

FINAL REVIEW**B. 296 SCHULTE LN****A-1 Zone**

Assessor's Parcel Number: 055-230-004
Application Number: MST2015-00395
Owner: Stone 2000 Family Trust
Architect: AB Design Studio, Inc.

(Proposal to construct a 2,402 square foot, two-story single-family residence with an attached 434 square foot, two-car garage. The proposal includes two uncovered parking spaces, new site walls, patios and decks, and a pool and spa in the rear yard. The project also includes a temporary storage shed and 1,000 cubic yards of cut and fill grading to be balanced on site. The proposed total of 2,836 square feet on a 2.19 acre vacant lot in the Hillside Design District is 51% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 009-14.)

Motion: Final Approval as submitted.

Action: Pierce/Sweeney, 2/0/0. Motion carried.

FINAL REVIEW**C. 113 LA PLATA****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-201-014
Application Number: MST2015-00351
Owner: Bruce G. McAbery III
Architect: Tom Jacobs

(This is a **revised** project description to change the garage configuration of the previous proposal. Proposal to demolish the existing 1,295 square foot, one-story residence and attached one-car garage and construct a new 2,333 square foot, two-story residence with an attached two-car garage. The project includes an 86 square foot upper-level deck, new driveway and relocated curb cut, landscaping, and fencing. The proposed total of 2,333 square feet on a 5,553 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 91% of the required floor-to-lot area ratio (FAR).)

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

Motion: Final Approval as submitted.

Action: Pierce/Sweeney, 2/0/0. Motion carried.

NEW ITEM**D. 281 SCHULTE LN****A-1 Zone**

Assessor's Parcel Number: 055-230-002
Application Number: MST2016-00009
Owner: Kathryn A. Ordway, Revocable Trust
Architect: Santa Barbara Design and Build

(Proposal for a 158 square foot addition to an existing two story, 4,571 square foot, single-family residence with a 720 square foot attached three-car garage. The proposal includes a 180 square foot covered patio beneath the new addition. The proposed total of 4,729 square feet of development on a 1.88 acre lot in the Hillside Design District is 87% of the guideline maximum floor-to-lot area ratio (FAR).)

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

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 with conditions:

- 1) Provide building elevations.
- 2) Show gutters and downspouts on elevations and construction details.
- 3) Provide details for architectural elements such as the archways and roof vents.
- 4) Call out the paving material under the porch.
- 5) Provide and call out details for colors and materials (e.g., stucco, roof material); descriptive phrasing such as “to match” is not sufficient.

Action: Pierce/Sweeney, 2/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 11:21 P.M. ****