



CITY OF SANTA BARBARA  
COMMUNITY DEVELOPMENT DEPARTMENT  
P. O. BOX 1990  
SANTA BARBARA, CA 93102-1990

**NOTICE OF A PUBLIC HEARING: SINGLE FAMILY DESIGN BOARD**

**DATE:** JANUARY 7, 2019

**TIME:** 3:00 P.M.

**LOCATION:** DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**PROJECT LOCATION:** 237 LAS ALTURAS RD, APN019-331-005, MST2018-00534 **OWNER:** CLAUDIA W. GLASS

**FOR MORE INFORMATION CONTACT:** David Eng, SFDB Planning Technician (805) 564-5470, ext. 5541

**PROJECT DESCRIPTION:** The parcel is currently developed with a 2,507 square foot, two-story, single-residential unit, of which the lower level is a partial basement. The project proposes a 244 square foot addition at the basement level through conversion of an existing non-conforming garage, storage area, and portion of the crawlspace into new conditioned space. The project includes new exterior doors and windows at the newly converted area, the relocation of parking to a new uncovered exterior vehicle turntable, expansion of the non-conforming open yard, a new plunge pool, deck, and planters. The project includes a remodel of interior spaces and 232 cubic yards of grading to be exported off site. The proposed total of 2,722 square feet of development (of which the partial basement qualifies for a 50% net square footage reduction) on a 6,671 square foot parcel in the Hillside Design District is 74% of the required maximum allowed FAR. Staff Hearing Officer review is requested to allow additions and alterations within the required 30 foot front setback. This project will address violations in Zoning Information Report ZIR2012-00591.