



NOTICE OF PUBLIC HEARING OF THE SINGLE FAMILY DESIGN BOARD

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:

2215 EDGEWATER WAY

Application Number: MST2008-00119

Assessor Parcel Number: **041-350-014** Zone: E-3/SD-3

Owner: JOHN A SHARRAT

Applicant: RAYMOND APPLETON

Project Description: Proposal for a lot line adjustment between the properties at 2215 Edgewater and 2305 Edgewater which will create two bluff top properties. The scope of work for the proposed western lot, 2305 Edgewater Way, includes the construction of a 400 square foot two-car garage for the existing 2,219 square foot two-story single-family residence and the total of 2,619 square feet on the 21,999 square foot lot is 56% of the maximum guideline floor to lot area ratio. The scope of work for the proposed eastern lot, 2215 Edgewater Way, includes demolition of the existing 283 square foot carport and construction of a 400 square foot detached two-car garage and conversion of the existing 627 square foot guest house to a single-family residence and the proposed total of 1,027 square feet on the 31,392 square foot lot is 21% of the maximum guideline floor to lot area ratio. Approval of modifications are requested to allow the garages to encroach into the front setback, and for fences, gates, and trellis to exceed 3.5 feet in height within 10 feet of the front lot lines. The project is located in the appealable jurisdiction of the coastal zone. Planning Commission approval of a coastal development permit, a lot line adjustment, and modifications is requested.

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

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.

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:

Monday, October 26, 2009
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. Monday afternoon. 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 broadcast live and archived on the internet at www.santabarbaraca.gov and televised live on Channel 18 and rebroadcast the following Wednesday morning at 8:00 a.m.