

PUBLIC HEARING OF THE HISTORIC LANDMARKS COMMISSION

WEDNESDAY, DECEMBER 18, 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: 917 & 917-1/2 LAGUNA STREET

Application Number: MST2013-00497

Assessor's Parcel Number: **029-301-009** Zone: **C-2**

Owner: MOSEL PROPERTIES

Proposal for a minor residential addition and alterations to an approximately 5,800 square foot parcel containing two one-story single-family dwellings. The proposal comprises the demolition of an existing 58 square foot laundry room and construction of two new laundry rooms totaling 137 square feet at the rear of a 795 square foot dwelling unit at 917 Laguna Street. (One of the two new laundry rooms is for use by the 532 square foot rear dwelling unit at 917-1/2 Laguna Street.) Also proposed at the front unit is the replacement of all windows and entry door, reroof, replace the existing ribbon driveway with concrete, and repave the parking area with permeable pavers. The existing front porch and site walls will be rebuilt, a new fence will be constructed in the front yard, and non-conforming hedges will be reduced in height. An unpermitted laundry shed will be demolished and a new trash enclosure will be constructed in the parking area. Four uncovered parking spaces are proposed. No exterior changes are proposed for the rear dwelling unit. This proposal will address violations outlined in enforcement case ENF2013-01037. Staff Hearing Officer review is requested for a zoning modification.

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 SGantaBarbaraCA.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. 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 Historic Landmarks Commission will be broadcast live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. For a rebroadcast schedule, visit www.SantaBarbaraCA.gov/CityTVProgramGuide. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.SantaBarbaraCA.gov/HLCVideos.