



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION

### CONSENT CALENDAR

**630 Garden Street**

**11:00 A.M.**

**Wednesday, August 15, 2012**

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.

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](http://www.SantaBarbaraCA.gov/hlc).

### FINAL REVIEW

#### A. **2010 GARDEN ST**

**E-1 Zone**

Assessor's Parcel Number: 025-331-015  
Application Number: MST2012-00142  
Owner: Girod Family Trust  
Landscape Architect: Earthform Design  
Contractor: Ben Pettit

(Proposal to remove an existing trellis and deck and to construct a new 170 square foot deck approximately 18 inches off grade. Also proposed is to permit an as-built 10' to 12' combination wall, fence, and hedge on the front property line on Mission Street. Staff Hearing officer review is requested for zoning modifications for encroachment into the setback and for the over-height wall, fence, and hedge. This house is on the **City's List of Potential Historic Resources**: "Willits/Carrel Residence, Crocker Row.")

**(Requires compliance with Staff Hearing officer Resolution No. 027-12.)**

**REVIEW AFTER FINAL****B. 700 STATE ST****C-2 Zone**

Assessor's Parcel Number: 037-092-015  
Application Number: MST2012-00230  
Owner: Ortega Pacific, LLC  
Applicant: Tony Stogsdill, Assoc. AIA  
Business Name: Panera Bread Bakery

(Proposal to restripe an existing parking lot, adding an accessible space and path of travel, and construct a new trash enclosure. This parcel is in the 85% parking zone of benefit.)

**(Review After Final of change to approved trash enclosure and ADA path of travel.)**

**REVIEW AFTER FINAL****C. 1722 STATE ST****C-2/R-1 Zone**

Assessor's Parcel Number: 027-102-021  
Application Number: MST2011-00189  
Owner: 1722 State Street Investors, LLC  
Architect: Jan Hochhauser  
Business Name: Former Bank of America

(Proposal to convert an existing two-story, 7,200 square foot bank building to a new surgery center and construct a 5,721 square foot, two-story addition. The existing 52 parking spaces will remain and new landscaping will be added to this 28,875 square foot parcel. The project requires Planning Commission review for a Conditional Use Permit, a Development Plan, a Transfer of Existing Development Rights and a Tentative Subdivision Map for up to eight commercial condominiums. The previously-approved mixed-use project is proposed to be withdrawn.)

**(Review After Final of changes to approved project including the following: relocation of transformer, trash enclosure, bike rack, number of roof vents, added window on the north elevation, and handrail changes.)**