



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Monday, October 22, 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, October 18, 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. 518 GARDEN ST

Assessor's Parcel Number: 031-211-030
Application Number: MST2012-00395
Owner: Planned Parenthood of Santa Barbara
Architect: Pete Ehlen

(Proposal for a new 50 foot long, 2 foot tall retaining wall and a 6 foot tall wooden fence on top of the wall located along the property line at the rear of the site.)

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

ABR - CONTINUED ITEM

B. 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 - REVIEW AFTER FINAL**C. 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.)

(Continued review after final to install a low wall at the rear parking lot and an accessible ramp to the rear door.)

ABR - FINAL REVIEW**D. 2204 PARKWAY DR****R-3 Zone**

Assessor's Parcel Number: 025-171-031
Application Number: MST2012-00070
Owner: Nicholas Kalionzes
Architect: Angeli De Covolo, Inc.

(Proposal for a new two-story building consisting of a 510 square foot second-floor dwelling unit above a new 721 square foot three-car garage located at the rear of the property. The existing 1,023 square foot, one-story, single-family residence located on the 5,032 square foot lot will remain unchanged. Total development on site will be 2,254 square feet. The building is proposed to be located at the property line to the north adjacent to the commercial zoned property and encroaches into the interior setback. Staff Hearing Officer review of a zoning modification is requested for the setback encroachment.)

(Project requires compliance with Staff Hearing Officer Resolution No. 033-12.)

ABR - NEW ITEM**E. 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.)

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