

NEW ITEM**B. 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 440 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 2,866 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). Staff Hearing Officer Review is requested for a small portion of one addition to encroach into the interior setback.)

(Comments Only; Project requires Staff Hearing Officer Review.)

Continued indefinitely to the Staff Hearing Officer with positive comments in support of a small portion of the one addition to encroach into the interior setback.

<*End Mins.*>