



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR MINUTES

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 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

Representatives present: Chris Gilliland and Paul Zink

Staff present: Tony Boughman

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.)

Review After Final with conditions: 1) revise trash enclosure and site plan, submit revised plant to staff; 2) okay to eliminate the front deck if it is not acceptable to the Building Division; 3) provide a clear drawing showing relative elevations of steps, patios, and sidewalk; 4) roof top equipment does not require screening as it is not seen from the front and is screened by the parapet.

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.)

Continued to the Staff Hearing Officer with comments: 1) project poses no negative aesthetic impacts; 2) galvanized fence posts are to be concealed with wood.

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.)

Continued one week to Consent with comments: 1) add a street tree on the Anacapa Street side; 2) remove the curb cut and driveway at the demolished garage door; 3) add terra cotta tile for window sills; 4) the larger shed roof should have a 4x8 header; 5) provide a wood shed roof detail for all shed roofs rather than plaster; 6) provide cut sheets for all light fixtures; 7) bring details for the store front system; 8) provide irrigation plans and show the backflow location.

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.)

Final approval as submitted.

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-applicable jurisdiction of the Coastal Zone.)

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

Final Approval as submitted.

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.)

Final Approval with conditions: 1) provide details between windows on permit drawings; 2) provide details showing recess of windows on permit drawings.

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.)

Final Approval as submitted.