



City of Santa Barbara  
Community Development Department  
PO Box 1990  
Santa Barbara, CA 93102-1990

**NOTICE OF A PUBLIC HEARING:** SINGLE FAMILY DESIGN BOARD (SFDB)

**DATE** MONDAY, OCTOBER 28, 2019 **MEETING BEGINS AT:** 3:00 PM

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

**PROJECT LOCATION:** 1103 HARBOR HILLS DRIVE, **ZONE:** RS-15, **APN:** 035-314-021, **PLN:** 2019-00492 **APPLICANT/OWNER:** ANSON FRED C & ROXANA H TRUSTEES

**PROJECT DESCRIPTION:** Proposal for 743 square feet of additions and 14 square feet of demolition to an existing 1,772 square foot single-unit residence with a 420 square foot carport. Proposal includes demolition of existing deck, removal of existing carport, removal of existing atrium, and removal of roof to be replaced with a new roof configuration. Project also includes a new three-story, detached accessory structure with a 431 square foot basement at the lower level, a 431 square foot two-car garage at the first level, and a 431 square foot Accessory Dwelling Unit (ADU) at the second level for a total of 1,293 square feet. A new 1,462 square foot deck with guardrails, new doors and windows, new siding, and a new trash enclosure are also proposed. Project requires review from the Staff Hearing Officer for Zoning Modifications to allow encroachments in the Front Setback, and an increase in roof height in the interior setback. The proposed total 3,081 square feet of development on a 15,850 square foot lot in the Hillside Design District is 71% of the guideline maximum floor-to-lot area ratio (FAR). **FOR MORE INFORMATION CONTACT:** ERICA MONSON, SFDB PLANNING TECHNICIAN, AT (805) 564-5470, EXT. 5541

# PUBLIC HEARING NOTICE

You are invited to attend the hearing and address your comments at the hearing. Written correspondence may be sent to SFDB Secretary, PO Box 1990, Santa Barbara, CA 93102-1990 or email to [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). Please note that the Board may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 12 copies).

**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](http://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](http://SantaBarbaraCA.gov/Calendar) for closure dates).

Meeting agendas, minutes, and videos are posted online at [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://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, October 24, 2019, an Agenda with all items to be heard on Monday, October 28, 2019 will be available at 630 Garden Street and online at [SantaBarbaraCA.gov/SFDB](http://SantaBarbaraCA.gov/SFDB) . Approximate times are set for each item; however, the schedule is subject to change.