



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: MONDAY, MARCH 18, 2019 **MEETING TIME BEGINS AT:** 3:00 PM

LOCATION: DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

PROJECT LOCATION: 3405 SEA LEDGE LANE, **APN**047-082-008, **MST**2019-00086 **OWNER:** BARBARA AND DAVID MELINE

PROJECT DESCRIPTION: Proposal to demolish an existing one-story 1,725 square foot single-unit residence and 502 square foot garage located in the Hillside Design District to be replaced with a new one-story 2,761 square foot single-unit residence with a detached 779 square foot garage and a new detached 477 square foot accessory dwelling unit (ADU). Project includes construction of a new entry gate, trash enclosure, and motor court. Associated earthwork and landscaping is proposed as well as a sewer connection. The proposed total of 4,017 square feet on a 57,228 square foot lot is 78% of the maximum guideline floor-to-lot area ratio (FAR). Project includes a Modification to allow the total accessory building floor area to exceed 500 square feet and Front and Interior Setback Modifications for the location of the proposed garage, accessory dwelling unit, and trash enclosure. A Minor Zoning Exception is required to allow the proposed fence height of 7 feet to exceed the allowed 3.5 foot height within 10 feet of the front lot line. Project requires Planning Commission review for a Coastal Development Permit and associated zoning modifications. **FOR MORE INFORMATION CONTACT:** Erica Monson, SFDB Planning Technician, at (805) 564-5470 or email EMonson@SantaBarbaraCA.gov

PUBLIC HEARING NOTICE

You are invited to attend the hearing and address your comments at the hearing. Written correspondence may be sent to P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SFDBSecretary@SantaBarbaraCA.gov. Please note written comments received on the day of the meeting may not have time to be considered.

ADDITIONAL INFORMATION: The scope of this project may be modified under further review. 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).

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.

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, March 14, 2019, an Agenda with all items to be heard on Monday, March 18, 2019 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.