



NOTICE OF PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW

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:

1812 & 1814 SAN PASCUAL ST.

Application Number: MST2006-00411

Assessor's Parcel Number: **043-163-011** Zone: **R-3**

Owner: MICHAEL SZYMANSKI

Project Description: **This is a revised proposal which requires a new notice. Proposal to construct a new four bedroom 1,169 square foot residential unit (Unit D) above an existing two bedroom 1,175 square foot single family residence (Unit C). The proposal includes a remodel to Unit C to include a 165 square foot demolition, resulting in 1,010 square feet, and a 1,016 square foot second story addition to the existing 2,115 square foot duplex (Units A & B). The proposal will result in four residential units in two duplex configurations, including 3 four-bedroom units ranging from 1,169 to 1,572 square feet and a two bedroom 1,010 square foot unit on an 11,100 square foot lot. A total of 8 parking spaces will be provided on site with two existing uncovered spaces, a new 500 square foot two-car garage, and two new two-car carports. The project is proposed to be completed in two phases; phase one involves units C & D and the parking, and phase two involves the proposed second story addition to the existing units A & B. The proposal will abate the violations listed under enforcement case ENF2005-00016.**

Public comments will be allowed during review of the project by the ABR. The ABR 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 only partially 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 e-mail to ABRSecretary@SantaBarbaraCA.gov.

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, 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. Meeting agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr. Documents relating to agenda items are available for review at 630 Garden Street.

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.

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, December 14, 2009

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.