



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT CALENDAR

Wednesday, December 18, 2013 630 Garden Street: David Gebhard Public Meeting Room 11:00 A.M.

Consent Items are reviewed 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. 9 W FIGUEROA

C-2 Zone

Assessor's Parcel Number: 039-281-041
Application Number: MST2012-00330
Owner: City of Santa Barbara PW - Streets
Applicant: Public Works - Streets Division

(Proposal to install a 200 square foot prefabricated bikestation module in City Parking Lot #3 near the current MTD bus station. This project is being funded by a Measure A grant.)

(Final Approval of the project is requested.)

FINAL REVIEW**B. 2112 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-252-007
Application Number: MST2013-00097
Owner: SB Restore, LLC
Architect: Harrison Design Associates

(Proposal for a voluntary lot merger of Assessor Parcel Numbers 025-252-006 and -007 and change of use from commercial to residential use. This is the site of the former Fielding Institute. The proposal includes the restoration of an existing 6,167 square foot, two-story building to a single-family residence and exterior alterations to remove awnings, skylights, staircases, and an accessible ramp. Also proposed is the conversion of an existing 1,809 square foot detached commercial building to an additional dwelling unit and alterations to incorporate a two car garage within the existing building footprint. Site improvements will include removal of existing paved parking spaces, restoration of historic site walls, a new swimming pool and spa, and new landscaping. Total development on this merged 49,810 square foot parcel will be 8,178 square feet. Staff Hearing Officer approval is requested for a Performance Standard Permit for the additional dwelling unit and zoning modifications. This parcel is eligible for National Register listing, California Register of Historical Properties listing, and is a designated City Landmark: "Hodges House.")

(Final approval of pool equipment and fencing is requested.)

FINAL REVIEW**C. 515 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-172-006
Application Number: MST2013-00478
Owner: Ray Mahboob
Architect: DMHA

(Proposal for a legal change of use and alterations to the State Street elevation including recessing the doors and windows to their original built location. This will result in a credit of 461 square feet of floor area. Also proposed is to reconstruct an enclosed loading dock at the rear elevation and add 16 square feet of floor area, construct a new trash enclosure, and restripe the existing parking lot where eight parking spaces are required but 16 parking spaces are being proposed. The total net credit of non-residential floor area is 445 square feet. This is on the City's List of Potential Historic Resources: "Automotive and Machine Shop, L.N. Diedrich Building.")

(Final approval of architectural details is requested.)

NEW ITEM**D. 924 GARDEN ST B****C-2 Zone**

Assessor's Parcel Number: 029-301-030
Application Number: MST2013-00510
Owner: Mary Dresser Trust
Architect: Shelter Architecture Urban Design

(Proposal to replace an existing entry door with a window on the northwest elevation. This structure is a designated City Landmark: "El Caserío.")

(Requires Historic Resources Findings and Findings for Alterations to an Historic Landmark.)