

PRELIMINARY REVIEW**5. 1335 MISSION RIDGE RD****E-1 Zone**

Assessor's Parcel Number: 019-210-005
 Application Number: MST2006-00285
 Owner: Dario L. Pini
 Architect: Bryan Murphy

(Proposal for new approvals of expired permits and for as-built additions to an existing three-story single-family residence. Additions previously approved under expired permits include 171 square feet on the first floor and 517 square feet on the second floor. The as-built additions include 94 square feet on the first floor and 314 square feet of basement additions. An encroachment permit is required for additions to the front of the house which encroach into the public right-of-way (PBW2006-00949). The proposed project would result in a 5,490 square foot single-family residence located on a 17,043 square foot lot in the Hillside Design District. The project received Staff Hearing Officer Approval on 10/10/07 and 3/12/08 [Resolution No. 086-07 and 018-08].)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 086-07 AND 018-08.)

(7:16)

Present: Bryan Murphy, Architect.

Public comment opened at 7:18 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval and continued to the Consent Calendar with the following comment: Thicken the south elevation column at the guest room to be 16 to 18 inches to appear more substantial.

Action: Sherry/Blakeley, 7/0/0. Motion carried.

PRELIMINARY REVIEW**6. 1236 SAN ANDRES ST****R-3 Zone**

Assessor's Parcel Number: 039-151-001
 Application Number: MST2006-00364
 Owner: Ruth E. Mudry Trust
 Architect: Kirk Gradin
 Owner: Casas Del Parque, LLC
 Applicant: Blankenshp Construction

(Proposal to construct four, two-story residential condominium units. Three of the units would be approximately 1,000 square feet and one unit would be approximately 1,100 square feet. Each unit would have an attached two-car garage for a total of eight parking spaces on the 10,048 square foot parcel. The proposal includes demolition of all existing structures and 140 cubic yards of grading outside the building footprints. The project received Planning Commission approval [Resolution No. 01-08] on 1/10/2008.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 01-08.)

(7:30)

Present: Kirk Gradin, Architect.

Public comment opened at 7:44 p.m.

- 1) Michael Galindo, opposed (submitted photos). Proposal is not appropriate to the neighborhood.
- 2) Comments from Celeste Barber and Mary Moore, opposed, were read into the record. Over building going beyond the R-3; in compatible with existing neighborhood; Mission Creek encroachment. Proposal to large for the neighborhood.
- 3) Paula Westbury, opposed. Keep Santa Barbara bungalow area safe and solid from condos; yard is needed. Mission Creek bank encroachment; over 20% slope.

Public comment closed at 8:00 p.m.

Motion: Preliminary Approval of the project and continued to Consent Calendar with the following comments:

- 1) Provide continuous landscaping along driveway and reduce hardscape wherever possible.
- 2) Resolve the paving pattern on site plan and landscaping plan and increase pedestrian friendly aspect. The proposed landscape plan option is preferred.

Action: Zink/Sherry, 6/0/2. Motion carried. (Manson-Hing and Mosel abstained.)

CONCEPT REVIEW - NEW ITEM**7. 130 S HOPE AVE D-12A****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-007

Application Number: MST2008-00148

Owner: Riviera Dairy Products

Applicant: Conceptual Motion Co.

Architect: Robinson Hill Architecture

(Proposal for a façade remodel and tenant improvements to an existing tenant space (D-106) at La Cumbre Plaza.)

(Project requires compliance with the La Cumbre Plaza Design Guidelines.)

Postponed indefinitely at the applicant's request.