



NOTICE OF PUBLIC HEARING OF THE SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR

The Single Family Design Board (SFDB) will hold a public hearing at its Consent Calendar 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:

515 CONEJO RD

Application Number: MST2009-00381

Assessor Parcel Number: 019-062-009 Zone: A-1

Owner: FAORO, ELIZABETH

Project Description: Proposal to replace a house and garage destroyed in the Tea Fire. The project consists of a new 1,919 square foot two-story single-family residence and a detached 400 square foot two-car garage, and a 218 square foot second-story deck. The new house will be approximately 300 square feet larger than the prior two-story house. The proposed total of 2,319 square feet on the 8,329 net square foot lot in the Hillside Design District is 77% of the maximum floor to lot area ratio. Staff Hearing Officer approval of a modification is requested to allow alterations within the interior setback.

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 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. 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

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent Actions. The Consent Calendar reviewing member of the SFDB may refer items to the Full Board for review. 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 date the action is ratified at the next regular Full Board meeting of the SFDB.

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 8, 2009
11:00 A.M.* (SEE NOTE BELOW)
630 GARDEN STREET
DAVID GEBHARD PUBLIC MEETING ROOM

*NOTE: The regular Single Family Design Board Consent Calendar meeting begins at 11:00 a.m. Tuesday morning. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street. The items are taken in the order shown on the agenda.