



**REVIEW AFTER FINAL****B. 1531 SAN MIGUEL AVE****E-3/S-D-3 Zone**

Assessor's Parcel Number: 045-131-031  
Application Number: MST2016-00062  
Owner: Peter Hirth Family Trust  
Applicant: Ken Dickson

(Proposal to construct a new 2,615 square foot, two-story, single-family residence with an attached 498 square foot, two-car garage. The project includes two uncovered guest parking spaces, a new driveway, new site walls, and perimeter fencing. The proposed total of 3,113 square feet of development on a 12,764 square foot vacant lot is 77% of the required maximum floor-to-lot area ratio (FAR). The project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal review.)

**(Review After Final is requested for (2) new uncovered parking spaces and a new driveway gate; the project has been revised to no longer require a zoning modification; Project must comply with City Council Resolution No. 07-086.)**

**Final Approval as Submitted of Review After Final with the Condition that the remote/keypad for the gate be located near the gate entry and not at the street.**

**FINAL REVIEW****C. 2225 MOUNT CALVARY RD****A-1 Zone**

Assessor's Parcel Number: 021-040-037  
Application Number: MST2016-00263  
Owner: Fish and Barbara Salvatore, Trustees  
Applicant: Jon Clark  
Architect: Ray Twyford

(Proposal to construct a 1,150 square foot one-story single family dwelling with an attached 400 square foot garage and related site work including new landscape and hardscape improvements. Access will be provided off the existing private road. Also proposed is approximately 330 cubic yards of cut and fill on site. The proposed total of 1,150 square feet on a 1.5 acre lot is 30% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested; Project must comply with Tier 3 SWMP requirements and was last reviewed November 28, 2016.)**

**Final Approval as Submitted with the Condition that the Tier 3 SWMP requirements be met prior to Building and Safety Submittal.**

**FINAL REVIEW****D. 242 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-320-025  
Application Number: MST2016-00315  
Owner: Robert McGlashan  
Agent: Robert Irvine  
Landscape Architect: Jon Pride

(This is a revised project description. Proposal to demolish 19 square feet and add 537 square feet to the existing 3,370 square foot one-story single family residence. The proposal also includes an interior remodel of 1,497 square feet, landscape alterations and a re-roof of the central and west wing to match like for like. Other site improvements including a new garage and pool deck will be submitted under a separate phase of the project at a later time and will require Staff Hearing Officer Review. The proposed total of 3,552 square feet on a 43,560 square foot lot located in the Hillside Design District is 72% of the guideline maximum floor-to-lot area ratio (FAR). Project will address violations found in BLD2001-01481 and BLD91-00098.)

**(Final Approval is requested; Project was last reviewed November 28, 2016.)**

**Item postponed per the Applicant's request.**

**FINAL REVIEW****E. 265 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-041-008  
Application Number: MST2016-00350  
Owner: Robert M. Light 2002 Trust  
Applicant: Kris Kirkelie

(This is a revised project. Proposal to construct a 2,105 square foot, one-story, single-family residence and an attached 382 square foot two-car carport. The prior residence was destroyed in the Tea Fire. Two prior projects (MST2009-00183 and MST2013-00351) was previously approved. The proposal includes a 156 square foot, detached, accessory building, a 857 square foot exterior deck, a new spa, and the removal of one, 30-inch diameter, oak tree. The proposed total of 2,643 square feet on a 102,366 square foot lot located in the Hillside Design District is 45% of the guideline maximum floor-to-lot area ratio (FAR). The proposal received includes Staff Hearing Officer approval for requested zoning modifications on MST2013-00351.)

**(Final Approval is requested; Project must comply with Tier 3 SWMP requirements and Staff Hearing Officer Resolution No. 066-13.)**

**Final Approval as Submitted.**

**REVIEW AFTER FINAL****F. 203 SANTA ANITA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-310-035

Application Number: MST2016-00493

Owner: T. Morse &amp; 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.)

**(Review After Final is requested for a revised slope repair plan proposing geotextile fabric in place of the formerly approved retaining walls.)**

**Continued indefinitely to Consent with the Comment to consult with the neighbors regarding the proposed changes, relocation, and materials.**

**NEW ITEM****G. 1759 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 027-141-006

Application Number: MST2016-00533

Owner: Larry Smith

Applicant: Kurt Magness

(Proposal to add a 168 square foot trellis to the existing deck at the front of the existing single-family residence located in the Hillside Design District.)

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

**Project Design and Final Approval as Submitted.**

&lt;\*End Mins.\*&gt;