



**NEW ITEM****A. 1084 GARCIA RD E-1 Zone**

Assessor's Parcel Number: 029-283-008  
Application Number: MST2007-00506  
Owner: Richard D. Carson  
Architect: James Macari  
Contractor: Signal Construction Company

(Proposal to construct a 12 square foot second-story balcony and a 204 square foot patio. The existing 1,947 square foot single-family residence is located on a 9,883 square foot lot in the Hillside Design District. Staff Hearing officer approval of a modification to provide open yard area in the front yard is requested.)

**(PUBLIC HEARING: COMMENTS ONLY; PROJECT REQUIRES STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)**

**FINAL REVIEW****B. 1943 GRAND AVE R-2 Zone**

Assessor's Parcel Number: 025-344-004  
Application Number: MST2007-00015  
Owner: Gerald Constantine and Janean Se Comati  
Architect: Jeff Shelton  
Contractor: Dan Upton Construction, Inc.

(Proposal for remodeling and additions to an existing 1,968 square foot two-story single-family residence on a 7,018 square foot lot in the Mission Area Special Design District. The proposal would add 633 square feet of living area, two attached 242 square foot one-car garages, and 284 square feet of roof decks. The proposed total of 3,085 square feet is 104% of the maximum guideline FAR.)

**FINAL REVIEW****C. 255 SAN RAFAEL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-141-005  
Application Number: MST2007-00564  
Owner: Jeffrey M. and Jennifer A. Davis  
Architect: Dawn Sherry

(Proposal for 892 square feet of single-story additions, a 588 square foot roof deck, 2 rear decks (275 square feet and 350 square feet), and a 44 square foot addition to the existing front porch. The existing 1,194 square foot one-story single-family residence and attached 386 square foot attached two-car garage is located on a 7,520 square foot lot. The proposed total of 2,472 square feet is 80% of the maximum FAR.)

**FINAL REVIEW****D. 614 N VOLUNTARIO ST****R-2 Zone**

Assessor's Parcel Number: 031-190-034  
Application Number: MST2007-00412  
Owner: Jose Luis Perez  
Architect: Jose Esparza

(Proposal to add a 495 square foot second-floor addition to an existing two-story 2,038 square foot single-family residence. The project will result in a 2,533 square foot single-family residence including the 475 square foot two-car garage on the 5,850 square foot lot. The proposal has a FAR of 0.43 and is 95% of the maximum guideline FAR.)

**NEW ITEM****E. 1258 DOVER LN****E-1 Zone**

Assessor's Parcel Number: 019-220-014  
Application Number: MST2007-00628  
Owner: Roy S. Smith and Nicola A. Spaldin  
Architect: Susette Naylor

(Proposal for a 68 square foot first-floor addition, 165 square foot basement addition, installation of four skylights, and interior and exterior remodeling. The existing 2,047 square foot single-family residence, including a 326 square foot two-car garage, is located on a 9,641 square foot lot in the Hillside Design District. The proposed total square footage is 63% of the maximum FAR. Staff Hearing officer approval of modifications for alterations within the front and interior setbacks are requested.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)**