



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE HISTORIC LANDMARKS COMMISSION TO PROPERTY OWNERS WITHIN 300 FEET

WEDNESDAY, NOVEMBER 30, 2016

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 review architectural design-related issues or development plan approval findings regarding the subject property below:

Address: **1935 BATH ST**
Application Number: **MST2016-00336**
Assessor's Parcel Number: **025-352-006** Zone: **R-4**
Owner: **JAMES AND ELIZABTH BASTION**
Project Description: **On a property with an existing 1,228 square foot single-family residence, this project proposes to permit the "as-built" conversion of an existing 655 square foot detached garage into an additional dwelling unit. The project will result in a total of two dwelling units and includes the construction of a new 415 square foot two-car carport and a 262 one-car carport, for a total of three covered parking spaces. It also includes permitting an "as-built" arbor at the front lot line. A total of 2,560 square feet of development is proposed on the 8,400 square foot lot. The project requires Staff Hearing Officer review for requested Zoning Modifications to allow the conversion of non-habitable to habitable space within two interior setbacks, and to allow only three parking spaces instead of the required four for the two dwellings. This project will also abate violations in enforcement case ENF2016-00156 and Zoning Information Report 2016-00040. The property is eligible for inclusion on the City's Potential Historic Resources List.**

You are invited to attend the hearing and address your comments to the HLC. The HLC is a Commission appointed by the City Council to review projects located within the El Pueblo Viejo district or involving City historic resources. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome; mail to HLC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to HLCSecretary@SantaBarbaraCA.gov. Please note that the HLC may not have time to consider written comments received after 10 a.m. on the day of the meeting.

ADDITIONAL INFORMATION: 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 or wish to review the plans, contact David Eng, HLC Planning Technician, at (805) 564-5470, extension 5541 or email DEng@SantaBarbaraCA.gov. To be informed of future hearings, you may:

1. Submit a request in writing to become an "Interested Party" for notification by mail or e-mail when the project is scheduled on an agenda. Agendas are posted and mailed/e-mailed to interested parties 72 hours before the meeting.
2. Join the City's SantaBarbaraCA.gov/MySB to subscribe to e-mail notification whenever HLC agendas are posted. This is a general subscription to all HLC 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 for closure dates).

Meeting agendas, minutes, and videos are posted online at SantaBarbaraCA.gov/HLC. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV.

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 Commission 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, contact the HLC Secretary at (805) 564-5470, extension 4572. 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 Wednesday, November 23, 2016, an Agenda with all items to be heard on Wednesday, November 30, 2016 will be available at 630 Garden Street and online at SantaBarbaraCA.gov/HLC. Approximate review times are set for each item; however, the schedule is subject to change. It is recommended that you contact the HLC Planning Technician to confirm the scheduled review time for a particular item.