

REVIEW AFTER FINAL**B. 1123 MANITOU RD****R-1 Zone**

Assessor's Parcel Number: 041-010-035
Application Number: MST2013-00197
Owner: Brad Vernon
Designer: Jason Grant

(Proposal to construct a new, 2,331 square foot, two-story, single-family residence and an attached, 485 square foot, two-car, garage, located on a vacant, 28,750 square foot, lot in the Hillside Design District. The proposal includes 120 cubic yards of site grading to be balanced on site. The proposed total of 2,816 square feet is 59% of the guideline floor-to-lot area ratio (FAR). The proposed development must comply with conditions of the Planning Commission Resolution No. 054-01, for an eight (8) lot subdivision, approved on September 27, 2001.)

(Review After Final is requested to omit a fireplace chimney, install a standing seam metal roof in place of asphalt shingle, install hardi-siding in place of hardi-shake, for tubular steel railing, revisions to french doors, omit a window at the master bath and relocate french doors at the master bath, and to relocate the fireplace in the living room.)

Continued indefinitely to Consent.

FINAL REVIEW**C. 53 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-062-002
Application Number: MST2015-00352
Owner: Susan Brodie
Architect: Amy Taylor

(Proposal for 330 square feet of additions to an existing 1,450 square foot single-family residence with an attached 374 square foot two-car garage. The project includes window and door changes, new plaster, a new patios and stoops, new roofing, and repairing and replacing 6 foot tall fencing in the front yard. The proposed total of 2,154 square feet of development on a 1.3 acre lot in the Hillside Design District and the appealable and non-appealable jurisdictions of the Coastal Zone is 42% of the guideline maximum floor-to-lot area ratio. All proposed development will take place within the non-appealable portion of the parcel.)

(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program prior to Final Approval.)

Final Approval as submitted.

FINAL REVIEW**D. 45 LAS ALTURAS CIR****A-1 Zone**

Assessor's Parcel Number: 019-130-014
Application Number: MST2015-00190
Owner: Pan Hsiao-Li and Dru Finley
Applicant: Macaluso Pools, Inc.
Engineer: Michael Gerenser Engineering

(Proposal to construct a 510 square foot pool and spa with a 45 square foot infinity edge basin at an existing single-family residence in the Hillside Design District. The proposal includes associated pool equipment and fencing, 50 cubic yards of fill to be exported off site, permitting an "as-built" air conditioner unit, and removal of a sink in a utility closet. The project will address violations in Zoning Information Report ZIR2014-00365.)

(Final Approval is requested.)

Final Approval as submitted.

FINAL REVIEW**E. 166 CORONADA CIR****A-2 Zone**

Assessor's Parcel Number: 015-040-053
Application Number: MST2015-00345
Owner: Ehrmann Family Living Trust
Architect: Thompson Naylor Architects

(Proposal to for a 110 square foot addition to an existing 2,172 square foot single-family residence with an attached 489 square foot two-car garage. The project includes a minor extension of an existing raised deck, new windows and sliding doors, and the replacement of the wood railing with glass. The proposed total of 2,771 square feet of development on a 19,276 square foot lot in the Hillside Design District is 63% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Final Approval as submitted.

CONTINUED ITEM**F. 1542 CLIFF DR****E-3 Zone**

Assessor's Parcel Number: 035-170-002
Application Number: MST2015-00409
Owner: Michael Kinderman
Architect: Tom Ochsner

(Proposal to construct a new concrete wall and wooden privacy screen with a combined height of 21 feet tall in the rear yard of an existing single-family residence. The proposed wall and screen will be adjacent to an existing 8 foot tall retaining wall to remain. The project also includes a new retractable awning on wire cables in a courtyard in the rear yard.)

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

Public Comment:

Janet Napier and Connard Hogan, adjacent neighbors, expressed opposition to the project citing incompatibility with the neighborhood and adverse impacts to their property.

A letter of expressed concerns from Connard Hogan was acknowledged by the Board.

Continued two weeks to Full Board.

NEW ITEM**G. 306 LOYOLA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-022-015
Application Number: MST2015-00432
Owner: William M. Luxford
Agent: William Chappell

(Proposal to construct a new wood pedestrian gate and 6 foot tall, approximately 12 feet long CMU block courtyard wall, stuccoed to match the existing single-family residence in the non-appealable jurisdiction of the Coastal Zone.)

(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.