



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE SINGLE FAMILY DESIGN BOARD CONSENT AGENDA TO PROPERTY OWNERS WITHIN 300 FEET

MONDAY, JUNE 19, 2017

11:00 A.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: 1935 E LAS TUNAS RD
Application Number: MST2017-00288
Assessor's Parcel Number: 019-083-006 Zone: A-1
Owner: WERNET TRUST
Project Description:

Proposal to permit an "as-built" 905 square foot trellis and 378 square foot arbor in the rear yard of an existing 3,174 square foot one-story single-family residence. The proposed project includes minor exterior door and window alterations and the removal of sheds, which were approved separately under MST2017-00196. Staff Hearing Officer review is requested for a Zoning Modification to allow the "as-built" trellis and arbor to remain within the required interior setback. This project will address violations in Zoning Information Report ZIR2016-00517. The existing total of 3,174 square feet on a 36,590 square foot lot located in the Hillside Design District is 65% of the guideline maximum 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 email to SFDBSecretary@SantaBarbaraCA.gov. Please note that the SFDB may not have time to consider written comments received after 10 a.m. on the day of the meeting.

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, ext. 4532 or email 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 email when the project is scheduled on an agenda. Agendas are posted and mailed/emailed to interested parties 72 hours before the meeting.
2. Join the City's SantaBarbaraCA.gov/MySB to subscribe to email 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).

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, ext. 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, June 15, 2017, an Agenda with all items to be heard on Monday, June 19, 2017 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/SFDB.