



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW

### CONSENT CALENDAR MINUTES

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

**ATTENDANCE:**

Representatives present: Gilliland and Zink

Staff present: Boughman

**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.)**

Approved as submitted of the Review After Final. The addition of stone to site walls is acceptable.

**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.)

Postponed to the April 23 Consent Calendar at the applicant's request.

**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.)**

Project Design Approval and continued one week with comments: 1) resolve structural questions; 2) provide a color board; 3) provide exterior light fixture cut sheet with downcast lighting, shielded from the neighbor.