



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Monday, November 5, 2012 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS:

DAWN SHERRY, *Chair*
PAUL ZINK, *Vice Chair* (Consent Calendar Representative)
CHRISTOPHER GILLILAND (Consent Calendar Landscape Representative)
GARY MOSEL
KIRK GRADIN (Consent Calendar Representative)
STEPHANIE POOLE

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street. 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.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the ABR).

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/abr. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 ext. 4539, or by email at toughman@SantaBarbaraCa.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470 ext. 4577. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Thursday November 1, 2012, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.

PUBLIC COMMENT: Any member of the public may address the Architectural Board of Review Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion.

ABR - REVIEW AFTER FINAL

A. 3132 STATE ST C-2/SD-2 Zone

Assessor's Parcel Number: 053-332-021
Application Number: MST2012-00239
Owner: Kioko Uchiyama Blanc
Applicant: Michael Blanc
Business Name: iGrill Korean BBQ

(Proposal for an exterior storefront alteration for iGrill Korean BBQ consisting of paint color change, stone veneer, new front door, new light fixtures. Added to the project are a stone wall at the rear parking lot and an accessible ramp to the back door.)

(Review After Final to add roof equipment, trash enclosure and revise deck.)

ABR - NEW ITEM

B. 720 N VOLUNTARIO ST R-2 Zone

Assessor's Parcel Number: 031-131-030
Application Number: MST2012-00407
Owner: Therese M. Cummings
Applicant: Howard Wittausch

(Proposal to replace a 300 square foot as-built wood deck and 75 linear foot wood fence with a new 400 square foot concrete deck and 85 linear foot wood fence in the same location. The project also includes a new storm drain line, new trash enclosure, and enclosing 50 square feet of a covered porch area for new floor area. Staff Hearing Officer review of a zoning modification is requested.)

(Comments only; project requires environmental review and Staff Hearing Officer review of a zoning modification.)

ABR - REVIEW AFTER FINAL

C. 336 ANACAPA ST C-M Zone

Assessor's Parcel Number: 031-331-001
Application Number: MST2009-00450
Owner: Debra Corr Sanchez Family Trust
Applicant: Edward Corral
Designer: Home Designs

(New Description: Replace all existing windows and doors with new aluminum, remove existing roll-up door replace with new door and window, remove and replace all existing exterior stucco and replace like-for like, remove and replace all interior and exterior framing; roof to remain; and foundation to remain with new underpinning. Old Description: the proposal includes "as-built" window and door alterations on an existing 3,400 square foot commercial building. Other alterations include an interior remodel of the existing three unit commercial building resulting in five commercial spaces. The parcel is currently developed as mixed use with four existing one-bedroom residential units. No alterations are proposed to the existing residential units. The proposal will abate violations outlined in ENF2008-00925.)

(Continued Review After Final for enlarged scope of work consisting of framing repairs, replacement of stucco walls, windows, and doors.)

ABR - CONTINUED ITEM

D. 22 N VOLUNTARIO ST A

R-2 Zone

Assessor's Parcel Number: 017-530-001
Application Number: MST2012-00399
Owner: Pasrich Jit Singh and Indira Trustees

(Proposal to permit the as-built replacement of the 3,177 square foot asphalt driveway with interlocking non-permeable paving stones for an existing multi-family residential condominium complex. The proposal will address the violations identified in ENF2012-00763.)

(Project requires Tier 2 Storm Water Management Program compliance.)

ABR - CONTINUED ITEM

E. 224 S MILPAS ST

C-2/M-1/SD-3 Zone

Assessor's Parcel Number: 017-240-025
Application Number: MST2012-00248
Owner: James V. Giuliani Trustee
Applicant: Suzanne Elledge Planning and Permitting

(Proposal to permit an "as-built" 2,496 square foot two-story single dwelling unit within an existing commercial building. The project consists of converting 245 square feet of commercial space on the ground floor, the addition of a 2,251 square foot second floor within the 22-foot tall existing building, a covered patio on the second floor, skylights, two uncovered parking spaces for the dwelling, removal of fencing, and 11 new non-residential parking spaces. The project would result in a total of 9,475 square feet of commercial space and 2,496 square feet of residential space located on the 1.8 acre lot in the non-appealable jurisdiction of the Coastal Zone.)

(Action may be taken if sufficient information is provided.)

ABR - NEW ITEM

F. 531 E ORTEGA ST

R-3 Zone

Assessor's Parcel Number: 031-101-024
Application Number: MST2012-00421
Owner: Girls Incorporated of Greater Santa Barbara
Contractor: Bella View Windows & Doors

(Proposal to replace all 67 existing aluminum windows with new vinyl windows.)

(Action may be taken if sufficient information is provided.)

ABR - NEW ITEM**G. 502 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-180-001

Application Number: MST2012-00419

Owner: Neil and Sue Williamson Family Trust

Architect: Wildward Engineering

Contractor: Skyline Construction

(Proposal to add three new air conditioning compressor units, and replace three exterior lighting fixtures at an existing three unit apartment building.)

(Action may be taken if sufficient information is provided.)