



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**MONDAY, AUGUST 25, 2014  
11:00 A.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: **325 EL MONTE DRIVE**  
Application Number: **MST2014-00364**  
Assessor's Parcel Number: **045-024-002** Zone: **E-3/SD-3**  
Owner: **STEVE AND NORIKO TEPPER**  
Project Description: **Proposal to replace the flat roof of an existing 2,043 square foot single-family residence with a new gabled roof with attic space. The proposal includes permitting exterior "as-built" alterations including a patio cover and a six-foot high garden wall in the rear yard. The total of 2,043 square feet of development on an 8,441 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 62% of the guideline maximum floor-to-lot area ratio (FAR). The project addresses violations identified in Zoning Information Report ZIR95-00746. The project includes Staff Hearing Officer review for a requested zoning modification.**

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](mailto: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](mailto: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 Agenda](http://www.SantaBarbaraCA.gov/SFDB) to verify closure dates. Meeting agendas and minutes are posted online at [www.SantaBarbaraCA.gov/SFDB](http://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 Agenda days of the meeting at which the Board took action or rendered its decision.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the SFDB Commission Secretary at (805) 564-5470, extension 4577, or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**\*NOTE:** The regular SFDB Consent Agenda begins Monday morning at 11:00 a.m. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street, or on the City's website at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB). Projects are reviewed in a sequential order as listed on the Consent Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item

being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the Agenda.