

FINAL REVIEW**B. 210 LA VISTA GRANDE****E-1 Zone**

Assessor's Parcel Number: 015-130-003
Application Number: MST2015-00452
Owner: David V. Rossi
Applicant: John Beauchamp
Landscape Architect: Lane Goodkind

(Proposal to demolish an existing one-story, 1,644 square foot single-family residence and a 352 square foot attached two-car garage and construct a new two-level, 3,300 square foot single-family residence with an attached 486 square foot two-car garage. Also proposed are a total of 1,270 square feet of lower and upper level rear and side yard decks. The proposed total of 3,786 square feet of development on a 19,894 square foot lot in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2014-00242.)

(Final Approval is requested; Project was last reviewed October 31, 2016.)

Final Approval as submitted.

REVIEW AFTER FINAL**C. 1630 MIRA VISTA AVE****E-1 Zone**

Assessor's Parcel Number: 019-090-013
Application Number: MST2016-00106
Owner: Barbara Thurman
Architect: Tom Smith
Applicant: Trish Allen

(Proposal to demolish the existing 544 square foot two-car garage and 47 square feet of a stairway area, and construct a new 565 square foot master suite in their place at an existing 3,180 square foot single-family residence. The proposal includes a new 447 square foot two-car garage and 122 square foot storage, stair, and elevator area to be located below the new master suite and to be made accessible with newly graded driveway. Also included is a 108 square foot kitchen addition at the rear of the main floor. The proposed total of 3,831 square feet, of which 50% of the partial basement garage is receiving a 50% maximum floor-to-lot area ratio (FAR) credit, on a 13,094 square foot lot is 86% of the required FAR. The proposal includes new site work, walls, steps, and an at-grade deck in the front yard. An Administrative Height Exception is requested to allow a wall that exceeds 3 1/2 feet in height to be located within 10 feet of the front property line. The project includes Staff Hearing Officer review for a zoning modification to allow the new garage and master suite above it to encroach into the interior setback.)

(Review of final details is requested; Project must comply with Staff Hearing Officer Resolution No. 045-16, and was last reviewed October 31, 2016.)

Final Approval of Review After Final details as submitted.

REVIEW AFTER FINAL**D. 821 DEERPATH RD****A-2 Zone**

Assessor's Parcel Number: 015-100-004
 Application Number: MST2016-00163
 Owner: Narges Movasagi
 Owner: Movasagi 2006 Trust
 Agent: Mark Morando

(This is a revised project description. Proposal for a new 499 square foot accessory building, an exterior shower, 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 which includes an "as-built: 154 square foot addition to the dwelling with an attached 749 square foot two-car garage. The project also includes two new gable end additions including 168 square feet with a 78 square foot remodel at the rear master and a 128 square foot den addition. The project includes driveway improvements and 466 cubic yards of cut and fill grading, of which 43 cubic yards will be exported off site. The proposed total of 3,047 square feet on a 23,710 square foot parcel in the Hillside Design District is 65% of the guideline maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for a zoning modification to allow an accessory building in the front yard.)

(Review After Final is requested for two new gable end additions, one at the rear totaling 168 square feet with a 78 square foot remodel and another off the den totaling 128 square feet; Project must comply with Staff Hearing Officer Resolution No. 039-16 and was last reviewed July 18, 2016.)

Final Approval as submitted of Review After Final changes.

NEW ITEM**E. 203 SANTA ANITA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-310-035
 Application Number: MST2016-00493
 Owner: T. Morse & G. Hessellund Revocable Trust

(Proposal to construct new drainage systems and 68 linear feet of segmented allan block retaining walls to repair slope damage. The project includes approximately 90 cubic yards of grading for the wall and backfill.)

(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 with the condition for the Applicant to consult an Arborist regarding the protection of the Oak tree near the site construction and submit any Arborist report instructions for tree protection.

The ten-day appeal period was announced.

NEW ITEM**F. 2446 GARDEN ST****E-1 Zone**

Assessor's Parcel Number: 051-150-006
Application Number: MST2016-00497
Owner: Barbara S. Adams 2014 Revocable Trust

(Proposal for a new residential gate totaling 6 feet in height and set back 40 feet from the front property line. The gate system design is to be remote open/close.)

(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 with conditions:

- 1) The rock pattern on the gate will match the existing retaining wall.**
- 2) The gate color will be a black finish.**
- 3) There was no lighting proposed, therefore, there will be no lighting on the gate.**
- 4) The top of the pilasters will be flat.**

The ten-day appeal period was announced.

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