



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT CALENDAR

630 Garden Street

11:00 A.M.

Wednesday, September 11, 2013

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. **Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced.** If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

Actions on the Consent Calendar agenda are reported to the Full Commission at the 1:30 P.M. meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3310. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) They are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCA.gov/hlc.

FINAL REVIEW

A. 0 BLK W MASON ST

Assessor's Parcel Number: ROW-002-096
Application Number: MST2010-00261
Applicant: John Ewasiuk
Owner: City of Santa Barbara

(Proposal to replace the structurally deficient Mason Street Bridge over Mission Creek and increase channel capacity in accordance with the approved 2001 Lower Mission Creek Flood Control Project Environmental Impact Report/Environmental Impact Statement. The existing bridge span is 35 feet and the new bridge span will be 55 feet; the existing road bed width is 24.4 feet and the new road bed width will be 28 feet. Overall existing bridge width is 33.4 feet and is proposed to be 49.5 feet.)

NEW ITEM**B. 2010 GARDEN ST****E-1 Zone**

Assessor's Parcel Number: 025-331-015
Application Number: MST2013-00352
Owner: Girod Family Trust
Architect: Rex Ruskauff

(Proposal for alterations to an existing single-family residence including refinishing all existing plaster, waterproofing and plastering all parapet caps, plastering exterior dormers, and replacing decayed exterior window moldings. This is *on the City's List of Potential Historic Resources*: "Willits/Carrel Residence, Crocker Row.")

NEW ITEM**C. 1200 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-183-040
Application Number: MST2013-00354
Owner: Levon Investments, LLC
Architect: Wes Fukumori
Business Name: First Republic Bank

(Proposal for the following exterior changes to an existing commercial building: Repaint the exterior, replace an existing wood guardrail with wrought iron, replace ceramic tile facing on seven streetscape planters and replant the planter boxes, install a new night depository, and install new lighting. This building is *on the City's List of Potential Historic Resources*: "Lower Hawley Building, Hitchcock Building.")

CONTINUED ITEM**D. 24 E COTA ST****C-M Zone**

Assessor's Parcel Number: 037-173-051
Application Number: MST2013-00349
Owner: Rycama, LLC
Architect: Wayne Labrie
Applicant: Lynx Property Management

(Proposal for minor exterior alterations to an existing courtyard patio. The project includes a new plaster and wrought iron enclosure, infill of a pair of existing French doors, new paving, planters, and awnings. This is *on the City's List of Potential Historic Resources*: "Old Livery Stable & Carriage Factory, Sprague Livery Stable.")

(Second review.)

NEW ITEM**E. 220 E PUEBLO ST****E-1 Zone**

Assessor's Parcel Number: 025-202-002
Application Number: MST2013-00346
Owner: Jane Martindale Living Trust
Architect: Fred Sweeney

(Proposal for a minor ground floor addition and alterations to an existing one-story 1,381 square foot single-family residence. The project includes the demolition of 16 square feet of bathroom floor area and construction of a new 58 square foot bathroom, and a new additional bathroom of 56 square feet. Also proposed is a new 5'-0" wide porch off one of the bedrooms and a new 12'-0" water heater enclosure. The existing 133 square foot detached shed and attached one-car carport will remain unaltered. There will be approximately eight to ten cubic yards of foundation grading. The floor-to-lot-area ratio (FAR) on this 10,762 square foot parcel will be 0.139, or 39% of the maximum FAR. Staff Hearing Officer review is requested for a zoning modification.)

(Comments only; requires Staff Hearing Officer review.)

REVIEW AFTER FINAL**F. 33 E CAÑÓN PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 039-322-009
Application Number: MST2011-00174
Owner: Lobero Theatre Foundation
Architect: Kruger Bensen Ziemer Architects, Inc.

(Proposal for the following exterior alterations: Remove 4,650 square feet of existing brick paving for reuse with new brick in a new hardscape design, add 241 square feet of new brick paving, and construct new stairs, walkways, and ramps for ADA compliance at various locations around the building. The public sidewalks along E. Cañón Perdido and Anacapa Streets will be replaced. Two existing olive trees will be replaced with Carob trees and the landscaped areas along the streets will be simplified to more accurately represent the original landscape design. New planters at the Anacapa Street lawn areas will provide more effective storm water treatment. Also proposed is new rooftop HVAC equipment which will require a 7'-4" tall plaster parapet wall over the existing Green Room roof. Minimal lighting will be added at the proposed entry stair and Esplanade, and existing exterior sconces will be re-lamped and refurbished. This is a *Designated City Landmark*: "the Lobero Theatre." (This proposed work affects Assessor Parcel Numbers 039-322-009 & 039-322-038.))

(Review After Final of change to location of paseo ramp and handrail termination.)

NEW ITEM**G. 2201 LAGUNA ST****E-1 Zone**

Assessor's Parcel Number: 025-140-005

Application Number: MST2013-00364

Owner: Old Mission Santa Barbara

Applicant: Chattel, Inc.

Curator: Kristina Foss, Cultural Resource Manager

(Proposal to reconstruct the edge of the horizontal cornice of the building façade with restoration mortar, repair corroded rebar at façade and bell towers, pin cracked limestone veneer at the east elevation, and repair a limited portion of the upper areas of the façade and bell towers to re-establish a moisture barrier. Also proposed is the Convento exterior finish replacement. This is a *City Landmark*, a *State Historic Landmark*, and is on the *National Register of Historic Places*: "Mission Santa Barbara.")

(Requires Findings for Alterations to a City Landmark and Historic Resource Findings.)