



City of Santa Barbara California

PUBLIC HEARING OF THE SINGLE FAMILY DESIGN BOARD

MONDAY, JULY 15, 2013
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: **1727 SANTA BARBARA ST.**
Application Number: **MST2013-00276**
Assessor's Parcel Number: **027-111-017** Zone: **E-1**
Owner: **PETER & DORIAN HIRTH**
Project Description: **This is a revised proposal to construct a new, two-story, 3,007 square foot,**

single-family residence, with a detached, 452 square foot, two-car garage, located on a 10,200 square foot lot. The proposed total of 3,459 square feet is 92% of the maximum floor-to-lot area ratio (FAR). This proposal replaces the original project approved in 2008. The original proposal involved the construction of a new, two-story, 3,731 square foot, single-family residence, including a detached, two-car garage. The original project obtained a Planning Commission approval for an FAR modification to allow the building height to exceed 25 feet in combination with an FAR greater than 85% of the maximum FAR. An FAR modification is no longer required as the revised project has been reduced to not exceed the maximum building height of 25-feet. The revised design also includes a revised architectural style and a net reduction of 272 square feet.

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 Michelle Bedard at (805) 564-5470, extension 4551, or by email at MBedard@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 Calendar to verify closure dates. 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 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 4577. 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 4577, 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 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 and then clicking *Meeting Videos*.