



City of Santa Barbara California

PUBLIC HEARING OF THE SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR

**Monday, September 9, 2013
11:00 A.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 regarding the subject property below:

Address: **265 Conejo Rd**
Application Number: **MST2013-00351**
Assessor's Parcel Number: **019-041-008** Zone: **A-1**
Owner: **Wendy M. Edmunds**
Project Description: **Proposal to construct a 1,986 square foot, one-story, single-family residence and an attached, 415 square foot, two-car garage, located on a 2.35 acre parcel in the Hillside Design District. The prior residence was destroyed in the Tea Fire. A prior project (MST2009-00183) was previously approved and has subsequently expired. The proposal includes a 165 square foot, detached, accessory building, a 696 square foot exterior deck, a new spa, and the removal of one, 30-inch diameter, oak tree. The proposed total of 2,566 square feet is 45% of the guideline floor-to-lot-area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.**

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.

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 Consent Calendar begins at 11:00 a.m. Monday morning. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street. Items are heard in a sequential manner as listed on the Consent Calendar Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.