



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE SINGLE FAMILY DESIGN BOARD TO PROPERTY OWNERS WITHIN 300 FEET AND RESIDENTS WITHIN 100 FEET OF A PROJECT

MONDAY, AUGUST 8, 2016
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 review architectural design-related issues regarding the subject property below:

Address: **1120 LUNETTA PLAZA**
Application Number: **MST2016-00098**
Assessor's Parcel Number: **045-222-007** Zone: **E-3/SD-3**
Owner: **ROSTON, JAY P TRUST 3/21/00**
Project Description: **Proposal to demolish an existing 402 square foot garage and 180 square foot shed and construct a new 499 square foot two-car garage with 499 square feet of accessory space above, with a new 140 square foot second-story deck and a 106 square foot roof deck. The existing development on site consists of a 1,286 square foot one-story single-family dwelling with a detached 402 square foot two-car garage. The property is located in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 2,281 square feet on an 11,760 square foot lot is 58% of the maximum allowable floor-to-lot area ratio (FAR).**

You are invited to attend the hearing and address your comments to the SFDB. The SFDB is a body appointed by the City Council to focus on neighborhood compatibility, aesthetics, and design issues. Private views and privacy issues are only partially within the SFDB's authority. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome; mail to SFDB Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or e-mail to SFDBSecretary@SantaBarbaraCA.gov. Please note that written comments received after 10 a.m. on the day of the meeting may not be forwarded in time for consideration by the SFDB.

ADDITIONAL INFORMATION: 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 or wish to review the plans, contact Katie Mamulski, SFDB Planning Technician, at (805) 564-5470, extension 4532 or e-mail KMamulski@SantaBarbaraCA.gov. To be informed of future hearings, you may:

1. Submit a request in writing to become an "Interested Party" for notification by mail or e-mail when the project is scheduled on an agenda. Agendas are posted and mailed/e-mailed to interested parties 72 hours before the meeting.
2. Join the City's SantaBarbaraCA.gov/MySB to subscribe to e-mail notification whenever SFDB agendas posted. This is a general subscription to all SFDB agendas.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

Meeting agendas, minutes, and videos are posted online at SantaBarbaraCA.gov/SFDB. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV.

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, contact the SFDB Secretary at (805) 564-5470, extension 3308. 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, August 4, 2016, an Agenda with all items to be heard on Monday, August 8, 2016 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SFDB. Approximate times are set for each item; however, the schedule is subject to change. It is recommended that you contact the SFDB Planning Technician to confirm the scheduled review time for a particular item.