



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**TUESDAY, FEBRUARY 16, 2016
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 give the public an opportunity to be heard and offer comments early in the review process on architectural design related issues regarding the subject property below:

Address: **1405 MISSION RIDGE RD**
Application Number: **MST2016-00024**
Assessor's Parcel Number: **019-210-001** Zone: **A-2**
Owner: **MARIA BRANT LIVING TRUST**
Project Description: **Proposal for a total of 464 square feet of additions to an existing 4,011 square foot, two-level, single-family dwelling and the attached 432 square foot two-car garage. The additions will take place on the upper level of the split-level dwelling, which appears as single-level at the front elevation and includes a lower level at the rear elevation. The proposal includes alterations to the roof profile, new rafters, new roof shingles, new windows and doors, a new 830 square foot porch and covered terrace in the rear, new outdoor planters and landscaping, and 604 cubic yards of cut and fill grading to be balanced on site. It also includes an interior remodel and removal of the following unpermitted items: a storage shed, porch cover in the side yard, and an air conditioning unit. The proposed total of 4,907 square feet on a 42,623 square foot lot in the Hillside Design District is 99% of the guideline maximum floor-to-lot area (FAR). The project includes Staff Hearing Officer review for a requested zoning modification to allow additions and alterations to the garage within the required front setback. An administrative exception is requested for an "as-built" retaining wall to exceed 3-1/2 feet tall within 10 feet of the front lot line. This project will also address violations in Zoning Information Report ZIR2015-00062.**

Public comments will be allowed during review of the project by the SFDB. The SFDB is a body appointed by the City Council to focus on neighborhood compatibility, aesthetics, and design issues. Comments on private views and privacy issues are only partially within the SFDB's authority. Due to time constraints, individual comments may be limited to two minutes. Written comments are also welcome up to the time of the hearing, and should be addressed to the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990, or by e-mail to SFDBSecretary@SantaBarbaraCA.gov.

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, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact David Eng at (805) 564-5470, extension 5541, or by email at DEng@SantaBarbaraCA.gov. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. Meeting agendas and minutes are posted online at www.SantaBarbaraCA.gov/SFDB. Documents relating to agenda items are available for review at 630 Garden Street during normal business hours.

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 Agenda 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, please contact the SFDB Secretary at (805) 564-5470, extension 3308, or by email at

SFDBSecretary@SantaBarbaraCA.gov. 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, February 11, 2016, an Agenda with all items to be heard on Tuesday, February 16, 2016, will be available at 630 Garden Street and online at www.SantaBarbaraCA.gov/SFDB. Copies of all documents relating to agenda items are also available for review. The regular SFDB Consent Agenda begins Monday morning at 11:00 a.m. Projects are reviewed in a sequential order as listed on the Consent Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the Agenda.