

Projects with New Residential Units

Certificates of Occupancy Issued

from 1/1/2014 to 2/28/2019

City of Santa Barbara, Planning Division

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
1120 & 1122 INDIO MUERTO ST	MST2016-00197	017-291-027	10/30/2018	1	12	0	R-M
<p>This is a revised project description. Proposal for a revision to a previously approved residential project (MST2016-000174) using the Average Unit-Size Density Incentive Program. This proposed revision consists of the conversion of an approved 400 square foot garage into an additional dwelling unit. The revision will add one additional unit, bringing the total number of units to 12 with an average unit size of 1,231 square feet. The proposed density on this 41,479 square foot parcel will be 13 dwelling units per acre on a parcel with a General Plan designation of Medium-High Density Residential (15-27 dwelling units per acre). This project will address violations identified in enforcement case ENF2014-00343.</p>							
222 ADAIR DR	MST2017-00779	053-231-048	12/24/2018	1	2	0	RS-7.5/US
<p>Dummy case to track ADU - Construct (n) 495 sf detached Accessory Dwelling Unit.</p>							
240 W ALAMAR AVE	MST2013-00022	051-283-001	07/20/2017	3	4	1	R-M/USS
<p>This project has been revised to have a greater setback from the creek and one covered parking space is proposed to be uncovered and encroach into the interior setback. Proposal to demolish an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,410 square feet including seven parking spaces in attached garages, and one uncovered space. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission approval of zoning modifications and a Tentative Subdivision Map was granted on July 17, 2014.</p>							
433 ALAMEDA PADRE SERRA	MST2014-00547	031-391-008	04/19/2018	1	2	1	R-2
<p>Proposal to demolish a vacant 1-story, 800 square foot single-family dwelling and construct a new 2-story residential duplex on an approximately 6,100 square foot parcel located in the Hillside Design District. Unit A is proposed at 1,845 square feet including an attached 400 square foot 2-car garage, and Unit B is proposed at 2,024 square feet including an attached 400 square foot 2-car garage, for a total of 3,869 square feet of development. Three upper level decks totaling 213 square feet are also proposed. Grading will be balanced on site. One 5" diameter Juniper tree is proposed to be removed, and two small Palm trees will either be removed or relocated.</p>							
606 ALAMEDA PADRE SERRA	MST2018-00029	019-333-018	08/23/2018	1	2	0	RS-15
<p>Dummy case to track ADU - Abate violations notated in ENF2017-00959. Convert (e) lower floor portions of home into a new 857 sq. ft. Accessory Dwelling Unit. Permit kitchen area. Remove spiral stairs to upper floor and infill framing. Inspection required within 60 days of permit issuance or enforcement will continue.</p>							
719 ALAMEDA PADRE SERRA	MST2017-00233	031-142-010	12/17/2018	1	2	0	RS-10
<p>dummy case to track ADU - Convert (E) lower level storage space to new 499 sq. ft. Accessory Dwelling Unit. Complete work from expired permits on this permit: BLD2001-01755 (Add retaining walls to increase storage area. Add interior stairs to (e) basement and storage.) and BLD2004-02563 (Move laundry from upstairs kitchen area to lower floor and remodel to create a new full bath.)</p>							

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
130 S ALISOS ST	MST2015-00402	017-212-015	10/05/2017	3	8	0	R-M
<p>Proposal for new dwelling units, addition, and alterations using the Average Unit-Size Density Incentive Program (AUD) which will result in a total of eight dwelling units. The project comprises the demolition of an existing 840 square foot, 4-car carport, paving, and fencing, and the construction of three new dwelling units on a multi-family parcel. Five existing dwelling units located in Buildings A, B, and C [Units 1-5] will remain unaltered, with the exception of a 194 first story addition to Unit 2 in Building B. New Building D (Unit 6) will be a two-story dwelling unit with a 561 square foot, 2-car garage, 318 square feet of living area on the ground floor, 846 square feet on the second floor, and a 30 square foot second floor deck. New Building E (Units 7 & 8) will be a two-story duplex totaling 1,888 square feet with a 97 square foot second floor deck. There will be six covered parking spaces, two uncovered parking spaces, and eight bicycle parking spaces. Site work will include new walkways, fencing, the removal of an existing 40' tall Mexican fan palm tree, and new landscaping. This project will result in a total of 9,832 square feet of development on a 16,686 square foot parcel. Under the AUD program, the proposed residential density is 21 dwelling units per acre, with a maximum of eight dwelling units having an average unit size of 1,040 square feet.</p>							
802 ALSTON LN	MST2017-00087	015-120-013	05/22/2018	1	2	0	RS-25
<p>"Dummy" MST to track ADU - Converting (e) family room to Accessory Dwelling Unit; install new shower to (e) 1/2 bath and install new countertop and cooking facility; replace (e) sliding door with new pair of french doors in same opening; construct required one-hour fire partition between ADU and existing residence with min. 3/4 hr. rated door.</p>							
213 ALSTON RD	MST2017-00235	015-100-002	12/26/2017	1	2	0	RS-25
<p>dummy case to track ADU</p>							
128 ANACAPA ST	MST2012-00332	033-083-022	06/09/2017	2	2	0	OC/SD-3
<p>Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,756 square feet, with an attached 446 square foot garage. Unit B would be 2,246 square feet with an attached 422 square foot garage. Staff Hearing Officer review is requested of a Tentative Subdivision Map and a Coastal Development Permit.</p>							
402 ANACAPA ST	MST2018-00005	031-271-016	11/11/2018	-1	0	1	M-C
<p>Proposal to convert an existing residential unit to a three-guestroom short-term rental. Two of the guest rooms will have kitchens. Existing development on the site consists of a two-story, 1,508 square foot, two-bedroom single residential unit with two uncovered parking spaces. Minor exterior alterations include relocating an existing driveway gate. A previous project for the site was approved on December 5, 2016 under the Master Application number MST2016-00514, which proposed to convert the residential unit to 1 two-guestroom short-term rental. The project was granted Development Plan Approval on July 10, 2018 by City Council on appeal.</p>							
406 ANACAPA ST	MST2017-00239	031-271-017	01/18/2019	1	2	0	M-C
<p>dummy case to track ADU - Convert (e) garage to a new Accessory Dwelling Unit 587 sq. ft. Permit as-built kitchen and full bath. Relocate laundry area. Replace garage doors with new French doors. No changes to primary residence.</p>							
412 ANACAPA ST	MST2008-00322	031-271-032	06/27/2017	3	3	0	M-C
<p>The proposal includes subdividing an existing 13,500 square foot vacant parcel into three new lots and to construct a new three-story sustainable mixed-use building on each new parcel. The proposal includes a total of 4,074 commercial square feet and 7,113 residential square feet. Lot one includes 1,374 square feet of commercial area and a 1,658 square foot residential unit on a 4,760 square foot lot. Lot two includes 1,344 square feet of commercial area and a 1,616 square foot residential unit on a 5,070 square foot lot. Lot 3 includes 538 square feet of commercial area and a 2,552 square foot residential unit on a 3,670 square foot lot. A total of 10 parking spaces (four covered and six uncovered) are proposed for the project. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
1930 ANACAPA ST Dummy case to track ADU - Convert (e) 2 story game room into a new 2 story 548 sq. ft. Accessory Dwelling Unit. Install shower in (e) bathroom and new kitchen in (e) spaces.	MST2017-00843	025-381-001	06/11/2018	1	2	0	RS-15
2410 ANACAPA ST Dummy case to track ADU - Convert (e) hobby room and guest area into a new 980 sq. ft. Accessory Dwelling Unit. Construct new kitchen area and install new appliances. Add support beam into dining room area.	MST2017-00731	025-081-010	09/13/2018	1	2	0	RS-15
1714 ANACAPA ST (LOT 2) Proposal to construct a new two-story, 2,306 square foot, single-family residence and an attached 482 square foot two-car garage, located on a vacant 7,330 square foot parcel. The proposal includes associated flat work, landscaping, and site walls. The design includes the roof location for possible future solar panels. This is a new parcel (Lot 2) created by a three lot subdivision approved by Planning Commission on October 8, 2009 (Resolution No. 040-09). The proposed total of 2,788 square feet is 92% of the guideline floor-to-lot area ratio (FAR).	MST2013-00045	027-111-019	01/28/2015	1	1	0	R-2
1714 ANACAPA ST (LOT 2) Proposal to construct a new two-story, 2,306 square foot, single-family residence and an attached 482 square foot two-car garage, located on a vacant 7,330 square foot parcel. The proposal includes associated flat work, landscaping, and site walls. The design includes the roof location for possible future solar panels. This is a new parcel (Lot 2) created by a three lot subdivision approved by Planning Commission on October 8, 2009 (Resolution No. 040-09). The proposed total of 2,788 square feet is 92% of the guideline floor-to-lot area ratio (FAR).	MST2013-00045	027-111-019	01/28/2015	1	1	0	R-2
1716 ANACAPA ST (LOT 3) Proposal to construct a new two-story, 3,060 square foot, single-family residence and an attached 762 square foot two-car garage, located on a vacant 7,500 square foot parcel. The proposal includes associated flat work, landscaping, and site walls. The design includes the roof location for possible future solar panels. This is a new parcel (Lot 3) created by a three lot subdivision approved by Planning Commission on October 8, 2009 (Resolution No. 040-09). The proposed total of 3,822 square feet is 125% of the guideline floor-to-lot area ratio (FAR).	MST2013-00046	027-111-020	10/29/2014	1	1	0	R-2
420 E ANAPAMU ST Proposal to demolish an existing 259 square foot one-car garage and construct two new residential condominium units above three new two-car garages. The proposal will result in three residential condominiums, Unit A, an existing 1,382 square foot one-story single-family residence, which will remain unaltered, Unit B a proposed 1,158 square foot two-story unit, and Unit C a proposed 1,365 square foot two-story residential unit. The existing residence, Unit A, is Landmark-worthy and therefore the project was concurrently reviewed by the Historic Landmarks Commission.	MST2005-00442	029-173-005	10/12/2017	2	3	0	R-M
302 ARGONNE CIR dummy case to track adu - Convert (e) detached habitable accessory structure to (n) 575 sf Accessory Dwelling Unit by installing (n) kitchen by adding an interior 4'-6" section of wall. Add new section of wall for shower enclosure. Add new window in shower enclosure at exterior wall. New electrical service panel.	MST2017-00461	053-262-014	08/27/2018	1	2	0	RS-7.5/US
565 ARROYO AVE Dummy case to track ADU - Convert (E) one-car garage + storage into new 306 sq. ft. Accessory Dwelling Unit and 74 s.f. storage for main house. Two tandem uncovered parking spaces proposed in driveway.	MST2017-00657	035-253-023	10/10/2018	1	2	0	RS-15

