



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE HISTORIC LANDMARKS COMMISSION

WEDNESDAY, DECEMBER 17, 2014

1:30 P.M.\* (SEE NOTE BELOW)

DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

The Historic Landmarks Commission (HLC) 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 or development plan approval findings regarding the subject property below:

Address: **1320 OLIVE STREET**  
Application Number: **MST2014-00569**  
Assessor's Parcel Number: **029-091-034** Zone: **R-3**  
Owners: **BRIAN MCINERNEY**  
Project Description: **Proposal for a new Average Unit Density (AUD) project involving the construction of a new 2,205 square foot, two-story duplex building, composed of a 730 square foot unit and a 675 square foot unit, with two attached, two-car garages (400 square feet each), located on an 8,123 square-foot parcel. The existing lot is developed with an existing, 1,785 square foot, one-story duplex, comprised of a 1,250 square foot unit and a 535 square foot unit. The proposal will result in a total of four residential units and will provide a total of four covered parking spaces and four covered bicycle parking spaces. Under base density a maximum of three (3) units are allowed, however under the Average Unit Density (AUD) Incentive Program the project proposes a total of four (4) units. The maximum allowed average unit size is 1,040 square feet; the proposed project average unit size is 797 square feet. The project proposes to demolish an existing two-car garage and shed, includes the removal of a 24" diameter bottle brush tree and an 8" diameter ornamental pear tree. The existing, 1,785 square-foot, one-story, duplex, located at the front of the parcel, will remain with no alterations. It is a contributing historic resource to the potential Bungalow Haven Historic District. This project addresses violations identified in Zoning Information Report ZIR2014-00356.**

Public comments will be allowed for consideration by the HLC as part of the public hearing process. The HLC is the Commission appointed by the Council to review and make recommendations regarding the possible designation historic resources. 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 [HLCSecretary@SantaBarbaraCa.gov](mailto:HLCSecretary@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 Joanna Kaufman at (805) 564-5470, extension 4472, or by email at [JKaufman@SantaBarbaraCA.gov](mailto:JKaufman@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/HLC](http://www.SantaBarbaraCA.gov/HLC). Documents relating to agenda items are available for review at 630 Garden Street during normal business hours.

Decisions of the HLC 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, please contact the HLC Commission Secretary at (805) 564-5470, extension 3310, or by email at [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@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:** The regular HLC meeting begins at 1:30 p.m. Wednesday afternoon. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street. Approximate times are set for each item; however, the schedule is subject to change. It is recommended that you call the Planning Division at (805) 564-5470, extension 3310, to confirm the scheduled review time for a particular item. **Television coverage:** This regular meeting of the Historic Landmarks Commission will be broadcast live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). For a rebroadcast schedule, visit [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://www.SantaBarbaraCA.gov/CityTVProgramGuide). An archived video copy of this meeting will be viewable on computers with high speed internet access the next business day at [www.SantaBarbaraCA.gov/HLCVideos](http://www.SantaBarbaraCA.gov/HLCVideos).