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

This notice has been mailed to you because it has been determined that your property is located within 300 feet of the project listed below. Tenants may receive this notice if required under State or local laws. 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:

432 W ISLAY ST

Application Number: **MST2005-00512**

Assessor Parcel Number **027-011-016** Zone: **R-4**

Owner: **PERRY, ROLLIN F**

Project Description: **Proposal to demolish the existing 1,771 square foot single-family residence, garage, and accessory structure, and construct a new three unit, two-story, two-bedroom, 5,007 square foot residential condominium development on a 7,250 square foot lot adjacent to Mission Creek. The 5,007 square foot development is comprised of three residential units at 1,268 square feet, 1,172 square feet, and 1,256 square feet; three 400 square foot, attached two-car garages (1,200 square foot total); three 28 square foot storage areas (84 square foot total), and three 9 square foot trash enclosure areas (27 square foot total). A total of 1,095 cubic yards of grading is proposed, primarily involving fill and recompaction. The project requires review by the Planning Commission for a Tentative Subdivision Map and three requested zoning modifications for encroachment into the front and interior setbacks, and to allow a fence to exceed the maximum 3.5 foot height in the front setback.**

Public comments will be allowed during review of the project by the ABR. The Architectural Board of Review 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 not 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 email to ABRSecretary@SantaBarbaraCA.gov.

This hearing is for design review only. The final land use decision will be made at another public hearing. You will receive another 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 the ABR Staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

If you, as an aggrieved party or applicant, disagree with the decision of the Architectural Board of Review regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerks Office within ten calendar days of the Architectural Board of Review decision.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

DATE & LOCATION:

Monday, November 3, 2008
3:00 P.M.* (SEE NOTE BELOW)
630 GARDEN STREET
DAVID GEBHARD PUBLIC MEETING ROOM

***NOTE:** The regular Architectural Board of Review meeting begins at 3:00 p.m. Monday afternoon. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street. 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 to confirm the scheduled review time for a particular item. The ABR meeting will be televised live on Channel 18 and rebroadcast the following Wednesday morning at 8:00 a.m.