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
836 BATH ST	MST2012-00385	037-041-001	04/15/2016	1	2	1	R-MH
<p>Revised: SCD approved for change from condos to rentals. No other changes to project. Proposal for a two-unit subdivision to include the following: demolish two detached single-car garages, a 383 square foot, one-bedroom cottage, an attached 102 square foot service porch, and two detached storage sheds. Structurally upgrade an existing three-bedroom, one-story house and foundation and replace windows and roof. Construct a new attached two-story, three-bedroom dwelling unit and two attached two-car garages to create a two-unit condominium. Also proposed is associated new landscaping and paving. This is on the City's List of Potential Historic Resources: "Residence: Constructed in 1912."</p>							
1608 BATH ST	MST2016-00434	027-171-022	11/09/2017	-1	1	1	R-MH
<p>Proposal to convert one (500 s.f.) unit of an existing residential duplex to a "vacation rental" commercial use. The resulting project will be a mixed use project involving one, 1300 s.f. residential unit (to remain) and one 500 s.f. commercial unit. No exterior alterations are proposed to the existing buildings. Parking is provided by a two-car garage to remain. Minor patch and repair work is proposed to the existing driveway and expansion of the curb-cut. Proposal will address violations of the enforcement case ENF2015-00572.</p>							
1624 BATH ST	MST2017-00015	027-171-026	02/12/2018	-1	2	1	R-MH
<p>This is a designated Structure of Merit constructed 1873-1875 in the Stick style. Proposal to convert the existing two-story, 1,720 square foot historic single-family house into a short-term rental. Project includes removal of an "as-built" parking pad abutting Bath Street, addition of a new parking space in the backyard, relocation of an existing trash and recycling enclosure, and alterations to an existing fence to add a man and vehicle gate. An Interior Setback Modification is required for the window and closet on the side of the house (change of use).</p>							
1929 BATH ST	MST2016-00369	025-352-007	05/12/2017	-1	0	1	R-MH
<p>Proposal to convert an existing 1,230 square foot, two-bedroom dwelling unit to a two-room hotel. Two uncovered parking spaces will be provided. There will be no new floor area and no changes to the exterior of the building. This project will require a Fence Height Exception to allow an as-built over-height wood entry gate and Development Plan Approval findings for conversion of residential use to commercial use.</p>							
536 BRINKERHOFF AVE	MST2017-00013	037-163-001	09/07/2017	-1	0	1	C-G
<p>Project is for exterior alterations to an existing mixed-use building that is a designated Structure of Merit: Huffman House, and part of the Brinkerhoff Historic District. Proposal includes a 28 square foot addition to the commercial section by reducing the recess of the existing entry door. Window and door replacements to match original, addition of a previously approved 135 square foot deck, and a new 18 square foot trash enclosure. The project will address violations from ZIR2017-00014 by permitting an "as built" 64 square foot shed, reducing parking spaces from 6 to the approved 5 permitted spaces, and replacing "as-built" doors with a wall to separate the commercial from the residential.</p>							
511 BROSIAN WAY	MST2014-00149	047-030-011	03/16/2018	1	1	0	A-1/SD-3
<p>Proposal to construct a 4,656 square foot one-story single-family residence, with an attached 533 square foot two-car garage, a 198 square foot one-car carport, and two uncovered parking spaces on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and approximately 600 cubic yards of cut grading and, 3,560 cubic yards of fill grading. The proposed total of 5,387 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 95% of the guideline maximum floor-to-lot area ratio. The project received approval of a Coastal Development Permit from the Planning Commission.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
1023 CACIQUE ST A	MST2014-00503	017-213-014	01/28/2016	2	4	0	R-M
<p>Proposal for changes to an existing multifamily development on an 11,250 square foot parcel. The project will entail legalizing two as-built studio units of 408 and 449 square feet and making them ADA compliant. These studios were formerly a two-car garage and a workshop. The site also includes an existing single-family dwelling and a second unit which are 1,091 and 1,902 square feet, respectively. Three of the units will be located in an existing 2-story structure. In addition, the existing single family dwelling will be modified to include a third bedroom. Minor site and exterior facade alterations are also proposed. The proposal will result in a total of four residential units with parking to be provided in one covered and three uncovered spaces, and four bicycle parking spaces. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with the average unit size of the units at 963 square feet.</p>							
1330 CACIQUE ST	MST2016-00119	017-233-024	08/03/2018	2	2	0	C-R
<p>The proposed project involves interior and exterior alterations to convert an existing commercial complex to a mixed-use project. The proposal includes an interior remodel and alterations to the rear portion of the building including converting 1,240 square feet commercial space on the second-floor to two residential units; a one bedroom and a studio unit, and exterior alterations including window and door changes and new Juliet balconies. The proposal also includes an interior remodel and alterations to the one-story portion of building at the front of the property, including the removal of two existing trellises, exterior alterations including window and door changes and new private patios over the existing rooftop of the breezeway for the residential units. Site alterations proposed include a new trash enclosure, new covered bicycle storage, a revised parking layout, landscape changes, removal of two trees and removal of an existing driveway gate. No new square footage is proposed. Staff Hearing Officer review is requested for zoning modifications to allow the alterations in two required interior setbacks.</p>							
1642 CALLE CANON	MST2012-00205	041-140-008	05/27/2016	1	3	0	RS-25
<p>Proposal to construct a new split level 1,812 square foot residence with an attached 568 square foot garage, a 312 square foot workshop and a 922 square foot basement located on an approximately 5.9 acre lot in the Hillside Design District. The proposal includes a new detached 1,291 square foot two story two-car garage/barn. Two single family residences and an accessory structure currently exist on the project site. The proposed total of 4,444 square feet of new construction in addition to the existing 2,121 square feet of the existing residences is 85% of the guideline floor-to-lot-area ratio (FAR). The project requires Staff Hearing Officer review for a Performance Standard Permit for three single family residences on one lot. The project will address violations in ENF2012-00027.</p>							
42 CALLE CAPISTRANO	MST2017-00829	053-353-021	12/03/2018	1	2	0	RS-7.5/US
<p>Dummy case to track ADU - Demo (e) 340 sf detached garage and construct (n) pre-fab 352 sf Accessory Dwelling Unit.</p>							
3048 CALLE NOGUERA	MST2017-00339	053-341-009	09/04/2018	1	2	0	RS-7.5/US
<p>dummy case to track ADU - Convert (e) shop to a new 255 sq. ft. Accessory dwelling unit. Construct 30 sq. ft. addition to the (e) building. Remodel (e) space to include adding a new shower area and kitchen area.</p>							
3092 CALLE ROSALES	MST2017-00341	053-271-010	04/24/2018	1	2	0	RS-7.5/US
<p>dummy case to track ADU - Convert (e) 338 sf garage to Accessory Dwelling Unit.</p>							
8 CAMINO VERDE	MST2017-00392	019-282-031	03/12/2018	1	2	0	RS-15
<p>dummy case to track ADU</p>							
810 E CANON PERDIDO ST A	MST2013-00456	031-042-003	04/17/2017	1	4	0	R-M
<p>Proposal to legalize the conversion of an existing 1,545 square foot, one-story duplex to a triplex under the Average Unit Density (AUD) Incentive Program. The project includes "as-built" interior remodel of the duplex and the legalization of an "as-built" illegal unit, which includes a new "as-built" 220 square foot upper loft floor area on this 11,250 square foot parcel. Also proposed is to permit the after-the-fact demolition of a two-car garage, approval of five new uncovered parking spaces, associated landscape changes, and removal of unpermitted structures located within the setbacks. An existing one-story 445 square foot single-family dwelling on site will remain unaltered. This application addresses violations identified in enforcement case ENF2013-00402. The project received an environmental finding for CEQA Guidelines Section 15183 Exemption.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
822 E CANON PERDIDO ST	MST2011-00182	031-620-013	11/26/2014	10	12	2	R-M
<p>Proposal for construction of 12 new two- and three-story residential condominium units, restricted to affordable covenants. The units will vary in size between 691 square feet and 1,347 square feet, and includes 8 two-bedroom units, 2 three-bedroom units, and 2 one-bedroom unit. A total of 15 on-site parking spaces will be provided, which include 12 one-car garages and 3 guest parking spaces. The proposal involves the demolition of two existing residential units, two garages, and a carport, and a voluntary lot merger to merge two existing parcels into one approximately 19,303 square foot parcel. The Planning Commission approved a Tentative Subdivision Map and zoning modifications for lot area, interior setback encroachment, and number of parking spaces (PC Reso 001-12).</p>							
2215 CARLTON WAY	MST2015-00130	041-326-002	07/14/2016	1	2	0	E-3/SD-3
<p>Proposal for a Coastal Development Permit for a Secondary Dwelling Unit.</p>							
718 CASTILLO ST	MST2017-00117	037-073-020	11/16/2017	-1	0	1	R-MH
<p>Proposal to convert an existing 831 square foot, one-story, single-family dwelling into commercial use as a short-term vacation rental. The project includes three new uncovered off-street parking spaces, the removal of an unpermitted addition at the rear of the dwelling, the removal of an exterior sink and table, and the removal of two storage sheds from the interior setbacks. This project will address violations in Zoning Information Report ZIR2016-00539 and enforcement case ENF2016-01682.</p>							
155 CEDAR LN	MST2004-00502	015-083-027	04/09/2014	1	1	0	RS-15
<p>This is a revised project. A Revised Preliminary Approval of the project is requested. Proposal to construct a 3,868 square foot two-story single family residence with an attached 473 square foot garage and 501 square feet of deck area on a 15,960 square foot lot located in the Hillside Design District. Project also includes 370 cubic yards of grading.</p>							
203 CHAPALA ST	MST2007-00634	033-220-001	12/04/2017	7	7	0	R-4/S-D-3
<p>This structure is on the City's Potential Historic Resources List as a contributing resource to the proposed West Beach Historic District, formerly the 7-Up Bottling Plant. Proposal is to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a 12,277 square foot addition, resulting in 13,579 square feet of residential floor area. The building would change use from commercial to residential, resulting in seven new three-bedroom residential condominiums. Zoning Modifications were approved for the encroachment of the existing structure into the front setback on Yanonali St. upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes. The maximum building height is proposed to be 33'-0". Sixteen parking spaces are proposed in seven private garages, two carports, and two uncovered surface guest spaces.</p>							
1330 CHAPALA ST	MST2013-00169	039-131-001	12/05/2018	33	33	0	C-G
<p>This is a revised project description. Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 33 residential apartments (totaling 28,049 square feet) and two commercial units (895 square feet). The new building will total 61,456 square feet, including a 665 square foot exercise room and a 13,884 square foot partially below-grade parking garage. The parking garage will contain 41 spaces, and a surface lot will contain 50 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units and 56 spaces allocated to the Arlington Theatre. Also proposed is the removal of nineteen mature trees, with twelve existing trees to be protected on site and six mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch."</p>							
1805 CHAPALA ST	MST2017-00135	027-022-014	03/29/2017	-1	1	1	R-MH
<p>As described in your submitted plans and planner consultation (PRE2016-00419), the request is to convert an existing one-story 790 square foot (net), two-bedroom, residential unit (102 W. Islay) into a short-term rental (hotel), to be rented as one unit. No exterior changes are proposed. 106 W. Islay and 1805 Chapala, both two-bedroom units, will continue to be used as residential units.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
2234 CHAPALA ST dummy case to track ADU - Convert (e) garage to (n) 437 sf Accessory Dwelling Unit.	MST2017-00513	025-191-001	06/04/2018	1	2	0	RS-7.5
2301 CHAPALA ST Proposal for a 200 square foot upper-floor addition and a 482 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The parcel includes an existing, 468 square foot, two-car garage and a 206 square foot accessory structure. The proposed total of 2,384 square feet is 78% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications. The project will address all violations identified in ENF2012-00886 and ZIR2012-00441.	MST2013-00417	025-113-013	04/06/2017	1	2	0	RS-7.5
1221 CHINO ST Proposal to convert an existing duplex into two condominium units by elevating, relocating and constructing a new unit underneath. The existing two-car garage will be demolished and replaced with a new unit. A total of four condominiums with seven covered and two uncovered parking spaces are proposed. Project received Planning Commission Approval (Resolution No. 047-04) of the Tentative Subdivision Map on 10/14/2004.	MST2003-00858	039-560-CA1	07/29/2014	2	4	1	R-2
509 CHIQUITA RD dummy case to track ADU	MST2017-00578	031-263-006	02/26/2018	1	2	0	R-2
1035 CIMA LINDA LN dummy case to track ADU - Convert (e) accessory pool house to a new 1,260 sq. ft. Accessory Dwelling Unit. Construct 628 sq. ft. addition to the (e) accessory building; demo existing gazebo and construct new outdoor kitchen area with retractable awning.	MST2017-00385	015-202-004	11/14/2018	1	2	0	RS-25
1705 CLEARVIEW RD dummy case to track ADU - Abate violations noted in ENF2016-01755. Convert (e) garage and portions of the (e) residence to a new 1,365 sq. ft. Accessory Dwelling Unit. New windows and front door for ADU. New FAU for ADU. Upgrade elect. panel to 200 amp. New apron, with curb and gutter under separate Public Works permit. Inspection required within 90 days of permit issuance or enforcement will continue	MST2017-00276	041-061-031	12/12/2018	1	2	0	RS-6
1817 CLEARVIEW RD dummy case to track ADU	MST2017-00347	041-061-002	03/12/2018	1	2	0	RS-6
3335 CLIFF DR Review After Final changes including upper story deck, railing, and hot tub. The previously approved project was for the construction of a 3,420 square foot two-story single-family residence and an attached 750 square foot three-car garage on a 63,162 square foot lot in the Hillside Design District and Appealable Jurisdiction of the Coastal Zone. The proposal includes the demolition of two storage sheds within the interior-yard setback. The site is currently developed with a 1,050 square foot barn, which is proposed to remain. Planning Commission approval for a Coastal Development Permit is required.	MST2002-00822	047-082-016	05/08/2014	1	1	0	A-1/SD-3
1255 COAST VILLAGE RD Proposal to demolish the existing nursery and construct a new three-story mixed-use condominium building, comprised of 8,025 square feet of non-residential, and two residential units totaling 3,268 square feet, and a total of 42 covered parking spaces. Planning Commission approvals were granted for a Tentative Subdivision, Development Plan Approval, Coastal Development Permit, and zoning modification requests for setback encroachments.	MST2011-00220	009-740-010	03/19/2015	2	2	0	C-1/S-D-3
127 COOPER RD Proposal to convert the 466 square foot accessory space attached to the rear of the existing two-car garage into an accessory dwelling unit. Proposal includes installing a shower in the existing 1/2 bath and a full kitchen. The existing 1,032 square foot one-story residence and detached 414 square foot two-car garage will remain. No additional square footage is proposed. This proposal will abate violations indicated in ENF2017-00396.	MST2017-00383	041-341-004	04/11/2018	1	2	0	E-3/SD-3

