

REVIEW AFTER FINAL**B. 504 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-132-001
Application Number: MST2014-00594
Owner: Carrera, Sidney C
Owner: Dan & Meg Purdey
Architect: Tom Henson

(Proposal for a 427 square foot addition to an existing 3,315 square foot single-family residence with a 287 square foot two-car garage. The proposal includes enclosing an existing open loggia, replacement of a rear deck with a new deck and stair, demolition of an existing rear deck at the dining room, new doors and windows, and an interior stair to the basement. The proposed total of 4,029 square feet on a 10,439 square foot lot is 106% of the guideline maximum floor-to-lot area ratio. This project addresses violations identified in Zoning Information Report ZIR2014-00430.)

(Review After Final of changes to previously approved project including wall material and window trim.)

Motion: Final Approval as submitted of Review After Final.

Action: Moticha / Woolery, 2/0/0. Motion carried.

REVIEW AFTER FINAL**C. 100 E CONSTANCE AVE****E-1 Zone**

Assessor's Parcel Number: 025-041-001
Application Number: MST2014-00625
Owner: Kenny Van Zant
Applicant: Diana Kelly

(Proposal for 366 square feet of first-floor additions and 121 square feet of second-floor additions to an existing 3,357 square foot, two-story, single-family residence with a 523 square foot, attached two-car garage. The property includes a designated Indian laurel fig tree to remain unaltered. The proposed total of 4,367 square feet on a 37,779 square foot lot is 89% of the guideline maximum floor-to-lot area ratio [FAR]. This project will address violations identified in Zoning Information Report ZIR2014-00300.)

(Review After Final is requested to permit the "as-built" enclosure of a carport structure to become a storage shed located within the interior setback. Comments only; project requires Staff Hearing Officer review for a requested zoning modification.)

Motion: Continued indefinitely to Staff Hearing Officer with the positive comment that the Board finds the shed aesthetically appropriate and does not pose consistency issues with the Single Family Design Guidelines.

Action: Moticha / Woolery, 2/0/0. Motion carried.

FINAL REVIEW**D. 2175 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-082-002
Application Number: MST2016-00067
Owner: James Michael & Colette Phillippi
Architect: Robert Kupiec
Engineer: GRED Van Sande
Contractor: Mark Hudson Construction Inc

(Proposal to convert the existing two-car garage into habitable space, and enclose the existing carport to become a new two-car garage. The project includes enclosing 80 square feet of the downstairs patio for an enlarged entry, and 20 square feet of the upstairs covered deck for a new bay window in the breakfast room. The total converted and enclosed spaces will result in 480 new net square feet within the existing building footprint. The project also includes two new balconies with a gas fire pit, a relocated trash enclosure, and new or relocated doors and windows. The proposed total of 3,455 square feet on a 30,491 square foot lot in the Hillside Design District is 72% of the guideline maximum floor-to-lot area ratio [FAR].)

(Final approval is requested.)

Motion: Final Approval as submitted.

Action: Woolery / Moticha, 2/0/0. Motion carried.

NEW ITEM**E. 821 DEERPATH RD****A-2 Zone**

Assessor's Parcel Number: 015-100-004
Application Number: MST2016-00163
Owner: Narges Movasagi
Agent: Mark Morando

(Proposal for a new 499 square foot accessory building, a new 700 square foot pool, 49 square foot spa, and associated walls and fencing to an existing 1,799 square foot, single-family residence with an attached 459 square foot two-car garage. The project includes driveway improvements and 405 cubic yards of cut and fill grading, of which 25 cubic yards will be exported off site. It also includes permitting a previously approved and permitted 163 square foot addition and window replacement, for which the building permit has expired. The proposed total of 2,757 square feet on a 23,710 square foot parcel in the Hillside Design District is 59% of the guideline maximum floor-to-lot area ratio. This project requires certification of a slope calculation to qualify for a 5 foot front setback reduction along Eucalyptus Hill Road. This project includes Staff Hearing Officer review for a zoning modification to allow an accessory building in the front yard.)

(Comments only no action can be taken.)

Motion: Continued indefinitely to Staff Hearing Officer with positive comments and continued indefinitely to Consent Review. Applicant to return with a landscape plan including privacy screening.

Action: Woolery / Moticha, 2/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 11:50 A.M. ****