



City of Santa Barbara California

PUBLIC HEARING OF THE HISTORIC LANDMARKS COMMISSION

WEDNESDAY, NOVEMBER 6, 2013

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

630 GARDEN STREET, DAVID GEBHARD PUBLIC MEETING ROOM

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: **3626 SAN REMO DRIVE**
Application Number: **MST2013-00440**
Assessor's Parcel Number: **053-231-011** Zone: **E-3/SD-2**
Owner: **NANCY AND ROBERT MADSEN**

Project Description: Proposal to demolish an existing two-story, 2,907 square foot single-family dwelling and construct a new two-story, 2,670 square foot single-family dwelling with an attached 443 square foot garage. (The original four-lot subdivision project proposed a restoration of the dwelling at 3626 San Remo Drive. The proposal has been revised to demolish and reconstruct the dwelling in order to comply with structural engineering codes.) The proposed development would be 72% of the recommended maximum floor-to-lot area ratio on a 15,507 square foot lot. The front facade, which was found to be eligible as a Structure of Merit, would be reconstructed in accordance with the Secretary of Interior Standards for Reconstruction. A Historic Structures/Sites Report prepared by Alexandra C. Cole of Preservation Planning Associates was accepted by the Historic Landmarks Commission in March of 2010 for the subdivision of the property. Planning Commission (PC) review is requested for a Modification of the Solar Access Height Limitation and to change the conditions of approval for the subdivision found in PC Resolution 015-10. This property is on the City's Potential Historic Resources List.

Public comments will be allowed during review of the project by the HLC. The HLC 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 HLC'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 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 Susan Gantz at (805) 564-5470 extension 3311, or by email at sgantz@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. 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: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805)564-5470, extension 3310. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

***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 HLC will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> for the City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 1:00 p.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.santabarbaraca.gov/hlc and then clicking Videos under Explore.