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
604 E COTA ST Proposal for a new residential project using the Average Unit-Size Density Program (AUD). Project consists of the demolition of 1,682 square feet of commercial space and 6,189 square feet of residential space and the construction a new 20,426 square foot, 3-story mixed-use project with a maximum height of 43'-2". In addition to 2,028 square feet of new commercial floor space, the project proposes 29 residential units with an average unit size of 595 square feet. The proposed density on this lot is 63 dwelling units per acre, on a parcel within the Priority Housing Overlay, which allows for 63 dwelling units per acre. Also proposed are 37 parking spaces and 34 bike parking spaces on the ground floor and 20 cubic yards of grading.	MST2014-00220	031-222-001	10/15/2018	25	29	4	M-C
213 W COTA ST Proposal for a new three-unit, two-story apartment building totaling 4,181 square feet. The project consists of two three-bedroom units, one two-bedroom unit, five attached garage spaces, and one uncovered parking space. The existing single-family residence will be demolished.	MST2012-00447	037-161-004	08/01/2017	2	3	1	R-M
1308 DE LA GUERRA RD Proposal for interior and exterior alterations to an existing 3,090 square foot, two-story, single-family residence, located on a 10,800 square foot lot within the Hillside Design District. Exterior changes include: minor façade alterations; door and window alterations; improvements to existing site walls, patio and stairs; and replacement of hand-rails at the lower deck. The proposal will address violations identified within enforcement case ENF2013-00777. FYI. thsi project was later amended to include an Accessory Dwelling Unit.	MST2013-00519	031-142-003	01/31/2019	1	2	0	RS-10
415 E DE LA GUERRA ST Proposal to construct a 1,657 square foot residential unit and a 258 square foot garage on a mixed-use site. There is an existing mixed-use building consisting of 4,350 square feet of commercial space, two existing residential units totaling 2,755 square feet, and a 400 square foot garage on the site, which are proposed to remain. There are currently 15 uncovered parking spaces on the lot. Modifications are required for parking and setback encroachments along two property lines.	MST2004-00243	031-022-008	03/25/2015	1	3	0	C-G
1623 DE LA VINA ST Proposal to demolish a vacant 1,251 square foot, 2-story, single-family dwelling and 180 square foot detached garage and construct three new 2-story residential units. The new units are to be designed in the architectural style of the demolished building. Total development on site will be 2,618 square feet, with Unit A at 825 square feet, Unit B at 735 square feet, and Unit C at 805 square feet. Three uncovered parking spaces will be provided on this approximately 5,100 square foot parcel. Grading will be balanced on site. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with an average unit size of 788 square feet.	MST2014-00546	027-171-010	05/31/2017	2	3	1	R-MH
517 DE LA VISTA AVE dummy case to track adu	MST2017-00240	029-031-014	01/25/2018	1	2	0	R-2
1032 DEL SOL AVE The project proposes to create an Accessory Dwelling Unit in an existing 272 square foot detached accessory building. The project proposes no exterior alterations and 22 square feet of interior remodeling to add a shower to an existing half bath and add kitchen cooking facilities.	MST2017-00860	045-071-008	06/28/2018	1	2	0	R-2/SD-3
705 DOLORES DR dummy case to track ADU - Convert portion of (E) single family residence to new 775 sq. ft. Accessory Dwelling Unit.	MST2017-00560	035-123-007	04/11/2018	1	2	0	RS-15
427 DONZE AVE Dummy case to track ADU - Convert (e) garage/workshop into a new 369 sq. ft. Accessory Dwelling unit.	MST2017-00661	029-132-010	01/23/2019	1	2	0	R-M
2712 EL PRADO RD dummy case to track ADU	MST2017-00449	051-282-020	01/31/2018	1	2	0	RS-7.5/US

