

NEW ITEM**B. 1401 HILLCREST RD****A-2 Zone**

Assessor's Parcel Number: 019-112-001
Application Number: MST2016-00135
Owner: Sharon L. Erskine Revocable Trust
Architect: Peter Becker Architect

(Proposal to convert an existing 327 square foot attached two-car garage to habitable space and construct a 9 square foot first-floor addition to an existing 2,666 square foot single-family residence. The proposal includes restoring an existing 116 square foot porch on the second floor, converting 37 square feet of a detached garage to a gardener's toilet and installing new windows and doors. The proposed total of 2,690 square feet on a 1.3 acre parcel in the Hillside Design District is 52% of the guideline maximum floor-to-lot area ratio. This residence is eligible for the City's List of Potential Historic Resources.)

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

Motion: Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with comment:

- 1) The Board finds that the proposed uncovered parking is adequately screened by existing structures and site topography.

Action: Moticha/Woolery, 2/0/0. Motion carried.

The ten-day appeal period was announced.

NEW ITEM**C. 342 PALISADES DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-305-012
Application Number: MST2016-00120
Owner: Josh Bradbury
Designer: Mark Morando

(Proposal for two uncovered parking spaces with 160 square feet of exterior storage to address the unpermitted demolition of the detached one-car garage of an existing 893 square foot, one-story single-family residence in the non-appealable jurisdiction of the Coastal Zone. The project also includes demolition of an unpermitted shed and the reduction of the fence height at the front of the property to 42 inches. The proposal will address violations identified in enforcement case ENF2015-00629.)

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

Motion: Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

Action: Woolery/Moticha, 2/0/0. Motion carried.

The ten-day appeal period was announced.

NEW ITEM**D. 2 OLIVER RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-085
 Application Number: MST2016-00083
 Owner: Michael Anthony Walker Revocable Trust
 Applicant: Kurt Magness

(Proposal for a total of 33 square feet of first- and second-story additions to expand and remodel a staircase on the north elevation of an existing 2,263 square foot single-family residence. The proposal includes the removal of a 53 square foot second story deck to be replaced with a 291 square foot deck, a new 42 inch tall garden wall at the front property line, a new 5-foot tall wall with gate, and 147 linear feet of 8-foot tall wooden fencing along the rear and interior property lines. It also includes a total of 48 cubic yards of grading with four-foot maximum height retaining walls along the northern property line to create a level open yard. The proposed total of 2,822square feet of development on a 26,676 square foot lot in the Hillside Design District and Appealable Jurisdiction of the Coastal Zone is 60% of the guideline maximum floor-to-lot area ratio [FAR]. Planning Commission review is required for a Coastal Development Permit.)

(Comments only; project requires Planning Commission review for a Coastal Development Permit.)

Public comment:

Gail and Richard Ward, and Samuel Long, neighbors, spoke in opposition to the project, citing impacts to views and alleged previous removal of native landscaping.

Continued indefinitely to Full Board.

NEW ITEM**E. 1409 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-185-018
 Application Number: MST2016-00116
 Owner: The Mishpaha Group, LLC
 Architect: Greg Aragon
 Agent: Trish Allen

(Proposal to repair and replace existing windows and doors and install a new stoop at an existing 3,014 square foot, two-story, single-family residence located in the Hillside Design District. The project is located within the Appealable Jurisdiction of the Coastal Zone and requires Coastal Review.)

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

Motion: Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

Action: Woolery/Moticha, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**** CONSENT REVIEW ADJOURNED AT 12:05 P.M. ****