



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Monday, October 15, 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 Alternate)

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 October 11, 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 - NEW ITEM

A. 520 E YANONALI ST OM-1/SD-3 Zone

Assessor's Parcel Number: 017-113-016
Application Number: MST2012-00391
Owner: City of Santa Barbara
Applicant: Lisa Arroyo, Project Engineer
Applicant: Kathleen Allen

(Proposal for a new 541 linear foot, 8 foot tall black metal shepherd hook style fence with a 12 foot double gate and a 4 foot gate located toward the rear of El Estero wastewater treatment plant. The fence will remain in this location temporarily, and be proposed for relocation in the future.)

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

ABR - CONTINUED ITEM

B. 207 W ANAPAMU ST C-2 Zone

Assessor's Parcel Number: 039-221-008
Application Number: MST2012-00369
Owner: Down & Out Trust
Business Name: Good Karma Market
Applicant: Suresh Singh

(Proposal to permit the following as-built alterations to an existing commercial building: repaint exterior, install new window on the south elevation, install two new window boxes, and install new screening for rooftop HVAC unit. This application will address violations in enforcement case ENF2005-00822.)

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

ABR - NEW ITEM

C. 554 CORONEL PL R-3 Zone

Assessor's Parcel Number: 037-143-017
Application Number: MST2012-00392
Owner: Consolidated Coronel, LLC
Applicant: Walter Kane

(Proposal to replace all existing aluminum windows with new almond colored vinyl windows Amsco Studio Series and replace sliders on 2 two-story apartment buildings: 555 Coronel and 554 Coronel (49 dwelling units), and repaint the buildings like-for-like, with doors to be painted brown.)

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

ABR - CONTINUED ITEM**D. 3126 STATE ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 053-332-019
Application Number: MST2012-00374
Owner: Paul Uyesaka
Architect: Rex Ruskauff
Business Name: Uptown Grill

(Proposal to permit as-built tenant improvements to the existing commercial building to merge two tenant spaces. Alterations consist of new plaster and color change, two new fabric awnings on the front facade, new parking configuration and striping, new storage space connecting the main building to the detached storage building, new block stucco walls enclosing the rear patio with wood gate and awning, new wood fence and gate at alley, painting the existing doors and windows, new block stucco trash enclosure, replacement of the existing concrete slab with pavers, new light fixtures, and new festoon lighting on the rear patio and along the south side of building over the side alley. The as-built signage will be reviewed by the Sign Committee.)

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

ABR - PROJECT DESIGN REVIEW**E. 334 W MISSION ST****R-4 Zone**

Assessor's Parcel Number: 025-292-023
Application Number: MST2012-00299
Owner: Michael W Gilson
Architect: Don Hogarth

(Proposal to convert an existing single-family residence and detached garage to a duplex. Proposed is a 78 square foot addition linking the 1,265 square foot residence to the 498 square foot converted garage for a total of 1,841 square feet. Also proposed is one new uncovered parking space on the existing driveway, and interior remodeling. An existing two-car carport is proposed to remain. Staff Hearing Officer approval of modifications was granted for conversion of storage space to habitable space within the setback and to allow three parking spaces rather than the required four.)

(Project requires conformance with Staff Hearing Officer Resolution No. 038-12.)

ABR - REVIEW AFTER FINAL**F. 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 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 install a low wall at the rear parking lot and an accessible ramp to the rear door.)

ABR - NEW ITEM**G. 1425 ALMOND AVE****C-P Zone**

Assessor's Parcel Number: 039-041-004
Application Number: MST2012-00375
Owner: Tasca Living Trust

Proposal to address violations in ENF2011-00818. The proposal would permit a carport to replace the existing one that was removed without permits. The previous carport encroached into the front and interior setbacks and is proposed at the same location, height, and size which will not require zoning modifications. The project also includes permitting an as-built picture window on the front facade of the rear dwelling unit. There are two detached dwelling units, one covered parking space, and one uncovered parking space on the property.

Action may be taken if sufficient information is provided.