



City of Santa Barbara California

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

MONDAY, DECEMBER 12, 2016

1:00 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: **224 & 228 W. MICHELTORENA STREET**

Application Number: **MST2016-00496**

Assessor's Parcel Number: **027-221-017** Zone: **R-4**

Owner: **LEO & MSTISLAV KOSTRUBA**

Project Description: **Proposal to convert an existing 1,215 square foot, two-story, two-bedroom dwelling unit located at 228 W. Micheltorena Street to a hotel. No changes are proposed for the existing, detached, one-story, 1,097 square foot dwelling unit at 224 W. Micheltorena Street. Two uncovered parking spaces will be provided for the hotel. Also proposed is to reduce the hedge height along the driveway to meet visibility requirements. A Parking Design Waiver is required from the Transportation Division to back out onto the street for a distance exceeding 75 feet. No new square footage is proposed on this 7,000 square foot parcel. This project will address a violation identified in Enforcement Case ENF2015-01155.**

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 the ABR may not have time to consider written comments received after 10 a.m. on the day of the meeting.

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).

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, December 8, 2016, an Agenda with all items to be heard on Monday, December 12, 2016 will be

available at 630 Garden Street and online at SantaBarbaraCA.gov/ABR.