



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

This notice has been mailed to you because it has been determined that your property is near the project listed below. 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:

595 SYCAMORE VISTA RD

Application Number: MST2008-00581

Assessor Parcel Number: **013-163-001** Zone: **A-1**

Owner: GREENWOOD, NOEL E LIVING TRUST 8/15

Project Description: **Proposal to rebuild a 1,775 square foot two-story single-family residence and a 377 square foot detached two-car garage destroyed in the Tea Fire. The proposal would rebuild and alter the pre-existing house and garage with the addition of 511 square feet to the first floor below the second-story cantilevers, an 85 square foot addition to the garage, and expansion of the deck. The project is located on a 25,085 net square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification is requested for additions in the front setback. The proposed total of 2,748 square feet is 58% of the maximum guideline floor-to-lot-area ratio.**

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 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 is the only notice you will receive for the design review application. If the project also requires a land use approval, that decision will be made at another 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.

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. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten 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:

Monday, December 29, 2008
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. Monday 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.