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
1314 FERRELO RD Proposal to construct a new 2,514, two-story single-family residence with an attached 445 square foot two-car garage and a 692 square foot basement on a 10,890 square foot vacant lot in the Hillside Design District. The proposal includes 1,009 square feet of decks, new retaining walls, more than 500 cubic yards of grading, and a widened driveway on an easement on an adjacent property. The proposed total of 3,655 square feet, of which 692 square feet is below grade, is 77% of the required maximum floor-to-lot area ratio (FAR).	MST2014-00197	029-283-006	06/06/2017	1	1	0	RS-15
1303 FERRELO RD - LOT 28 This is a revised project under construction. The project requires a Public Works encroachment permit for an as-built 5' high fence with columns and spans approximately 152 lineal feet in the right-of-way. Project revisions include addition of design details, removal of windows, new side yard gate, eave detail changes, removal of awnings, additional lighting and decorative elements and a revised landscape plan with boulders. This project received SFDB Final Approval on January 2, 2007.	MST2005-00082	029-271-028	07/27/2017	1	1	0	RS-15
422 E FIGUEROA ST dummy case to track ADU	MST2017-00177	029-222-005	03/19/2018	1	2	0	R-M
517 W FIGUEROA ST Proposal for a new 17,475 square foot, three-story, 6-unit apartment building. The building consists of 1 three-story, three-bedroom unit and 20 parking spaces on the ground level. Above the parking level are 4 two-story, five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project. Preliminary Approval by the ABR in 2008 for a similar building containing 9 units has expired. Minor architectural changes have been made by the new architect.	MST2011-00426	039-250-020	08/16/2018	6	6	0	R-M
2618 FOOTHILL LN Dummy case to track ADU - Convert (e) 636 sq. ft. garage into a new Accessory Dwelling Unit. Install new kitchen and bathroom areas. Permit as built trellis attached to the (e) garage structure.	MST2018-00013	021-110-034	10/03/2018	1	2	0	RS-1A
1689 FRANCESCHI RD dummy case to track ADU	MST2017-00296	019-021-019	09/19/2017	1	2	0	RS-1A
513 GARDEN ST Proposal for a three-story mixed-used project consisting of 2,730 square feet of new commercial space and 3,600 square feet of new residential space in nine residential studio units. The existing 1,144 square foot commercial building will remain on the 14,500 square foot lot.	MST2010-00168	031-202-009	03/28/2016	9	9	0	M-C
522 GARDEN ST This is a revised project description: Proposal to construct a new three-story mixed-use building on a 3,320 square foot vacant lot. The project consists of two commercial tenant spaces of 247 and 221 square feet on the ground floor, an 884 square foot residential unit with a 481 square foot deck on the second floor, a 718 square foot unit with a 175 square foot deck on the third floor and a 692 square foot roof deck. Parking consists of two residential parking spaces and two bicycle parking spaces in a two-car garage, and two uncovered parking spaces for the commercial units. The project is proposed under the Average Unit-size Density Incentive Program with the average unit size of 718 square feet.	MST2013-00464	031-211-023	04/12/2016	2	2	0	M-C
819 GARDEN ST This is a revised project. Proposal to demolish an existing 780 square foot office building and construct a new four-story, 4,515 square foot mixed-use building on a 1,881 square foot lot located in El Pueblo Viejo Landmark District. This development will be comprised of one 2,003 square foot one-bedroom unit, and 1,390 net square feet of office space. Four parking spaces will be provided: two on-site in a 1,122 square foot parking garage, and two on a separate parcel within 500 feet. Also proposed is a 602 square foot roof deck. Staff Hearing Officer approval is requested for a zoning modification to provide less than the required 10% open space area.	MST2005-00439	031-012-011	04/01/2015	1	1	0	C-G

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
1759 GRAND AVE	MST2006-00746	027-810-001	04/08/2014	3	3	0	R-2
Revised proposal to construct three new residential condominium units rather than single-family residences on a vacant 16,900 square foot lot located in the Hillside Design District. Square footages have not changed. Unit A would be partially three-stories, 2,318 square feet, with an attached 503 square foot garage; Unit B would be two-stories, 1,840 square feet, with an attached 518 square foot garage; and Unit C would be two-stories, 2,245 square feet, with an attached 503 square foot garage. The project will result in a total of 7,927 square feet of structures on the lot, and includes 190 total cubic yards of cut and fill grading outside the building footprint. A modification was approved for an overheight wall along the driveway.							
1316 E GUTIERREZ ST	MST2017-00334	031-392-004	01/03/2019	1	2	0	R-2
Dummy case to track ADU - Addition of 268 sf to (e) 239 sf studio to create (n) 507 sf Accessory Dwelling Unit(ADU) by adding (n) kitchen and full bath.							
1318 E GUTIERREZ ST	MST2017-00181	031-392-005	07/25/2018	1	2	0	R-2
dummy case to track ADU - New detached 977 s.f. Accessory Dwelling Unit. As-built deck at rear of existing dwelling. Clean sewer lateral per SLIP case.							
410 E HALEY ST	MST2016-00309	031-283-016	04/18/2017	-1	0	1	M-C
Proposal to convert an existing 1,469 square foot, two-bedroom, second floor dwelling unit to a two-room hotel. Two uncovered parking spaces will be provided. There will be no new floor area and no changes to the exterior of the building. This project will require Development Plan Approval findings for conversion of residential use to commercial use. This unit was identified as "Space 9" in The Mill complex.							
225 E HALEY ST	MST2011-00310	031-202-012	07/30/2018	1	1	0	M-C
Proposed abatement of ENF2011-00287. This includes the "as-built" conversion of a restaurant and boarding home to a church and residence. The exterior alterations include minor alterations to the windows and doors, extending the second-story deck, and repaving portions of the driveway and parking areas. Four parking spaces are proposed.							
709 E HALEY ST	MST2011-00077	031-232-017	09/22/2014	-1	0	1	C-G
Proposal to convert an existing 504 square foot one-story residence to commercial use and add 381 square feet to the front of the building. A new 1,000 square foot four-car carport with 1,000 square feet of uncovered storage area above the parking spaces is proposed at the rear of the 5,200 square foot lot. The project will result in 975 square feet of new commercial floor area.							
13 W HALEY ST	MST2017-00166	037-211-004	04/14/2017	-1	0	1	M-C
Proposed conversion of a four-story 699 square foot, single residential unit to a short-term rental. No portion of the unit will be rented out separately.							
216 W HALEY ST	MST2017-00142	037-161-016	02/28/2018	-1	0	1	R-MH
Proposal for the conversion of a single family home to a short-term vacation rental. Project consists of the conversion of an approx. 940 square foot, one-story, three-bedroom single family residence to commercial short-term rental floor space. Exterior changes include the demolition of an existing one-car garage, a 96 square foot as-built shed and the construction of two uncovered parking spaces on new permeable pavers. Also proposed are new railings on the existing stairs and permitting as-built laundry hookups. The hedges and fence along the driveway will be reduced to 42" maximum. A 30 inch palm is also proposed to be removed. Project addresses violations identified in Zoning Information Report ZIR2016-00516.							
1455 HARBOR VIEW DR	MST2018-00286	015-271-010	01/24/2019	1	2	0	E-3/SD-3
Coastal Exemption for a new accessory dwelling unit within an existing residence in the non-appealable jurisdiction of the Coastal Zone.							

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
457 N HOPE Proposal to create 9 lots for future development of single-family residences on a 2.92 acre vacant lot currently in the County of Santa Barbara. Due to the utilities being serviced by the City of Santa Barbara and the property being located within the City's sphere of influence, it will be required to be annexed. Because of the annexation, the project will include a General Plan Amendment and a Rezone. A new public road along the northern lot line will provide access to the parcels. No development of the individual lots is proposed with the subdivision.	MST2006-00564	057-170-061	03/09/2015	9	9	0	RS-7.5/US
639 ISLAND VIEW DR dummy case to track ADU - Convert an (E) pool house to an Accessory Dwelling Unit. Add kitchen and reconfigure bathroom.	MST2017-00562	035-112-001	11/08/2018	1	2	0	RS-15
324 E ISLAY ST dummy case to track ADU - Convert (e) two car garage to (n) 418 sq. ft. Accessory Dwelling Unit by adding (n) kitchen, full bath and mini split system. Install (n) window on SE exterior wall. Remove garage doors and replace with siding and windows to match.	MST2017-00331	027-121-003	04/17/2018	1	2	0	RS-15
223 W ISLAY ST Proposal to demolish an existing 328 square foot, detached two-car garage, construct a new 424 square foot two-car garage, and add a new 88 square foot covered front porch at an existing, one-story single-family residence.	MST2016-00081	027-091-002	10/30/2018	1	2	0	R-MH
812 JENNINGS AVE Proposal for a short-term vacation rental conversion. The project is comprised of the conversion of a 1,081 square foot single-story, 3-bedroom house into a short-term vacation rental. Exterior changes include the demolition of the 197 square foot single car garage, addition of four new uncovered parking spaces, a new three foot fence along the front property line, new landscaping, and widening of the existing driveway apron.	MST2017-00511	017-043-003	09/28/2018	-1	0	1	M-I
104 JORGENSEN LN Proposal to construct a new two-story, 2,596 square foot single-family residence, a 248 square foot basement, and an attached 506 square foot two-car garage on an existing 3.85 acre vacant lot in the Hillside Design District. The proposal also includes a 419 square foot detached pool cabana, a new pool and spa, new pool fencing, 335 square foot loggia, 1,814 square feet of uncovered decks, 600 cubic yards of grading to be balanced onsite, and the removal of two existing oak trees. The proposed total of 3,521 square feet includes a 248 square foot basement calculation discount, and is 53% of the maximum floor-to-lot area ratio (FAR) guideline. The project requires compliance with Planning Commission Resolution No. 014-07 and City Council Resolution No. 07-086.	MST2011-00104	021-110-038	03/11/2014	1	1	0	RS-1A
1565 LA CORONILLA DR Proposal to construct a new 3,045 square foot two-story residence with an attached 440 square foot two-car garage. The project includes 380 square feet of decks and a total of 818 cubic yards of cut and fill grading. The proposed total of 3,485 square feet on a 17,646 square foot vacant lot in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).	MST2014-00297	035-302-003	07/12/2017	1	1	0	RS-15
852 LA MILPITA RD dummy case to track ADU	MST2017-00184	053-012-022	10/17/2017	1	2	0	RS-7.5/US
1568 LA VISTA DEL OCEANO DR Proposal to construct a 2,458 square foot, two-story, single-family residence and an attached 557 square foot garage, located on a vacant 14,296 square foot lot within the Hillside Design District. Approximately 1,000 cubic yards of grading is proposed with 600 cubic yards outside of the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085). The proposed total of 3,124 square feet is 73% of the required floor-to-lot area ratio (FAR). The project requires compliance with Planning Commission Resolution No 063-05, and No. 004-07.	MST99-00513	035-180-085	01/15/2015	1	1	0	RS-15

