

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

B. 1405 MISSION RIDGE RD

A-2 Zone

Assessor's Parcel Number: 019-210-001
 Application Number: MST2016-00024
 Owner: Don Marszalek & Diana Wold
 Applicant: Ken Mineau
 Architect: Chris Manson-Hing

(This is a second revised project description. Proposal for 42 square foot addition to an existing 3,964 square foot, two-level single family dwelling and a 217 square foot addition to the existing 361 square foot, two-car garage, a new 1,155 square foot partially-covered terrace to replace the existing 879 square foot uncovered terrace, alterations to the roof, new windows and doors, an interior remodel, new landscaping, and 604 cubic yards of cut and fill grading. The proposal also includes permitting an "as-built" retaining wall that exceeds 3 ½ feet in height within 10 feet of the front lot line. The proposed total of 4,574 square feet on a 42,623 square foot lot in the Hillside Design District is 92% of the guideline maximum floor-to-lot area (FAR). An Administrative Height Exception was approved for the over height wall. This project will address violations in a Zoning Information Report (ZIR2015-00062). Staff Hearing Officer approval has been granted for a zoning modification to allow an addition and alterations to the garage within the required front setback.)

(Revised Project Design Approval is requested; Project must comply with Staff Hearing Officer Resolution No. 030-16, and was last reviewed June 27, 2016.)

(Revised) 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.

The ten-day appeal period was announced.

REVIEW AFTER FINAL

C. 1630 MIRA VISTA AVE

E-1 Zone

Assessor's Parcel Number: 019-090-013
 Application Number: MST2016-00106
 Owner: Barbara Thurman
 Architect: Tom Smith
 Applicant: Trish Allen

(Proposal to demolish the existing 544 square foot two-car garage and 47 square feet of a stairway area, and construct a new 565 square foot master suite in their place at an existing 3,180 square foot single-family residence. The proposal includes a new 447 square foot two-car garage and 122 square foot storage, stair, and elevator area to be located below the new master suite and to be made accessible with newly graded driveway. Also included is a 108 square foot kitchen addition at the rear of the main floor. The proposed total of 3,831 square feet, of which 50% of the partial basement garage is receiving a 50% maximum floor-to-lot area ratio (FAR) credit, on a 13,094 square foot lot is 86% of the required FAR. The proposal includes new site work, walls, steps, and an at-grade deck in the front yard. An Administrative Height Exception is requested to allow a wall that exceeds 3 1/2 feet in height to be located within 10 feet of the front property line. The project includes Staff Hearing Officer review for a zoning modification to allow the new garage and master suite above it to encroach into the interior setback.)

(Review After Final is requested for revised retaining walls and reconfigured entry path; Project must comply with Staff Hearing Officer Resolution No. 045-16, and was last reviewed September 19, 2016.)

Final Approval of Review After Final and continued one week to Consent Review with the condition that the Board would like larger succulents to be planted along the existing wall to provide screening along the taller wall, and resolution of the steps leading from the driveway to the house.

CONTINUED ITEM

D. 1409 SHORELINE DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-185-018
 Application Number: MST2016-00117
 Owner: The Mishpaha Group, LLC
 Applicant: Trish Allen
 Landscape Architect: Courtney Miller

(Proposal for site improvements at an existing single-family residence. The project comprises the following: removal of an unpermitted deck at the bluff, replacement of a portion of an impervious concrete driveway with permeable pavers, and construction of a 42" tall wood fence, 18" tall site wall, new barbecue counter, landscaping alterations, a new rear yard deck, and flagstone and gravel seating areas. The project is located within the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit. This project will abate violation in Zoning Information Report ZIR2014-00299.)

(Comments Only; Project requires Planning Commission Review.)

Continued indefinitely to the Planning Commission with positive comments regarding the revised trellis.

NEW ITEM

E. 2414 SANTA BARBARA ST

E-1 Zone

Assessor's Parcel Number: 025-082-007
 Application Number: MST2016-00483
 Owner: Hochman Family Survivors Trust
 Architect: Joe Andrulaitis & Mixon

(Proposal to remove the existing pergola and concrete pad and construct a new 17' x 62' pool and 17' x 8' spa. Also proposed is a new 30' x 30' concrete athletic pad, 420 linear feet of 6' tall wood fencing, new outdoor gas fireplace, stone walls and other site improvements. Total grading on-site will consist of 350 cubic yards of cut for the new pool.)

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

It was stated for the record that Board member Fred Sweeney lives just outside of the 300 ft. radius and lives in the area of this project.

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 conditions:

- 1) Consider an alternative to the Birdseye Pea Gravel material; and
- 2) Screen the pool equipment with a solid wall or fence.

The ten-day appeal period was announced.

NEW ITEM**F. 1710 MISSION RIDGE RD****E-1 Zone**

Assessor's Parcel Number: 019-090-037
Application Number: MST2016-00486
Owner: Gregory Hesterberg
Applicant: Mark Morando

(Proposal to address violations of ZIR2015-00003 and remove the kitchen elements from the detached accessory above the garage. The proposal also includes a 25 square foot addition to add a new 5' x 5' elevator, and minor associated exterior alterations including removal of existing windows at the location of the proposed elevator, and three proposed new heating and air units.)

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

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.

The ten-day appeal period was announced.

< *End Mins.* >