



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Monday, March 26, 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
KEITH RIVERA (Consent Calendar Representative)
KIRK GRADIN
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 4:00 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, March 22, 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 - REVIEW AFTER FINAL

A. 422- 448 SANTA FE PL

E-1 Zone

Assessor's Parcel Number: 035-191-001
Application Number: MST2003-00620
Owner: King Heirs, LLC
Owner: The Mesa at Santa Barbara, LLC
Agent: L&P Consultants
Architect: Zehren and Associates

(Proposal to construct fourteen (14) duplex condominiums located on an existing 7.66-acre lot in the Alta Mesa Neighborhood. Seven (7) of the fourteen (14) units will be market rate units and approximately 1,375 to 2,200 square feet in size and seven (7) will be affordable units per City and State Bonus Density requirements and 1,050 square feet in size. The project includes nine (9) on-site guest parking spaces and each unit includes a two-car garage. The project received Planning Commission and City Council Approval.)

(Continued from Consent Calendar on March 5, 2012. Review After Final for minor door and window alterations, to replace the stone base with stucco, and changes to the color scheme for the multi-family residential project.)

ABR - FINAL REVIEW

B. 2206 OAK PARK LN

R-3 Zone

Assessor's Parcel Number: 025-171-037
Application Number: MST2012-00068
Owner: Ritva Hiltunen Trust
Architect: Joseph Moticha

(Proposal for minor exterior alterations to an existing multi-family residential apartment complex located on a 5,760 square foot lot. The alterations include eliminating a door, replacing a window with a new door, adding a new concrete entry stoop and eyebrow roof to construct a new entry to an existing laundry room. Other alterations include a new chimney, replacement of an existing wood fence with a new 5-foot CMU wall, and construct a new 5-foot gate within the existing 5-foot CMU wall, and addition of a new 3.5-foot tall CMU wall along the front and interior property lines to match the existing site walls. Approval is also requested to reconsider the condition of approval from MST2011-00391 which required a new 15-gallon Coast Live oak tree to replace the existing oak tree which was approved for removal.)

ABR - NEW ITEM**C. 616 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-270-003

Application Number: MST2012-00110

Owner: John Bahura

Applicant: Paul Wolthausen

(Proposed as-built second-story 15'-6"x16'-1" deck and as-built air condenser unit at the rear of an existing two-story duplex. The project will partially abate violations in ENF2012-00074, and BLD2012-00488 addresses all other violations.)

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