

NEW ITEM**B. 1733 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-090-016
 Application Number: MST2016-00038
 Owner: George Wood
 Architect: Peter Becker
 Applicant: Terry Holt

(Proposal for a 278 square foot first-floor addition to an existing 3,425 square foot, two-story, single-family residence with an attached 409 square foot, two-car garage and 42 square foot storage closet. The proposal includes a new 6-foot tall driveway gate. The proposed total of 4,154 square feet on a 26,739 square foot lot in the Hillside Design District is 87% of the guideline maximum floor-to-lot area ratio [FAR]. This project will address a building violation in ZIR2015-00571.)

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

Motion: 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 and continued indefinitely to Consent Review with comments:

- 1) Study the design of the driveway gate. The Board prefers a more transparent gate for this neighborhood.
- 2) Provide a color and materials board and construction details for Final Approval.

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

NEW ITEM**C. 1246 W MICHELTORENA ST****A-1 Zone**

Assessor's Parcel Number: 041-120-040
 Application Number: MST2016-00036
 Owner: Ellen T. Knill
 Designer: Mark Morando

(Proposal to demolish and remove access to 849 square feet of unpermitted habitable area in the crawl space of an existing 3,851 square foot single-family residence in the Hillside Design District. The project includes permitting an "as-built" barbecue and counter and outdoor fireplace, and removal of a portable spa and associated utilities. No exterior alterations are proposed to the existing single-family residence and attached garage are proposed. This project will address violations in Enforcement Case ENF2014-01040 and Zoning Information Report ZIR2014-00474.)

(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 the condition to provide a complete site plan, note colors, and materials on the plans.

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

**** CONSENT REVIEW ADJOURNED AT 11:23 P.M. ****