



# 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, MARCH 27, 2017

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: **812 JENNINGS AVENUE**  
Application Number: **MST2017-00109**  
Assessor's Parcel Number: **017-043-003** Zone: **M-1**  
Owner: **JOE ARMEL**

Project Description: **Proposal for a short-term vacation rental conversion. The project is comprised of the conversion of a 1,081 square foot single house and 197 square foot single-car garage into a short-term vacation rental. Exterior changes include the addition of two new uncovered parking spaces, removal of garage door on accessory structure, a new three-foot fence along the front property line, new landscaping, and widening of the existing driveway apron.**

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 email to [ABRSecretary@SantaBarbaraCA.gov](mailto: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 Matthew Cameron, ABR Planning Technician, at (805) 564-5470, extension 4587 or email [MCameron@SantaBarbaraCA.gov](mailto:MCameron@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 email when the project is scheduled on an agenda. Agendas are posted and mailed/emailed to interested parties 72 hours before the meeting.
2. Join the City's [SantaBarbaraCA.gov/MySB](http://SantaBarbaraCA.gov/MySB) to subscribe to email 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](http://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, March 23, 2017, an Agenda with all items to be heard on Monday, March 27, 2017 will be available at 630 Garden Street and online at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR).