



# City of Santa Barbara California

## PUBLIC HEARING OF THE SINGLE FAMILY DESIGN BOARD

**MONDAY, APRIL 23, 2012**  
**3:00 P.M.\* (SEE NOTE BELOW)**  
**630 GARDEN STREET**

### DAVID GEBHARD PUBLIC MEETING ROOM

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 or development plan approval findings regarding the subject property below:

Address: **3425 SEA LEDGE LANE**  
Application Number: **MST2012-00135**  
Assessor's Parcel Number: **047-082-012** Zone: **A-1/SD-3**  
Owner: **Jacques Habra**

Project Description: Proposal for alterations and additions to an existing one story, 1,589 square foot, single family residence, with an existing detached 393 square foot, two-car garage located on a 18,958 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. The proposal includes a new 1,568 square foot, one and two-story additions and a new 426 square foot basement addition; the demolition of the existing garage; construction of a new 436 square foot, two-car garage; a new 264 square foot, one-car carport, and an "as-built" approximately 1,072 square foot deck. Project includes 200 cubic yards of cut and 40 cubic yards of fill grading. The proposed total of 5,577 square feet of floor area is 88% of the guideline floor-to-lot area ratio (FAR). The project requires Planning Commission review for a Coastal Development Permit. The proposal will address the violations in ZIR2011-00228.

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 Michelle Bedard at (805) 564-5470 extension 4551, or by email at [mbedard@santabarbaraca.gov](mailto:mbedard@santabarbaraca.gov). Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar 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 calendar 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 Planning Division at (805)564-5470 extension 3308. 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 meeting begins at 3:00 p.m. Monday afternoon. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street. 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 extension 3308, to confirm the scheduled review time for a particular item. **Television coverage:** This regular meeting of the SFDB will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety the following Wednesday morning at 8:00 a.m. An archived video copy of this

meeting will be viewable on computers with high-speed internet access the following Wednesday at [www.santabarbaraca.gov/sfdb](http://www.santabarbaraca.gov/sfdb) and then clicking *Online Meetings*.