



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### CONSENT CALENDAR MINUTES

**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  
                 SUSAN GANTZ, Planning Technician  
                 GLORIA SHAFER, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

---

Representatives present:      Chris Gilliland and Paul Zink

Staff present:      Susan Gantz

### **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.)**

Project Design and Final Approvals with the following conditions: 1) provide vines along the new fence; 2) provide a 24 inch box replacement tree for the Sycamore being removed; 3) replacement plants shall be like- for- like in planted areas.

**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.)**

Project Design and Final Approvals with the condition that the aloe be the "Arboescens" variety.

**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.)**

Final Approval as noted and with the following conditions: 1) if parking is not required for the project, then the site improvements consisting of serpentine wall, palms, ground cover, and ADA ramp will not be required by the ABR; 2) proposed changes to the front elevation are acceptable as noted on the plan.

**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.)**

Final Approval as noted on sheet L-1 with the condition that the proposed Pittosporum and Podocarpus shall be trimmed to canopy trees along property lines.

**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.)**

Continued two weeks for compliance with Storm Water Management Program.