



City of Santa Barbara California

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

**MONDAY, JULY 16, 2018
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: **416 NORTH MILPAS & 915 EAST GUTIERREZ**
Application Number: **MST2017-00738**
Assessor's Parcel Number: **031-311-033/031-311-034** Zone: **C-G**
Owner: **RIVIERA VISTA I, LLC**
Project Description: **This is a one-time pre-application consultation. Proposal for a new four-story**

mixed-use development to be constructed using the Average Unit-Size Density (AUD) program. Project consists of a voluntary lot merger (APNs 031-311-033 & 031-311-034), the demolition of all structures on both sites, and the construction of a new 64,994 square foot, 45 foot tall mixed use building to contain 27 apartments and an 84 room hotel. Unit mix for the residential component will include 2 two-bedroom, 14 one-bedroom, and 11 studio units ranging in size from 289 to 913 square feet with an average unit size of 690 square feet. Residential unit density on the combined 41,476 square foot lot will be 25 dwelling units per acre on a parcel with a General Plan Land Use Designation of High Density Residential which allows for 28-36 dwelling units per acre. Proposed hotel amenities include a breakfast area, banquet hall, pool, fitness room, and landscaped patios. Parking for the proposed project will be provided on grade and on a basement level with a total of 111 spaces.

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. 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, ext. 4587 or email 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 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 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, ext. 3308. 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, July 12, 2018, an Agenda with all items to be heard on Monday, July 16, 2018 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.