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
1570 LA VISTA DEL OCEANO DR Proposal for a new 2,525 square foot three-story residence and an attached 500 square foot two-car garage on a 12,630 square foot vacant lot located in the Hillside Design District. The project requires an estimated 2,240 cubic yards of grading with 1,650 cubic yards outside the footprint of the main building. This project includes site improvements, street access and common grading with the two adjacent parcels (APN 035-180-058 and -085).	MST98-00706	035-180-084	04/26/2016	1	1	0	RS-15
1575 LA VISTA DEL OCEANO DR This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front yard setbacks, to allow guest parking in the front yard setback and reduced open yard and to allow overheight retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.	MST2003-00652	035-170-030	08/06/2015	1	1	0	RS-15
1576 LA VISTA DEL OCEANO DR This is a revised project for major design alterations for a project that received final design approval in 2006. There is an active building permit issued for the approved design, which involves the construction of a new three-story, 3,940 square foot, single-family residence, with an attached two-car garage, and is 99% of the required floor-to-lot area ratio (FAR). The revised application proposes to reduce the project to a new, two-story, 3,565 square foot single-family residence, with an attached two-car garage. The revised project resulting in 81% of the required floor-to-lot area ratio (FAR) and includes a 50% reduction for a portion of the lower floor area. The project requires compliance with Planning Commission Resolution No. 063-05, approved on October 6, 2005.	MST1999-01043	035-180-058	01/15/2015	1	1	0	RS-15
1333 LAGUNA ST Dummy case to track Change of use - Change use of Duplex to a new 1,689 sq. ft. Single Family Residence.	MST2018-00271	029-083-004	01/08/2019	-1	1	1	R-M
1913 LAGUNA ST Proposal to construct a new two-story, 2,572 square foot, single-family residence, including a 500 square foot two-car garage, on a 7,470 square foot vacant lot located in the Mission Area Special Design District. The proposal includes a 560 square foot roof deck, 68 cubic yards of grading, demolition of an existing storage shed and pergola, and removal of three existing citrus trees. The proposed total of 2,572 square feet is 84% of the required maximum floor-to-lot area ratio (FAR).	MST2012-00200	025-391-020	04/22/2014	1	1	0	RS-15
1920 LAGUNA ST dummy case to track adu - Permit (e) as-built guest house to (n) 441 sf Accessory Dwelling Unit in the workshop area of an (e) garage structure.	MST2017-00456	025-393-014	05/22/2018	1	2	0	R-2
1525 LAS CANOAS RD Dummy case to track ADU - Convert (e) conditioned accessory building to (n) 288 sf Accessory Dwelling Unit. Add shower to bathroom, add kitchen and add new ductless mini-split system.	MST2017-00659	021-110-009	09/27/2018	1	2	0	RS-1A
1627 LAS CANOAS RD Dummy case to track ADU - Convert (e) guest suite to (n) 545 sf Accessory Dwelling Unit.	MST2017-00750	021-071-026	04/27/2018	1	2	0	RS-1A
2108 LAS CANOAS RD dummy case to track ADU - Convert (e) hobby room into a new 562 sq. ft. Accessory Dwelling Unit. Construct new kitchen with new counter tops, plumbing, electrical, and appliances. Permit new shower.	MST2017-00342	021-030-031	04/25/2018	1	2	0	RS-1A
2534 LAS POSITAS RD Dummy case to track ADU - To abate violations from ENF2017-00353. Convert (e) master suite to (n) 512 sf Accessory Dwelling Unit. Permit new doors, laundry area, gas heater in living room and on demand water heater. New deck, windows, doors and as-built kitchen remodel in main house. Inspection required within 30 days of permit issuance or enforcement will continue.	MST2017-00727	051-321-009	09/19/2018	1	2	0	RS-7.5/US

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
2220 LAS ROSAS LN dummy case to track ADU	MST2017-00450	025-191-014	11/29/2017	1	2	0	RS-7.5
3753 LINCOLN RD Proposal to construct a new 1,967 square foot, one-story, single-family residence, with an attached, 487 square foot, two-car garage, and a 126 accessory building on a vacant lot. The proposed total of 2,574 square feet of development on a 7,500 square foot lot is 84% of the maximum required floor-to-lot area ratio (FAR).	MST2014-00312	053-430-015	02/02/2018	1	1	0	RS-7.5/US
3709 LINCOLNWOOD DR dummy case to track adu - Convert (e) garage to (n) 322 (net) sf Accessory Dwelling Unit. Remove the garage door and install 1 (n) window. Add kitchen and bathroom	MST2017-00465	053-430-051	05/31/2018	1	2	0	RS-7.5/US
70 LOMA MEDIA RD dummy case to track ADU - Reconfigure main residence to support an Accessory Dwelling Unit. Relocate light switch, create tandem parking & provide one hour wall separation to (e) residence.	MST2017-00187	019-300-039	05/23/2018	1	2	0	RS-15
2930 LOMITA RD dummy case to track ADU - Convert (e) 553 sq. ft. accessory structure over garage into an Accessory Dwelling Unit, add new kitchen & shower.	MST2017-00349	051-201-029	05/16/2018	1	2	0	RS-7.5/US
34 E LOS OLIVOS ST Dummy case to track ADU - Convert 499 sq. ft. of the (e) residence into a new Junior Accessory Dwelling Unit. Install new kitchenette.	MST2018-00361	025-242-005	12/04/2018	1	2	0	RS-15
232 E LOS OLIVOS ST "Dummy" MST case to track ADU - Abate violations addressed to ENF2016-00971. Remove chicken coop, permit kitchen in guest area above garage and convert to Accessory Dwelling Unit. Remove selected portions of interior walls, remove (e) fireplace. Relocate (e) wall heater and remodel ADU bath removing tub and install shower. Permit as built pot-filler sink in main house kitchen.	MST2017-00089	025-252-002	04/25/2018	1	2	0	RS-15
340 E LOS OLIVOS ST This property is on the City's List of Potential Historic Resources: "Edwards/Dole House." Proposal for alterations and additions to an existing, three-story, 5,203 square foot, single-family residence, located on a 13,510 square foot parcel. The project includes a request to permit the 139 square foot "as-built" dormer addition, a 142 square foot "as-built" deck constructed on the third floor, and the 362 square foot "as-built" second-story sunroom addition, the replacement of aluminum windows on the "as-built" second-story sunroom with (period-correct) wood windows, and the replacement and installation of new skylights. The proposal also includes additions and alterations to the existing garage including relocating the existing 408 square foot, two-car garage (and 244 s.f. loft above the garage) to comply with required front setback, adding 60 square feet to meet the minimum interior dimensions, and window and door changes. The existing driveway material is to be removed and replaced with a 540 square foot brick driveway including a integrated brick inlayed vehicular turntable. This project will address violations identified within enforcement case ENF2013-00546 including "as-built" window and skylight changes to the existing 267 square foot detached accessory building and the demolition of other unpermitted structures. The proposed site development totals 6,683 square feet. The project is 149% of the required floor-to-lot area ratio (FAR). The application received Planning Commission review and approvals for requested floor area and setback modifications.	MST2013-00340	025-261-004	03/22/2018	1	2	0	RS-15
116 W LOS OLIVOS ST B dummy case to track ADU - Convert (e) bedroom and bathroom into (n) 310 sf Accessory Dwelling Unit by adding (n) kitchen.	MST2017-00553	025-183-014	11/09/2018	1	2	0	R-MH
3431 LOS PINOS DR Proposal to convert a 598 square foot second story portion of the resident to a secondary dwelling unit. The proposal includes the installation of a spiral staircase and a uncovered parking space within the required 40' SD-1 front setback.	MST2014-00276	053-321-001	09/15/2015	1	2	0	RS-7.5/SR

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
3924 MARICOPA DR Dummy case to track ADU - Interior alteration to create new Junior Accessory Dwelling Unit in (e) residence.	MST2018-00364	057-223-017	09/25/2018	1	2	0	RS-7.5/US
3435 MARINA DR Proposal to construct a 5,990 square foot, three-level, single-family residence, comprised of two-stories and a basement, and a 440 square foot two-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes new site walls and gates, new site landscaping and hardscape, a new pool. 3,854 cubic yards of cut and fill grading are proposed, with 10 cubic yards to be exported off site. The proposed total of 6,430 square feet (of which 5,210 is above grade) is 103% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.	MST2013-00281	047-022-005	10/23/2017	1	1	0	A-1/SD-3
316 W MICHEL/1516 CASTILLO STS Proposal for a 21-unit multi-family residential project using the Average Unit Density Incentive Program (AUD) on two perpendicular lots (APNs 027-212-026 and 027-212-022). Project consists of a voluntary lot merger, the rehabilitation of the two buildings on site which are eligible for designation as potentially historic resources, demolition of three existing structures, and construction of four new, two-story residential buildings. Unit mix will include (8) two-bedroom units, and (13) one-bedroom units ranging in size from 532 to 1,266 square feet with an average unit size of 730 square feet. The proposed density on 35,263 square foot combined lot will be 26 dwelling units per acre on a parcel with a General Plan Land Use designation of Medium-High Density, which allows for 15-27 dwelling units per acre. Also proposed are 21 parking spaces, approximately 426 square feet of detached accessory structures, reconfigured driveways, and new landscaping.	MST2016-00125	027-212-026	12/26/2018	5	21	7	R-MH
800 E MICHELTORENA ST Proposal for a 580 square foot studio unit and an attached 413 square foot workshop with photovoltaic cells and solar panels on the roof on a 1.1 acre lot in the Hillside Design District. The site is currently developed with a 4,262 square foot residence and a 1,422 square foot residence.	MST2001-00669	029-100-026	09/01/2017	1	3	0	R-2
1105 N MILPAS ST Proposal to convert an existing five-unit multi-family apartment complex into a new six-unit Average Unit Density Incentive Program (AUD) project. One existing 1,423 square foot residential unit will be converted into two units on a 10,221 square foot parcel with a Medium-High Residential Density General Plan designation. The unit sizes will be 907 square feet for Unit E and 516 square feet for Unit F. The maximum allowed average unit size is 925 square feet, and the proposed maximum average unit size is 648 square feet. Site alterations include a new 3'-0" tall, 4'-0" linear foot long garden wall and six new covered and secured bicycle parking spaces. A total of six parking spaces will be provided, with two spaces in an existing garage and four uncovered spaces. No exterior alterations are proposed to the existing building and no new floor area is proposed.	MST2015-00609	029-192-013	12/11/2017	1	6	0	R-M
1025 MISSION RIDGE RD dummy case to track ADU	MST2017-00360	019-031-006	03/20/2018	1	2	0	RS-1A
1233 MISSION RIDGE RD This is a revised project description. Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a 920 square foot one-story additional dwelling unit with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. The proposed total of 4,395 square feet for Unit 1 is 99.9% of the maximum guideline floor-to-lot area ratio (FAR). The proposed total of 1,504 square feet for Unit 2 is 34% of the maximum guideline floor to lot area ratio. A total of 308 cubic yards of onsite grading is proposed. The project received Planning Commission approval on 3/10/2011 (Resolution No. 005-11) for a Performance Standard Permit to allow an additional dwelling unit per SBMC 28.93.030.E.	MST2010-00186	019-231-007	09/06/2016	1	2	1	RS-15

