



**CONTINUED ITEM****B. 1526 LA VISTA DEL OCEANO DR****E-3 Zone**

Assessor's Parcel Number: 035-170-020  
Application Number: MST2015-00094  
Owner: Sailer Family Revocable Trust  
Architect: Don Swann

(Proposal to construct 171 square feet of first-floor additions and 617 square feet of second-floor additions to an existing 1,277 square foot, one-story, single-family residence with a detached 219 square foot, one-car garage. The project includes a new 400 square foot two-car garage, retaining walls, exterior steps, removal of an 80 square foot storage shed from the rear yard, and 88 cubic yards of grading to be exported off site. The proposed total of 2,263 square feet of development on a 5,005 square foot lot in the Hillside Design District is 93% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications to allow additions and alterations in the front setback and westerly interior setback. This project will address violations in Zoning Information Report ZIR2014-00300.)

**(Action may be taken if sufficient information is provided; Project must comply with Staff Hearing Officer Resolution No. 029-16, and was last reviewed September 19, 2016.)**

**Continued indefinitely to Consent Review with comments:**

1. The Board finds the proposed changes acceptable.
2. The utility meter shall be located on the east wall of the garage.

**CONTINUED ITEM****C. 919 MEDIO RD****E-1 Zone**

Assessor's Parcel Number: 029-261-015  
Application Number: MST2017-00038  
Owner: Thomas Roth  
Applicant: Brian Zant

(On a single-family residential parcel developed with two existing dwellings (919 and 921 Medio Road), this project proposes the demolition of a third unpermitted dwelling and attached deck. The project includes exterior alterations at 921 Medio Road where the unpermitted dwelling to be demolished was connected, the permitting of an "as-built" two-car carport, reinstalling the opening and door to a walled off two-car garage, relocation of an electrical panel and construction of a new roof deck above the "as-built" carport. The proposed total of 2,067 square feet on a 14,606 square foot lot located in the Hillside Design District is 48% of the maximum allowable floor-to-lot area ratio (FAR). The project will address violations in Enforcement Case ENF2015-00006 and Zoning Information Report ZIR2016-00567.)

**(Action may be taken if sufficient information is provided; Project was last reviewed February 13, 2017.)**

**Final Approval as submitted.**

The ten-day appeal period was announced.

**NEW ITEM****D. 240 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-320-046  
Application Number: MST2017-00060  
Owner: Gail Schlachter Living Trust  
Owner: Jeffrey Yaeger  
Architect: Anna Lehr

(Proposal to remodel portions of the existing two-story 2,279 square foot single-family residence with an attached 559 square foot two-car garage. The proposed remodel consists of a new entry door configuration, enlarging the south patio doors, two new windows at the master bath, one new window at the family room, one new window at the third bedroom, replace all operable windows with new, dual glazed, aluminum clad windows and re-paint the existing building. Other site improvements include two new AC units to replace the existing unit. The existing and proposed total of 2,838 square feet on a 25,265 square foot lot located in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

**(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.**

The ten-day appeal period was announced.

< \*End Mins.\* >