



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE SINGLE FAMILY DESIGN BOARD

**MONDAY, FEBRUARY 23, 2015
3:00 P.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET**

The Single Family Design Board (SFDB) 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 regarding the subject property below:

Address: **435 E. VALERIO ST**
Application Number: **MST2015-00021**
Assessor's Parcel Number: **027-123-008** Zone: **R-2**
Owner: **DOW, ORETSKY, AND PARENTEAU**
Project Description: **Proposal for exterior and site alterations to an existing 2,772 square**

foot, two-story, single-family residence with a detached 307 square foot, one-car garage. The proposal includes the demolition of the existing non-conforming garage (attached to a building on a neighboring property) and construction of a new standalone two-story building comprising a 332 square foot accessory unit above a 432 square foot two-car garage. It also includes a new curb cut, driveway, exterior deck, and reconfiguration and remodel of interior spaces. The proposed total of 3,079 square feet on a 5,924 square foot lot is 115% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested modifications to allow alterations in the front setback and to reduce minimum open yard dimensions. This project will address violations identified in enforcement case ENF2007-00477 and Zoning Information Report ZIR2013-00596.

Public comments will be allowed during review of the project by the SFDB. The SFDB 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 SFDB'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 SFDBSecretary@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 David Eng at (805) 564-5470, extension 5541, or by email at DEng@SantaBarbaraCA.gov. 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/SFDB. Documents relating to agenda items are available for review at 630 Garden Street during normal business hours.

Decisions of the SFDB 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 SFDB Secretary at (805) 564-5470, extension 4577, or by email at SFDBSecretary@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, February 19, 2015, an Agenda with all items to be heard on Monday, February 23, 2015, will be available at 630 Garden Street and online at www.SantaBarbaraCA.gov/SFDB. Copies of all documents relating to agenda items are also available for review. The regular SFDB 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 4577, to confirm the scheduled review time for a particular item.

Television coverage: This regular SFDB meeting will be broadcast live on City TV-18, or on your computer the next business day at www.SantaBarbaraCA.gov/SFDBVideos.