



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION CONSENT CALENDAR

Wednesday, January 15, 2014 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.

REVIEW AFTER FINAL**A. 2121 GARDEN ST****E-1 Zone**

Assessor's Parcel Number: 025-252-003
Application Number: MST2012-00470
Owner: Zohar and Danna Ziv
Applicant: Thomas Ochsner Architect
Landscape Architect: Arcadia Studio

(Proposal for a minor addition and alterations to an existing, 6,752 square foot, three-story, single-family residence, detached garage, and detached accessory building. The proposal includes a 128 square foot addition to an existing 500 square foot storage structure to be converted to a one-story, three-car detached garage. Also proposed is the conversion of an existing 749 square foot garage to a 276 square foot covered patio, a 473 square foot swimming pool pavilion and a 27 square foot equipment enclosure. Additional improvements on this 25,500 square foot parcel will be a new swimming pool, relocated driveway with new vehicular entry gate, new pedestrian gate, new site walls, and landscape plan. The proposed floor-to-lot area ratio (FAR) will be .27, or 146% of the guideline maximum FAR. Total square footage on site will be 6,907 square feet. Staff Hearing Officer approval is requested for zoning modifications. This proposal will address violations outlined in enforcement case ENF2012-00425 including conversion of a storage building to habitable space and removal of illegal structures. This is on the City's List of Potential Historic Resources: "the Olives Brinkerhoff-Fenzi House.")

(Review After Final of proposal to modify design and increase height of previously approved pedestrian gate and wall treatment at gateway at front entry.)

NEW ITEM**B. 135 E ORTEGA ST****C-2 Zone**

Assessor's Parcel Number: 031-081-021
Application Number: MST2013-00446
Owner: Refugio Properties, LLC
Applicant: Charles Gandolfo

(Proposal for additions to enclose covered dock area: 127 square foot addition and 333 square foot as-built addition, which results in 360 net square foot additions to an existing commercial building. Minor exterior work including parking reconfiguration and screening.)

FINAL REVIEW**C. 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.)

CONTINUED ITEM**D. MISSION CREEK****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-041-012

Application Number: MST2008-00360

Owner: City of Santa Barbara

Applicant: John Ilasin, Project Engineer, City of Santa Barbara

Applicant: Jon Frye, Flood Control Engineering Manager, County of Santa Barbara

(Proposal to widen Mission Creek between Cabrillo Boulevard and Highway 101 and replace existing bridges. This is part of the Lower Mission Creek Flood Control Project. Bridges to be reviewed under separate Master Applications. Reach 1A (phase 1) creek widening between Cabrillo Boulevard and W. Mason Street is complete. Reach 1A (phase 2) creek widening is part of the Mason Street Bridge Replacement project (MST2010-00261). Reach 1B is located between W. Mason Street and W. Yanonali Street.)

(Request for Final Approval for the tree and vegetation removal prior to final approval of project for Reach 1-B site. Lower Mission Improvement Project includes proposal to widen the creek channel between Yanonali and Mason Streets, constructing channel walls and other improvements. Reconfiguration of parking spaces on 135 Kimberly Ave. is also proposed. Requires compliance with Planning Commission Resolution No. 036-08. Project was last reviewed on July 31, 2013.)

REVIEW AFTER FINAL**E. 0 BLK W MASON ST**

Assessor's Parcel Number: ROW-002-096

Application Number: MST2010-00261

Owner: City of Santa Barbara

Applicant: Linda Sumansky

(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.)

(Review After Final revisions to adjust parking space realignment, landscape plan, new padmount electrical transformer and review of sandstone channel wall texture sample.)