



**NOTICE OF PUBLIC HEARING OF THE
SINGLE FAMILY DESIGN BOARD
TO OWNERS OF PROPERTY 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 by State or local laws. 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:

1617 ORAMAS RD

Application Number: MST2008-00163

Assessor Parcel Number: **027-152-010** Zone: **E-1**

Owner: JOHNNY AND SALLY JORDAN

Project Description: **Proposal for two small additions and enclosure of an existing covered porch to add 161 new square feet to an existing 2,323 square foot two-story single-family residence, including the existing 370 square foot two-car garage. The project would convert 257 square feet of habitable space to crawl space, demolish 101 square feet of existing deck and construct a new 267 square foot upper-level deck and stairs. The proposed total of 2,352 square feet on the 5,054 square foot lot located in the Hillside Design District is 96% of the maximum FAR. Staff Hearing Officer approvals of zoning modifications are requested to allow the additions to encroach into two interior setbacks.**

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. 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 SFDB 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 Single Family Design Board 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 Single Family Design Board 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:

Tuesday, September 2, 2008
3:00 P.M.* (SEE NOTE BELOW)
630 GARDEN STREET
DAVID GEBHARD PUBLIC MEETING ROOM

*NOTE: The regular Single Family Design Board meeting begins at 3:00 p.m. Tuesday 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 SFDB meeting will be televised live on Channel 18 and rebroadcast the following Wednesday morning at 8:00 a.m.