



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW TO PROPERTY OWNERS WITHIN 300 FEET

MONDAY, AUGUST 29, 2016

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 review architectural design-related issues or development plan approval findings regarding the subject property below:

Address: **1703 CHAPALA STREET**
Application Number: **MST2016-00274**
Assessor's Parcel Number: **027-092-014** Zone: **R-4**
Owner: **WELL BEING AND CAPITAL FUNDS TRUST**
Project Description: **Proposal for a new multi-family residential project using the Average Unit Density Incentive Program (AUD). The proposal includes three new dwelling units to be constructed below grade in the basement of an existing three story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit. The residential unit mix will include three new 1-bedroom units at the basement level totaling 1,459 square feet and one five-bedroom unit on the existing ground and second floor levels. Also proposed is a 55 square foot one story addition to the existing 328 square foot detached garage, a 19 square foot laundry room attached to the garage, and a new trash enclosure. The average unit size will be 1,017 square feet. The proposed density on the 9,750 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. There will be two covered and two uncovered parking spaces, and bicycle parking. Grading excavation will include 73 cubic yards from under the main building footprint. Staff Hearing Officer review is requested for a zoning modification to allow the garage addition to encroach into the required interior setback.**

You are invited to attend the hearing and address your comments to the ABR. The ABR is a body appointed by the City Council to focus on neighborhood compatibility, aesthetics, and design issues. Private views and privacy issues are only partially within the ABR's authority. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome; mail to ABR Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or e-mail to ABRSecretary@SantaBarbaraCA.gov. Please note that written comments received after 10 a.m. on the day of the meeting may not be forwarded in time for consideration by the ABR.

ADDITIONAL INFORMATION: 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 or wish to review the plans, contact Susan Gantz, ABR Planning Technician, at (805) 564-5470, extension 3311 or e-mail SGantz@SantaBarbaraCA.gov. To be informed of future hearings, you may:

1. Submit a request in writing to become an "Interested Party" for notification by mail or e-mail when the project is scheduled on an agenda. Agendas are posted and mailed/e-mailed to interested parties 72 hours before the meeting.
2. Join the City's SantaBarbaraCA.gov/MySB to subscribe to e-mail notification whenever ABR agendas are posted. This is a general subscription to all ABR agendas.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

Meeting agendas, minutes, and videos are posted online at SantaBarbaraCA.gov/ABR. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV.

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, contact the ABR Secretary at (805) 564-5470, extension 7543. 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, August 25, 2016, an Agenda with all items to be heard on Monday, August 29, 2016 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/ABR. Approximate review times are set for each item; however, the schedule is subject to change. It is recommended that you contact the ABR Planning Technician to confirm the scheduled review time for a particular item.