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
810 W MISSION ST Proposal to convert an existing detached two-car garage to an accessory structure with an addition of 103 square feet of storage space at the rear. The proposal also includes two new uncovered parking spaces behind the existing one-story single family residence. The project will address violations in ZIR2013-00130, including permitting the "as-built" driveway fence and gate and removing all other unpermitted items. The proposed total of 1,717 square feet on a 6,557 square foot lot is 61% of the maximum allowable floor-to-lot area ratio (FAR).	MST2016-00572	043-081-012	01/15/2019	1	2	0	RS-6
2131 MODOC RD dummy case to track ADU	MST2017-00178	043-042-017	08/28/2017	1	2	0	RS-6
1216 E MONTECITO ST Proposal to demolish the existing 749 square foot single-family residence and construct two new detached units on a 5,300 square foot lot. Proposed is a 1,196 square foot two-story single family residence at the front of the lot and a detached two-story structure at the rear of the lot consisting of a 600 square foot accessory dwelling unit and a 557 square foot two-car garage. One uncovered parking space is also proposed. The project will address violations listed under enforcement case ENF2009-01426.	MST2010-00378	017-062-004	04/18/2017	1	2	1	R-2
2225 MOUNT CALVARY RD Proposal to construct a 1,350 square foot one-story single family dwelling with an attached 465 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 1,815 square feet on a 1.5 acre lot is 35% of the guideline maximum floor-to-lot area ratio (FAR).	MST2016-00263	021-040-037	07/03/2018	1	1	0	RS-1A
460 W MOUNTAIN DR Dummy case to track ADU - Convert (E) accessory space to Accessory Dwelling Unit. Abate ZIR violation for as-built laundry and reconfiguration of bathroom in main house.	MST2017-00639	019-021-004	06/13/2018	1	2	0	RS-1A
960 W MOUNTAIN DR Proposal to construct a new two story 2,054 square foot single family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline floor to area ratio.	MST2009-00149	021-050-057	10/21/2015	1	1	0	RS-1A
1291 W MOUNTAIN DR Proposal to construct a 2,499 square foot, one-story, single-family residence, and an attached, 635 square foot, two-car garage, located on a 3-acre lot in the Hillside Design District. The proposal includes 642 cubic yards of cut and 633 cubic yards of fill. Construction of a detached 500 square foot accessory workshop structure and a 390 square foot open barn is also proposed. The proposed total of 4,024 square feet is 66% of the guideline floor-to-lot area ratio (FAR).	MST2012-00030	021-050-037	05/04/2017	1	1	0	RS-1A
1301 W MOUNTAIN DR Proposal to construct a new 6,221 square foot, two-story residence with an attached 725 square foot, three-car garage. The original 3,718 square foot residence was destroyed in the Tea Fire. Proposal to construct a 615 square foot addition to an existing 510 square foot second residence and to construct a new 450 square foot two-car carport for the second residence. The project includes approximately 1,886 cubic yards of cut and fill grading located outside of the building footprint. The 10.5 acre project site is located in the Hillside Design District. The proposal is 78% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for the requested Performance Standard Permit to allow an additional dwelling unit.	MST2012-00005	021-050-038	07/18/2016	1	2	0	RS-1A
1146 NIRVANA RD Proposal to remodel and convert the existing 957 square foot, detached accessory building into a new 482 square foot additional dwelling unit, a 377 square foot two-car garage, and 123 square feet of storage. The proposal includes two new uncovered parking spaces. Staff Hearing Officer review is requested for a Performance Standard Permit and for requested zoning modifications. No alterations are proposed to the existing, 2,009 square foot, single-family residence. The proposed development total of 2,991 square feet, located on a 1.78 acre lot in the Hillside Design District, is 55% of the required floor-to-lot area ratio (FAR).	MST2014-00046	043-060-013	04/26/2016	1	2	0	RS-6

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
901 OLIVE ST	MST2012-00048	029-302-018	06/03/2015	19	19	0	C-G
<p>Proposal to construct ten, one-story, studio apartment units and nine, two-story, one-bedroom apartment units above a new two-level, 59 space parking structure. The 19 new apartment units and new parking structure will be added to an existing two-story, 18,276 office building. Project also includes alterations to the existing office building including façade improvements on all sides, new elevator, new roof with light wells, solar panels and a new 474 square foot basement-level mechanical room. Total development proposed is 60,060 square feet with a maximum height of 51 feet on a 33,005 square foot lot. Seven existing parking spaces will remain for a total of 66 proposed parking spaces. Staff Hearing Officer approval of a zoning modification was granted for a reduction of required parking spaces.</p>							
129 OLIVER RD	MST2013-00511	041-344-005	07/12/2017	1	1	0	E-3/SD-3
<p>Proposal for construction of a 2,997 square foot, two-story, single-family residence and an attached, 449 square foot, two-car garage, located on a 12,500 square foot vacant lot and within the non-appealable jurisdiction of the Coastal Zone. The proposal includes two upper level decks and a total of 1,351 cubic yards of site grading (including 1,231 cubic yards of grading beneath the building footprint and 120 cubic yards elsewhere on the site). The proposed total of 3,446 square feet is 85% of the required maximum floor-to-lot area ratio (FAR).</p>							
102 ONTARE HILLS LN	MST2010-00156	055-160-054	07/20/2017	1	1	0	RS-1A
<p>Proposal for a new two-story 4,282 square foot single-family residence, 750 square foot detached three-car garage, and 500 square foot accessory space above the garage. The project includes a new driveway, hardscape, retaining walls, landscaping, and grading for foundation and site. The proposed total of 5,532 square feet on the 1.1 acre vacant lot in the Hillside Design District is 110% of the maximum guideline floor to lot area ratio.</p>							
103 ONTARE HILLS LN	MST2011-00261	055-160-061	09/16/2015	1	1	0	RS-1A
<p>This is a revised project description. Proposal to construct a new one-story 3,510 square foot single-family residence and a 504 square foot attached two-car garage on a 42,123 square foot vacant lot located in the Hillside Design District. The proposal includes a new 496 square foot detached accessory structure. The proposed total of 4,510 square feet is 91% of the guideline floor-to-lot area ratio (FAR). A total of 1,097 cubic yards of grading is proposed, which includes 232 cubic yards of cut and 99 cubic yards of fill under the building footprint and 463 cubic yards of cut and 303 cubic yards of fill on the site. Two trees are proposed to be removed. This parcel was created as a result of a nine-lot subdivision which was approved by the Planning Commission on April 28, 2005. Project requires compliance with Planning Commission Resolution No. 032-05.</p>							
103 ONTARE HILLS LN	MST2017-00180	055-160-061	07/31/2017	1	2	0	RS-1A
<p>dummy case to track ADU</p>							
1611 ORAMAS RD	MST2017-00279	027-152-011	11/01/2018	1	2	0	RS-15
<p>dummy case to track ADU - Convert (e) garage into a new 410 sq. ft. Accessory Dwelling Unit. Construct new kitchen with appliances and full bathroom. Install new electrical throughout new unit. Remove garage door and driveway.</p>							
832 ORANGE AVE	MST2005-00657	037-024-002	09/21/2016	1	2	1	R-M
<p>Proposal to demolish a 789 square foot residence and existing garage on a lot where two units currently exist. A new unit is proposed to be attached to the remaining 933 square foot unit to create a two-story, 3,344 square foot duplex, with a 406 square foot attached two-car garage. Two covered and two uncovered parking spaces are proposed. A modification is requested to allow one uncovered parking space to encroach into the required interior yard setback.</p>							
1119 E ORTEGA ST	MST2017-00459	031-131-015	01/31/2019	1	2	0	RS-6
<p>dummy case to track adu - Abate violations noted in ENF2017-00013. Convert garage and storage area to new 405 sq. ft. Accessory Dwelling Unit. Construct new full bath and kitchen area. Remove garage door and install new sliding glass door. Demolish illegal dwelling unit behind house constructed in setback, remove electrical cable ran to 3 unpermitted sheds constructed within setbacks, remove 2 sheds and patio covers built within setbacks. Demolish section of third shed in setback. Inspection required within 30 days of permit issuance or enforcement will continue.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
109 W ORTEGA ST Proposal to convert an existing 1,669 square foot single-family dwelling to a short-term vacation rental, which is considered non-residential square footage. Development Plan approval is requested. The existing 1-car garage/shed is proposed to be demolished and two uncovered parking spaces are proposed. The proposed site work on this 5,000 square foot parcel includes landscaping improvements and replacement of the driveway with permeable pavers, 185 square feet of new impermeable surfaces, a new fence, and new hot tub and deck.	MST2015-00581	037-123-002	08/02/2016	-1	0	1	C-G
531 W ORTEGA ST Proposal to convert an existing 2,908 square foot two-story single-family dwelling to a duplex. The project will not alter the exterior of the building. The existing 494 square foot two-car attached garage will remain, and two new uncovered parking spaces are proposed with access from the public alley. The project will address violations in ENF2013-00490.	MST2013-00353	037-102-002	07/31/2014	1	2	0	R-M
2204 PARKWAY DR Proposal for a new two-story building consisting of a 510 square foot second floor dwelling unit above a new 721 square foot three-car garage located at the rear of the property. The existing 1,023 square foot one-story single-family residence located on the 5,032 square foot lot will remain unchanged. Total development on site will be 2,254 square feet. The building is proposed to be located at the property line to the north adjacent to the commercial zoned property and encroaches into the interior setback. Staff Hearing Officer review of a zoning modification is requested for the setback encroachment.	MST2012-00070	025-171-031	06/22/2016	1	2	0	R-M
450 PASEO DEL DESCANSO Dummy case to track ADU	MST2017-00608	053-101-019	03/08/2018	1	2	0	RS-7.5
2916 PASEO DEL REFUGIO dummy case to track ADU	MST2017-00188	053-203-013	08/31/2017	1	2	0	RS-7.5
1703 PATERNA RD dummy case to track ADU - Convert (e) accessory structure to a new 587 sq. ft. Accessory Dwelling Unit. 52 sq. ft. addition to structure to create a new bathroom area. Convert (e) bathroom to a new kitchen area.	MST2017-00254	019-185-002	09/17/2018	1	2	0	RS-15
1706 PAYERAS ST Coastal Exemption for an attached Accessory Dwelling Unit.	MST2018-00019	045-022-003	08/07/2018	1	2	0	E-3/SD-3
825 W PEDREGOSA ST Dummy case to track ADU - Convert (e) detached 360 s.f. garage to (n) 270 s.f. sf Accessory Dwelling Unit with 90 s.f. storage room.	MST2018-00128	043-151-003	09/17/2018	1	2	0	R-2
540 W PUEBLO ST Project consists of a new comprehensive outpatient cancer treatment facility, four-tier parking structure with 180 spaces, two small commercial structures, six rental housing units, and merger of 10 lots located between W. Junipero and W. Pueblo Streets into one 3.38-acre lot. A Substantial Conformance Determination was made to allow the construction of a new Learning Center (with an 80-seat auditorium) rather than a residential duplex on the vacant lot at 529 W. Junipero St. and to allow the building at 525 W. Junipero St. to be converted to a residential duplex rather than a commercial space.	MST2007-00092	025-090-048	04/26/2018	-4	6	4	O-M
1212 QUINIENTOS ST dummy case to track ADU - Construct new 636 sq. ft. Accessory Dwelling Unit.	MST2017-00499	017-183-017	09/11/2018	1	2	0	R-2
30 W QUINTO dummy to track adu	MST2017-00113	025-031-008	10/11/2017	1	2	0	RS-7.5

