



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:

1595 LA VISTA DEL OCEANO

Application Number: MST2009-00494

Assessor Parcel Number: 035-170-029 Zone: E-1

Owner: WENIGER FAMILY TRUST

Project Description: Proposal to construct a one-story, 499 square foot detached lower level accessory structure to house, an indoor swimming pool and half-bathroom, a new 619 square foot deck, swimming pool equipment, two 4'-0" x 6'-0" vacuum tube solar collectors to be installed on the roof of the new accessory building, and a new planter wall, all on a 21,349 square foot lot. The lot is currently developed with a three-story, 3,650 square-foot, single-family residence, an attached 441 square foot garage, and 718 square feet of covered loggia and porches, which are to remain unaltered. There will be 40 c.y. of grading outside of the main building footprint. The project will result in a total of 4,590 square feet, which is a guideline floor-to-lot area ratio of .21, or 98% of the maximum.

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, November 23, 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.