

FINAL REVIEW**B. 507 SAN ONOFRE RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-302-005
Application Number: MST2016-00403
Owner: Shannon & Gaston
Architect: Paul Zink

(Proposal for 336 square feet of additions to an existing two-story 1,631 square foot single-family residence with an attached 310 square foot two-car garage. The project includes an interior remodel of 320 square feet and the demolition of an existing covered patio and replacing it with a new covered patio and 220 square foot deck. The proposed total of 2,277 square feet is 62% of the maximum allowed floor-to-lot area ratio (FAR).)

(Final Approval is requested; Project was last reviewed September 9, 2016 and must comply with Tier 3 SWMP requirements.)

Present: Paul Zink, Architect.

Final Approval as submitted.

The ten-day appeal period was announced.

NEW ITEM**C. 9 E PUEBLO ST****E-1 Zone**

Assessor's Parcel Number: 025-123-014
Application Number: MST2016-00512
Owner: Roberts Kiefer Family Trust
Owner: Linda Kiefer
Contractor: California Pools & Spas

(Proposal to demolish an existing 18'x45' pool and construct a new 18'x34' pool within the existing pool footprint. Total grading will be less than 50 cubic yards and the proposal includes the reuse of the existing pool equipment.)

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

Present: Myles Steimle, Agent.

Project Design Approval and Final Approval as submitted 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.

The ten-day appeal period was announced.

(Staff Note: This project is a block away from Fred Sweeney, but not within his 500-foot conflict of interest radius.)

NEW ITEM**D. 1404 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-102-037
 Application Number: MST2016-00515
 Owner: William A. Weathers
 Landscape Architect: Earthform Design

(Proposal to construct a new 476 square foot detached one-story storage building at the rear of the existing 25,067 square foot lot developed with a one-story single family residence located in the Hillside Design District. No alterations are proposed to the existing residence. The proposal includes a total of 500 cubic yards of cut and fill grading to be balanced on site, four new tiered site allen block retaining walls varying from 3 to 5 feet in height and a total of 200 linear feet, and new on-grade steps.)

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

Present: Sam Maphis, Landscape Architect; and William A. Weathers, Owner.

Continued indefinitely to Consent Review with comments:

- 1) Provide more detailed landscape changes.
- 2) Provide photographs of how the finished walls will appear.
- 3) Provide material details.
- 4) Provide lighting details.

NEW ITEM**E. 139 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-261-014
 Application Number: MST2016-00517
 Owner: Jewell Raymond W Trustee
 Owner: Arlene Montesano
 Applicant: Ken Mineau

(Proposal to create a new bedroom and bathroom on the lower level within the same building footprint and a new deck expansion of 54 square feet on the upper level to match existing lower level deck. The proposal also includes replacing all existing single glaze windows and patio doors with dual glaze, a new roof entry canopy with brackets, new exterior siding, a new fireplace, new patio doors, "as-built" skylights and other site improvements. Project will address violations in ZIR2015-00521, ENF2016-00852 and has requested Staff Hearing Officer Review for two front setback modifications and an Open Yard modification. The existing total of 2,948 square feet on a 7,121 square foot lot located in the Hillside Design District is 99% of the maximum allowable floor to-lot-area ratio (FAR).)

(Comments Only; Project requires Staff Hearing Officer review).

Present: Paul Rubison, Agent; Frank Berzai, Agent; and Jack Yardy, Agent.

Continued indefinitely to Full Board with comments:

- 1) Provide a landscape plan.
- 2) Consider an alternative to the ease case as it is too small; consider Catalina cherry plantings, as the Fire Department may not allow an acacia tree.
- 3) The proposed long balcony dominates the view; study to reconfigure to break it up.
- 4) Provide window details.

Board comment: Staff to research into whether the windows were approved the way they are presented on the plans.