



City of Santa Barbara California

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

WEDNESDAY, SEPTEMBER 5, 2018

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: 803 BATH STREET
Application Number: MST2017-00714
Assessor's Parcel Number: 037-032-014 Zone: R-MH
Owner: MICHAEL B. FURST REVOCABLE TRUST
Project Description: The two-story Craftsman Residence constructed in 1906 is a designated

Structure of Merit. Proposal to demolish a portion of the unpermitted L-shaped accessory building comprising a garage and accessory space, and constructing a new conforming single-car carport. The proposal includes relocating a portion of the northerly site wall onto the existing foundation as part of the accessory building alteration and constructing a new infill wall adjacent to the proposed carport. Project includes replacement of the unpermitted upper window sashes to match the original diamond pane configuration, permitting two driveway gates, a skylight, HVAC equipment, and removing gutters that encroach onto the adjacent property to the west. Project requires Staff Hearing Officer review for an Outdoor Living Space Modification to allow the reduction of the required 800 square feet of open yard on lots less than 5,000 square feet, and two Interior Setback Modifications to allow the carport to encroach into the required three foot interior setback for covered parking, and to allow the accessory storage building to encroach into the required six foot interior setback. This project will address violations listed in ENF2016-01512, ENF2017-00969, and ZIR2016-00467. The proposed total of 2,267 square feet on a 4,097 square foot lot is 102% of the maximum guideline floor-to-lot area ratio.

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 Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email PPlummer@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 email when the project is scheduled on an agenda. Agendas are posted and mailed/mailed to interested parties 72 hours before the meeting.
2. Join the City's SantaBarbaraCA.gov/MySB to subscribe to email 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, ext. 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 Friday, August 31, 2018, an Agenda with all items to be heard on Wednesday, September 5, 2018 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.