

REVIEW AFTER FINAL**B. 129 OLIVER RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-344-005
Application Number: MST2013-00511
Owner: Ronald and Anna H. Abeles Trust
Architect: David Vanhoy

(Proposal for construction of a 2,997 square foot, two-story, single-family residence and an attached, 449 square foot, two-car garage, located on a 12,500 square foot vacant lot and within the non-appealable jurisdiction of the Coastal Zone. The proposal includes two upper level decks and a total of 1,351 cubic yards of site grading (including 1,231 cubic yards of grading beneath the building footprint and 120 cubic yards elsewhere on the site). The proposed total of 3,446 square feet is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a revision to the pedestrian entry way, seat walls and shape of path, addition of dry-stacked retaining walls, revised lighting plan, landscape revisions and a revision in design on southwest corner of the property; Project was last reviewed November 7, 2016.)

Donald Morolf spoke at the project's Consent Review.

Final Approval of Review After Final changes with the condition that only the walkway lighting on the entry shall have a timer, with the walkway lighting on the southwest side adjacent to the garage to have a switch.

FINAL REVIEW**C. 1548 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-183-010
Application Number: MST2016-00140
Owner: Charlotte Elaine Keenan Living Trust
Architect: Dylan Chappell

(Proposal for a total of 570 square feet of additions to an existing 1,876 square foot, one-story single-family residence with an attached 500 square foot, two-car garage. The additions comprise a 70 square foot addition to the residence and a new 500 square foot detached workshop. The project includes an exterior remodel that includes new windows and doors, roofing, and finish materials. It also includes new site walls, landscaping, paving, and an interior remodel. The proposed total of 2,946 square feet of development on a 15,757 square foot lot in the Hillside Design District is 68% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested; Project was last reviewed June 13, 2016.)

Final Approval of project with the understanding that the permit will not be granted until the Tier 3 Storm Water Management Program (SWMP) requirements are met and confirmed by staff.

PROJECT DESIGN REVIEW**D. 1150 HARBOR HILLS DR****E-1 Zone**

Assessor's Parcel Number: 035-313-002
 Application Number: MST2016-00363
 Owner: Avo Semerdjian
 Architect: Blackbird Architects

(Proposal for 412 square feet of one-story additions to the existing 1,967 square foot one-story single-family residence, and existing 460 square foot attached garage. The project includes exterior window and door changes and reframing a portion of the roof. Also proposed is related landscape and hardscape improvements. The proposed total of 2,865 square feet on a 21,504 square foot lot located in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested; Project was last reviewed September 6, 2016.)

Project Design 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, regarding the project's good quality construction of architecture and materials.

The ten-day appeal period was announced.

NEW ITEM**E. 907 FELLOWSHIP RD****E-1 Zone**

Assessor's Parcel Number: 041-175-035
 Application Number: MST2016-00518
 Owner: Megan E. Stichter
 Applicant: Joshua Stichter

(Proposal to reroof an existing two-story, single-family residence. The proposal includes replacing the existing composition shingle with a combination of two-piece and s-tile Boral clay roofing in color Palermo Blend.)

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

Project Design 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 the conditions:

- 1) The Board found the roof structure unique to the character of the neighborhood and should not be held to the traditional tile as an isolated case.
- 2) The proposed Palermo blend colored single s-tile is acceptable with the understanding that placement requirements must be followed. Color samples shall be submitted.
- 3) All gutters and downspouts shall be copper.

The ten-day appeal period was announced.