



City of Santa Barbara California

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

**MONDAY, JANUARY 22, 2018
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: **1202 DIANA RD**
Application Number: **MST2017-00217**
Assessor's Parcel Number: **031-190-008** Zone: **RS-6**
Owner: **MCGOUGH FAMILY TRUST**
Project Description:

The project consists of a proposal to subdivide an existing one (1) acre parcel into four (4) lots in the RS-6, Single Residential Zone and Low Density Residential (Max 5 Dwelling Units/Acre) General Plan designation. The proposed lots vary in size from 9,004 to 15,444 square feet. The existing lot is currently developed with an existing adobe residence, a detached garage and accessory buildings. The existing adobe residence is deemed eligible to be designated a historic resource by the City Urban Historian. The project includes the demolition of the existing detached garage and detached accessory buildings. Site improvements for the subdivision include site grading (1,240 cubic yards of cut and 250 cubic yards of fill), removal/relocation of six existing Oak trees, replacement Oak trees, and approximately 8,300 square feet of paving to create a new shared driveway easement connecting the proposed four lots to Cota Street. The existing driveway to Diana Road will remain. The proposal includes development of one new primary dwelling unit on three of the four proposed lots. Proposed lot one (1) includes a new two-story 1,972 square foot residence with attached 400 square foot garage which is 55% of the guideline maximum floor-to-lot area ratio (FAR). Proposed lot two (2) includes a new two-story 2,293 square foot residence with attached 400 square foot garage which is 78% of the maximum allowable floor-to-lot area ratio (FAR). Proposed lot three (3) includes a new two-story 1,868 square foot residence with attached 400 square foot garage which is 66% of the maximum allowable floor-to-lot area ratio (FAR). Proposed lot four (4), subject to discretionary review by the Historic Landmarks Commission (HLC), includes an 817 square foot residential adobe. The project requires Planning Commission review for a Tentative Subdivision Map (TSM) and includes a request for Street Frontage Modifications and Public Street Waiver. The application will address all violations identified in ENF2017-00868.

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/mailed 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).

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, ext. 7543. 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, January 18, 2018, an Agenda with all items to be heard on Monday, January 22, 2018 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.