covenant of Easement for Access and Off-Site Parking Agreement exists between the two parcels. Staff Hearing Officer review is requested for a zoning modification of the Open Yard requirements.

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: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the ABR Commission Secretary at (805) 564-5470, extension 3308 or by email at ABRSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

* **NOTE:** On Thursday, February 26, 2015, an Agenda with all items to be heard on Monday, March 2, 2015, will be available at 630 Garden Street and online at www.SantaBarbaraCA.gov/ABR. Copies of all documents relating to agenda items are also available for review. The regular ABR meeting begins Monday afternoon at 3:00 p.m. 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 ABR meeting will be broadcast live on City TV-18, or on your computer the next business day at www.SantaBarbaraCA.gov/ABRVideos.