



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

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.