

Motion: Final Approval of Review After Final for only the side yard gate detail.

Action: James/Miller, 2/0/0. Motion carried.

FINAL REVIEW

B. 2321 EDGEWATER WAY

E-3/SD-3 Zone

Assessor's Parcel Number: 041-350-009
Application Number: MST2014-00411
Owner: Jeff Barens
Architect: Tom Meaney
Designer: Al Winsor

(Proposal to demolish an existing 1,945 square foot, two-story single-family residence with a 300 square foot, detached two-car carport and 350 square foot accessory building. A new 3,650 square foot, two-story single-family residence and an attached 400 square foot two-car garage are proposed. The proposed total of 4,050 square feet on a 14,335 square foot lot in the appealable jurisdiction of the Coastal Zone is 95% of the required maximum floor-to-lot area ratio [FAR]. This project includes Planning Commission review for a Coastal Development Permit [CDP].)

(Final Approval is requested; project must comply with Planning Commission Resolution No. 017-15.)

Motion: Final Approval as submitted.

Action: James/Miller, 2/0/0. Motion carried.

FINAL REVIEW

C. 1276 N ONTARE RD

E-1 Zone

Assessor's Parcel Number: 055-143-008
Application Number: MST2016-00169
Owner: Nancy Wintersteen Trust
Architect: Paul Zink, AIA

(Proposal for a 325 square foot, one-story addition to an existing 1,951 square foot, one-story single-family residence with an attached 420 square foot, two-car garage. The project includes a new 80 square foot covered front entry, replacement of an existing rear covered patio with a new 390 square foot trellis and patio surface, new roof, new windows and doors, new fencing, new air conditioning unit, removal of a chimney, and an interior remodel. The proposed total of 2,696 square feet of development on a 22,890 square foot lot in the Hillside Design District is 58% of the guideline maximum floor-to-lot area ratio [FAR].)

(Final Approval is requested.)

Motion: Final Approval as submitted.

Action: James/Miller, 2/0/0. Motion carried.

FINAL REVIEW**D. 1 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-020
Application Number: MST2016-00223
Owner: Jimeno, LLC
Architect: Native Son Design Studio

(Proposal for minor exterior alterations on an existing two-story single-family dwelling. The proposal includes the replacement of doors and windows, entry stairs, deck tile, railing replacement, and a new 20 square foot trellis. Also proposed is legalizing an as-built sink and entry door into the laundry room.)

(Final Approval is requested.)

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: James/Miller, 2/0/0. Motion carried.

NEW ITEM**E. 1609 MOUNTAIN AVE****R-1 Zone**

Assessor's Parcel Number: 043-201-009
Application Number: MST2016-00256
Owner: Kyle T. Phillips and Jennie L. Jacobs

(Proposal to legalize unpermitted 134 square feet of existing additions at the rear of the house and legalize as built over height fences and gates at front of property. Project requires Staff Hearing Officer review for an Open Yard Modification. The proposed total of 134 square feet on a 5,000 square foot lot is 54.2% of the maximum allowable floor-to-lot area ratio [FAR]. This project will address violations in Zoning Information Report ZIR2015-00565.)

(Comments only; project requires Staff Hearing Officer approval.)

A Ms. Johnson, from 1623 Clearview Road, spoke of concerns in opposition to the project.

Motion: Continued indefinitely to Staff Hearing Officer with positive comments.

Action: James/Miller, 2/0/0. Motion carried.

NEW ITEM**F. 1832 E LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-082-010
Application Number: MST2016-00261
Owner: Mac Lean Family Trust
Applicant: Mark Morando

(Proposal for an as-built 21 net square foot addition and abatement of violations in ZIR2016-00018 including removal of: storage sheds, attached rear addition, front canvas canopy, air conditioning unit, and wood deck on the side of the house. The project would also permit an as-built free standing front wall with fountain and installation of original window and new bi-fold doors in existing openings. The proposed total of 2,949 square feet on a 21,417 square foot lot in the Hillside Design District is 57% of the guideline maximum floor-to-lot area ratio [FAR].)

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

Postponed to the July 18th Consent Review at the Applicant's request.