



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE SINGLE FAMILY DESIGN BOARD

**MONDAY, DECEMBER 1, 2014
3:00 P.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET**

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: **1240 WEST MICHELTORENA ST**
Application Number: **MST2014-00555**
Assessor's Parcel Number: **041-101-010** Zone: **R-1**
Owner: **MARK TRAVERS**
Project Description: **Proposal for a new three-story, 2,249 square foot single-family dwelling on a 6,098 square foot vacant parcel with a 74% slope in the Hillside Design District. The ground level will be comprised of a 450 square foot two-car garage and 365 square feet of living area, the middle level will have 730 square feet, and the upper level will have 704 square feet. There will be 1,049 square feet of decks on the middle and upper levels, including a roof deck. A new landscape plan is also proposed. The floor-to-lot area ratio (FAR) is 84% of the required maximum FAR. The proposal includes Staff Hearing Officer review for a requested zoning modification.**

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 David Eng at (805) 564-5470, extension 5541, or by email at DEng@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: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SFDB Secretary at (805) 564-5470, extension 4473, or by email at SFDBSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

***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, and online at www.SantaBarbaraCA.gov/SFDB. 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 at www.SantaBarbaraCA.gov/CityTV. Visit www.SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video copy of this meeting will be viewable on computers with high speed internet access the next business day at www.SantaBarbaraCA.gov/SFDBVideos.