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
31 W QUINTO ST dummy case to track adu - Abate violations noted on ENF2016-00053. Convert previously permitted room above garage to a accessory dwelling unit. Permit (e) laundry in garage. Permit as-built FAU and A/C in the propped accessory dwelling unit.	MST2017-00115	025-071-001	04/27/2018	1	2	0	RS-7.5
312 RANCHERIA ST Proposal to construct a new seven unit apartment complex on an 11,375 square foot vacant parcel. The project comprises two, 2-story buildings. Building 1 will be 2,433 square feet in size and will house three units and Building 2 will be 3,248 square feet in size and will house four units. Seven uncovered parking spaces and seven bicycle parking spaces are proposed, as well as new site utilities and a landscape plan. Two 20 foot tall pepper trees and one 20 foot tall palm tree will be removed. There will be 250 cubic yards of grading, which will be balanced on site. Under the Average Unit-Size Density (AUD) Incentive Program, the density of the proposed project is 27 dwelling units per acre with an average unit size of 812 square feet.	MST2014-00567	037-231-010	09/12/2017	7	7	0	R-MH
1339 RIALTO LN dummy case to track ADU	MST2017-00179	049-242-029	02/14/2018	1	2	0	RS-15
1401 ROBBINS ST dummy case to track adu - Convert (e) 298 sq.ft. garage to Accessory Dwelling Unit; install new exterior on-demand water heater. Remove driveway and curbcut.	MST2017-00466	039-021-011	04/02/2018	1	2	0	RS-6
243 SALIDA DEL SOL Proposal to permit an "as-built" retaining wall varying in height from 2'-2" to 4'-2" and a 3'-3" fence on top of the retaining wall located along the front property line. The combined height exceeds the maximum 3'-6" height requirement and involves a request for an Administrative Zoning Exception to exceed 3'-6" height within the required 10 foot setback. The proposal will also address violations identified within ENF2016-00484 and ZIR2016-00120, including permitting a 600 square foot Secondary Dwelling Unit, an "as-built" 95 square foot addition, door and window changes, new skylights, a new uncovered parking space, and a new retaining wall varying in height to a maximum 26 inches in height.	MST2016-00312	045-121-003	09/25/2017	1	2	0	E-3/SD-3
101 N SALINAS ST Proposal for a new detached 475 square foot residential dwelling unit with a 475 square foot two-car garage below. The project also includes alterations to the existing 1,013 square foot single-family residence to include conversion of 540 square feet of basement to habitable space, which involves 30 cubic yards of grading under the building footprint, and a 97 square foot addition to enclose a portion of an existing upper story deck to habitable area. A new uncovered parking space, new driveway, grading and landscaping are proposed on the 6,399 square foot lot. The project includes Staff Hearing Officer review for requested zoning modifications.	MST2011-00010	017-073-012	01/17/2015	1	2	0	R-2
510 N SALSIPUEDES ST Proposal for a new multi-family residential building providing 100% affordable housing. The project consists of a 66,196 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots were to be merged to create one 41,099 square foot property.	MST2013-00212	031-222-025	04/10/2018	40	40	0	M-C
3031 SAMARKAND DR dummy case to track ADU - Construct new 437 sq. ft. Accessory Dwelling Unit with new 217 sq. ft. attached trellis.	MST2017-00359	051-191-004	05/29/2018	1	2	0	RS-7.5/US
3065 SAMARKAND DR dummy case to track ADU - Convert (e) 552 sf accessory structure (BLD2016-02492) to (n) Accessory Dwelling Unit by adding shower to (e) 1/2 bath and (n) kitchen.	MST2017-00337	051-161-001	12/24/2018	1	2	0	RS-7.5/US
1417 SAN MIGUEL AVE Coastal Exemption application for an ADU in the Coastal Zone.	MST2018-00088	045-132-006	08/03/2018	1	2	0	E-3/SD-3

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
1635 SAN PASCUAL ST	MST2015-00049	043-221-008	12/14/2017	1	2	0	R-M
<p>Proposal for a new two-story 669 square foot detached three-car garage with a new 501 square foot dwelling unit above. This building will be located at the rear of the parcel. Also proposed is a 27 square foot accessory storage space to be located under the new stairwell, and to demolish an existing 350 square foot concrete slab. The existing 1,137 square foot, one-story dwelling unit at the front of the parcel will remain unaltered. Total development on this 5,663 square foot parcel will be 2,334 square feet. Staff Hearing Officer review is requested for a zoning modification to provide less than the required parking. An Administrative Exception is requested to allow over height gates at the property.</p>							
3624 SAN REMO DR	MST2013-00506	053-231-057	11/21/2017	1	1	0	RS-7.5/US
<p>Lot 4: Proposal for construction of a two-story, 2,762 square foot, single-family residence and an attached, 498 square foot, two-car garage, located on a vacant 17,351 square foot parcel (Lot 4). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,260 square feet is 74% of the guideline floor-to-lot area ratio (FAR).</p>							
3626 SAN REMO DR	MST2013-00504	053-231-056	08/24/2017	1	1	0	RS-7.5/US
<p>Lot 1: Proposal for construction of a two-story, 2,753 square foot, single-family residence and an attached 467 square foot two-car garage located on a vacant 14,191 square foot parcel (Lot 1). The proposal includes associated flat work, landscaping, and site walls. The proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposal of 3,221 square feet is 75% of the required maximum floor-to-lot area ratio (FAR).</p>							
3626 SAN REMO DR	MST2013-00505	053-231-055	07/07/2017	1	1	0	RS-7.5/US
<p>Lot 2: Proposal for construction of a two-story, 2,652 square foot, single-family residence and an attached 479 square foot, two-car garage, located on a vacant 14,094 square foot parcel (Lot 2). The proposal includes associated flatwork, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10) and subsequently amended by Planning Commission on August 14, 2014 (Resolution No. 022-14). The proposed total of 3,132 square feet is 74% of the required floor-to-lot area ratio (FAR).</p>							
810 SAN ROQUE RD	MST2017-00469	055-172-010	09/10/2018	1	2	0	RS-1A
<p>dummy case to track adu - Conversion of 430 sq. ft. accessory space to a new 430 sq. ft. Accessory Dwelling Unit.</p>							
513 SANTA BARBARA ST	MST2017-00425	031-201-011	07/24/2017	-1	0	1	M-C
<p>Proposed conversion of a four-story 643 square foot, single residential unit to a short-term rental. No portion of the unit will be rented out separately.</p>							
1003 SANTA BARBARA ST A	MST2013-00418	029-211-013	12/14/2016	1	1	0	C-G
<p>This is a revised project description. Proposal for a 1,731 square foot two-story addition to be constructed on top of an existing 1,489 square foot, one-story commercial building. The commercial building will be converted to residential use and will be used as a four-car garage and storage. The resulting three-story single-family dwelling unit will be 40'-6" tall on an approximately 2,000 square foot parcel. Total floor area on site will be 3,312 square feet, or a 1.65 floor-to-lot-area ratio. A total of 969 square feet of outdoor decks and landings is also proposed. There will be 124 square feet of permeable paving installed in the driveway. The project received Staff Hearing Officer review for requested zoning modifications for setback encroachments and open yard area.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
1626 SANTA BARBARA ST	MST2014-00469	027-192-027	08/04/2017	1	2	0	R-M
<p>This is a revised project description. Proposal to construct a new two-story attached 719 square foot, three-car garage with a 687 square foot residential unit above. The proposal includes the addition of a new one-story, 457 square foot master bedroom and additions to the first and second floor of the existing single-family residence totaling in 200 square feet. The site is already developed with an existing, 2,301 square foot, two-story residence. The proposal will include a total of three-covered parking spaces. A modification has been granted to allow for a parking reduction of one space for a total of three (3) parking spaces. The proposed site development is 4,405 square feet, located on a 20,900 square foot lot. The proposal includes the relocation of the driveway and a new curb cut. This structure is a potential historic Structure of Merit.</p>							
1727 SANTA BARBARA ST	MST2013-00276	027-111-017	02/24/2015	1	1	0	RS-15
<p>This is a revised proposal to construct a new, two-story, 3,182 square foot, single-family residence, with an attached, 461 square foot, two-car garage, located on a 10,200 square foot lot. The proposed total of 3,643 square feet is 96% of the maximum floor-to-lot area ratio (FAR). This proposal replaces the original project approved in 2008. The original proposal involved the construction of a new, two-story, 3,731 square foot, single-family residence, including a detached, two-car garage. The original project obtained a Planning Commission approval for an FAR modification to allow the building height to exceed 25 feet in combination with an FAR greater than 85% of the maximum FAR. An FAR modification is no longer required as the revised project has been reduced to not exceed the maximum building height of 25-feet. The revised design also includes a revised architectural style. The proposal includes the removal of approximately seven Pittosporum trees and one cedar tree.</p>							
2027 SANTA BARBARA ST	MST2017-00186	025-322-002	08/08/2017	1	2	0	RS-15
<p>dummy case to track ADU</p>							
2112 SANTA BARBARA ST	MST2013-00097	025-252-008	11/04/2014	2	2	0	RS-15
<p>Proposal for a voluntary lot merger of Assessor Parcel Numbers 025-252-006 and -007 and change of use from commercial to residential use. This is the site of the former Fielding Institute. The proposal includes the restoration of an existing 6,167 square foot, two-story building to a single-family residence and exterior alterations to remove awnings, skylights, staircases, and an accessible ramp. Also proposed is the conversion of an existing 1,809 square foot detached commercial building to an additional dwelling unit and alterations to incorporate a two car garage within the existing building footprint. Site improvements will include removal of existing paved parking spaces, restoration of historic site walls, a new swimming pool and spa, and new landscaping. Total development on this merged 49,810 square foot parcel will be 8,178 square feet. Staff Hearing Officer approval is requested for a Performance Standard Permit for the additional dwelling unit and zoning modifications. This parcel is eligible for National Register listing, California Register of Historical Properties listing, and is a designated City Landmark: "Hodges House."</p>							
2311 SANTA BARBARA ST	MST2017-00086	025-131-007	07/20/2017	1	2	0	RS-15
<p>"Dummy" MST case to track ADU</p>							
1308 SANTA TERESITA DR	MST2015-00366	055-141-019	06/18/2018	1	1	0	RS-1A
<p>Proposal for a 3,246 square foot, one-story, single-family residence with an attached 580 square foot attached two-car garage. The project includes a new driveway, swimming pool and spa, new patios, retaining walls, a trellis patio cover in the rear yard, and 420 cubic yards of cut and fill grading. The proposal of 3,826 square feet on a 1-acre, previously developed vacant lot in the Hillside Design District is 76% of the guideline maximum floor-to-lot area ratio (FAR).</p>							
296 SCHULTE LN	MST2015-00395	055-230-004	11/13/2017	1	1	0	RS-1A
<p>Proposal to construct a 2,402 square foot, two-story single-family residence with an attached 434 square foot, two-car garage. The proposal includes two uncovered parking spaces, new site walls, patios and decks, and a pool and spa in the rear yard. The project also includes a temporary storage shed and 1,000 cubic yards of cut and fill grading to be balanced on site. The proposed total of 2,836 square feet on a 2.19 acre vacant lot in the Hillside Design District is 51% of the guideline maximum floor-to-lot area ratio (FAR).</p>							
634 SIERRA ST	MST2017-00455	025-404-007	02/02/2018	1	2	0	R-2
<p>dummy case to track ADU</p>							

