



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE SINGLE FAMILY DESIGN BOARD

**MONDAY, DECEMBER 14, 2015  
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: **1686 LAS CANOAS RD**  
Application Number: **MST2015-00573**  
Assessor's Parcel Number: **021-072-007** Zone: **A-1**  
Owner: **LINDA KEIFER**  
Project Description: **Proposal to add 748 square feet of first-story additions to an existing 2,960 square foot, one-story, single family residence with an attached 443 square foot, two-car garage. The alterations include converting the existing garage into habitable space and the construction of a new 750 square foot, three-car garage. The proposal also includes a 1,024 square foot accessory building, a new trellis, a new raised deck, railing and stairs, a new equestrian arena, round pen, and pasture shelters, and permitting "as-built" changes to the driveway and an "as-built" gate and fence that will require an Administrative Exception to fence height limitations. The proposed total of 5,925 square feet on a 2.4 acre lot in the Hillside Design District is 104% of the guideline maximum floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2014-00383. Staff Hearing Officer review is requested for zoning modifications to allow the total amount of accessory space to exceed 500 square feet and for encroachments into the interior setback.**

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 David Eng at (805) 564-5470, extension 5541, or by email at [DEng@SantaBarbaraCA.gov](mailto:DEng@SantaBarbaraCA.gov). Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future SFDB agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10 day advance notice.
- b. Join the City's [SantaBarbaraCA.gov/MySB](http://SantaBarbaraCA.gov/MySB) where sign up information can be found. This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.

Contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street to review the most current plans proposed for the development application.

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](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:** 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 3308, or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto: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:** On Thursday, December 10, 2015, an Agenda with all items to be heard on Monday, December 14, 2015, will be available at 630 Garden Street and online at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB). Copies of all documents relating to agenda items are also available for review. The regular SFDB meeting begins Monday afternoon at 3:00 p.m. 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 SFDB meeting will be broadcast live on City TV-18, or on your computer the next business day at [www.SantaBarbaraCA.gov/SFDBVideos](http://www.SantaBarbaraCA.gov/SFDBVideos).