



City of Santa Barbara California

NOTICE OF PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW

MONDAY, DECEMBER 7, 2015

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 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:

Address: **915 W VALERIO STREET**
Application Number: **MST2015-00564**
Assessor's Parcel Number: **043-203-005** Zone: **R-2**
Owner: **JAMES HOWLEY**
Project Description: **Proposal to demolish an existing 324 square foot two-car garage and as-built 134 square**

foot shed at the rear of a 7,500 square foot parcel and construct a new 547 square foot two-car garage with a 597 square foot, one bedroom dwelling unit above. There will also be a 147 square foot accessory storage space on the ground level and a 123 square foot deck on the second level. An existing outdoor fireplace located within the rear setback will also be demolished. Two covered and two uncovered parking spaces are required, with two covered and one uncovered proposed. The existing 1,443 square foot dwelling unit at the front of the parcel will remain unchanged. This project will result in two dwelling units and 2,857 square feet of development. Staff Hearing Officer review is requested for a zoning modification to provide less than the required amount of parking. This project addresses violations identified in Zoning Information Report ZIR98-00088.

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 Susan Gantz at (805) 564-5470, extension 3311, or by email at SGantz@SantaBarbaraCA.gov. Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future ABR agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10 day advance notice.
- b. Join the City's SantaBarbaraCA.gov/MySB where sign up information can be found. This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review Meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.

Contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street to review the most current plans proposed for the development application. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. 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 during normal business hours.

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, please contact the ABR Commission Secretary at (805) 564-5470, extension 3308 or by email at ABRSecretary@SantaBarbaraCA.gov. 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 3, 2015, an Agenda with all items to be heard on Monday, December 7, 2015, will be available at 630 Garden Street and online at www.SantaBarbaraCA.gov/ABR. Copies of all documents relating to agenda items are also available for review. The regular ABR meeting begins Monday afternoon at 3:00 p.m. 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, extension 3308, to confirm the scheduled review time for a particular item. **Television coverage:** This regular ABR meeting will be broadcast live on City TV-18, or on your computer the next business day at www.SantaBarbaraCA.gov/ABRVideos.