

FINAL REVIEW**B. 1405 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-210-001
Application Number: MST2016-00024
Owner: Don Marszalek & Diana Wold
Architect: Chris Manson-Hing

(This is a second revised project description. Proposal for 42 square foot addition to an existing 3,964 square foot, two-level single family dwelling and a 217 square foot addition to the existing 361 square foot, two-car garage, a new 1,155 square foot partially-covered terrace to replace the existing 879 square foot uncovered terrace, alterations to the roof, new windows and doors, an interior remodel, new landscaping, and 604 cubic yards of cut and fill grading. The proposal also includes permitting an "as-built" retaining wall that exceeds 3 ½ feet in height within 10 feet of the front lot line. The proposed total of 4,574 square feet on a 42,623 square foot lot in the Hillside Design District is 92% of the guideline maximum floor-to-lot area (FAR). An Administrative Height Exception was approved for the over height wall. This project will address violations in a Zoning Information Report (ZIR2015-00062). Staff Hearing Officer approval has been granted for a zoning modification to allow an addition and alterations to the garage within the required front setback.)

(Final Approval is requested; Project must comply with Staff Hearing Officer Resolution No. 030-16.)

Final Approval as submitted.

FINAL REVIEW**C. 1120 LUNETTA PZ****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-222-007
Application Number: MST2016-00098
Owner: Roston, Jay P Trust
Architect: Becker Henson Niksto Architects

(Proposal to demolish an existing 402 square foot garage and 180 square foot shed and construct a new 499 square foot two-car garage with 499 square feet of accessory space above, with a new 140 square foot second-story deck and a 106 square foot roof deck. The existing development on site consists of a 1,286 square foot one-story single-family dwelling with a detached 402 square foot two-car garage. The property is located in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 2,281 square feet on an 11,760 square foot lot is 58% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested; Project requires Coastal Review.)

Final Approval as submitted.

REVIEW AFTER FINAL**D. 1 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-020
Application Number: MST2016-00223
Owner: Jimeno LLC
Architect: Native Son Design Studio

(Proposal for minor exterior alterations on an existing two-story single-family dwelling. The proposal includes the replacement of doors and windows, entry stairs, deck tile, railing replacement, and a new 20 square foot trellis. Also proposed is legalizing an as-built sink and entry door into the laundry room.)

(Review After Final is requested for revised lighting details.)

Final Approval as submitted of Review After Final.

FINAL REVIEW**E. 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.)

Final Approval as submitted.