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
30 SKYLINE CIR dummy case to track ADU	MST2017-00248	041-175-024	11/01/2017	1	2	0	RS-15
518 E SOLA ST dummy case to track ADU - Conversion of (E) garage to Accessory Dwelling Unit and addition of deck and bathroom.	MST2017-00554	029-091-005	04/09/2018	1	2	0	R-2
611 E SOLA ST dummy case to track adu - Install new shower and kitchen to (e) accessory building to create new Accessory Dwelling Unit of 252 s.f. Interior bathroom alteration and foundation repair to (e) main residence.	MST2017-00457	029-033-019	04/11/2018	1	2	0	R-2
731 W SOLA ST dummy case to track adu - Construct new 1,196 sq. ft. Accessory Dwelling Unit with two uncovered parking spaces in the driveway. (e) covered parking was demolished. Abate violations noted in ZIR2015-00083 to include removal of unpermitted gate; permit as built installation of french doors in 2nd floor bedroom; permit as built roof deck and install required guards; permit as built exterior deck at the study. Upgrade (e) main electrical service to 200 amp. MSR#	MST2017-00454	039-092-002	12/03/2018	1	2	0	R-2
220 N SOLEDAD ST Proposal to construct a new one- and two-story dwelling unit and a second story secondary dwelling unit on a 5,000 square foot vacant lot. Unit A, on the first and partial second floor, will have three bedrooms and will be 1,003 square feet. Unit B, on the second floor, will have one bedroom and will be 507 square feet. Three parking spaces will be provided in an attached 406 square foot two-car garage and one uncovered space. The proposal also includes 200 cubic feet of storage space for each unit and minor site walls and landscaping. Four trees are proposed to be removed: one 20' tall Pittosporum, one 20' tall Eugenia, one 25' tall Eugenia, and one 18' tall oak tree. The total proposed development on this parcel will be 2,019 square feet.	MST2015-00126	017-062-025	02/08/2016	1	2	1	R-2
222 N SOLEDAD ST Proposal to construct a new one- and two-story dwelling unit and a second story secondary dwelling unit on a 5,000 square foot vacant lot. Unit A, on the first and partial second floor, will have three bedrooms and will be 1,003 square feet. Unit B, on the second floor, will have one bedroom and will be 507 square feet. Three parking spaces will be provided in an attached 406 square foot two-car garage and one uncovered space. The proposal also includes 200 cubic feet of storage space for each unit and minor site walls and landscaping. Nine trees will be removed: one 25' tall Pittosporum, one 18' tall Oak, five 30'-40' tall Tamarisks, and two 15' tall Tamarisks. The total proposed development on this parcel will be 2,019 square feet.	MST2015-00127	017-062-024	02/08/2016	1	2	1	R-2
2001 STANWOOD DR dummy case to track ADU - Convert (e) accessory structure to Accessory Dwelling Unit 790 sf. Do Not Final until BLD2016-00315 is Finald.	MST2017-00250	019-041-031	10/08/2018	1	2	0	RS-1A
419 STATE ST Proposal for tenant improvements and exterior alterations to an existing, 23,831 square foot, three-story, mixed-use building. The proposal includes a change of use to convert 2,037 square feet of existing residential area (2 units) into non-residential square footage. Exterior alterations include the replacement of entry glazing, replacement of an existing roll up door with a fixed window element, replacement of an existing window (on the third floor) to a single access door, removal of a wall and gate on the third floor, new skylights and new rooftop equipment. Development Plan approval is required for 2,037 square feet of non-residential floor area.	MST2014-00084	037-211-031	04/07/2015	-2	0	2	M-C
2405 STATE ST Proposal to construct a 2,101 square foot, two-story single-family residence with an attached 505 square foot, two-car garage. The project includes a new driveway, walkways, curb cut, patios, site walls, and fencing, an outdoor fireplace, and the removal of front setback trees. It also includes 2,825 cubic yard of cut and fill grading, of which 235 cubic yards will be exported. The proposed total of 2,606 square feet on a vacant lot is 85% of the required maximum floor-to-lot area ratio (FAR).	MST2014-00418	025-071-012	07/25/2016	1	1	0	RS-7.5

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
3880 STATE ST Proposal to construct 13 new apartment units in a 13,323 square foot two-story building at the rear of the site near Via Lucero. The project consists of the demolition of 2,152 square feet of commercial structures from an existing nursery. The existing two-story commercial building fronting State Street will remain unchanged. The new apartment building will be attached to the existing 5,442 square foot one-story office building at the center of the site. The project includes two attached carports for 13 spaces, and a 262 square foot trash enclosure. Parking on the site will be reconfigured with 117 total spaces with 39 of the spaces provided on an adjacent parcel to the west with an off-site parking agreement. The entire site will be made accessible with a new ramp at State Street, a pedestrian lift at the center of the site, and right-of-way improvements at Via Lucero. Pedestrian sidewalk improvements were required at Via Lucero resulting in the proposed building and private outdoor living space for two units being too close to the right-of-way.	MST2012-00422	057-240-046	10/24/2017	13	13	0	C-G/USS
3885 STATE ST The proposed project consists of demolition of the existing 4,990 square foot motel at 3885 State Street and the 22,250 square foot existing two-story office/commercial building at 3887 State Street; and construction of a new four-story building with 4,469 square feet of new commercial office and retail space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 44,691 square foot parking garage with 134 parking spaces. The building would be approximately 136,077 square feet in area (including parking garage) and 45 feet tall. The project proposes a density of 63 dwelling units per acre, as allowed in the Average Unit-Size Density Incentive Program (AUD) Priority Housing Overlay. The project also includes 13 surface commercial parking spaces, 92 bicycle parking spaces, a swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.	MST2013-00411	051-022-038	04/12/2017	89	89	0	C-G/USS
1820 SUNSET AVE Dummy case to track ADU - Convert (e) detached garage & accessory space to (n) 443 sf Accessory Dwelling Unit first floor living space, plus 214 2nd floor storage area, total 657 s.f. MSR # 2444921	MST2017-00798	043-162-015	05/31/2018	1	2	0	R-M
57 TIERRA CIELO LN dummy case to track ADU	MST2017-00364	021-071-032	08/14/2018	1	2	0	RS-1A
314 W VALERIO dummy case to track ADU - Convert (e) detached study above garage to a new 293 sq. ft. Accessory Dwelling Unit. Construct new kitchen area with new appliances and shower.	MST2017-00343	027-082-018	04/18/2018	1	2	0	R-MH
403 E VALERIO ST Dummy Case to track ADU	MST2017-00172	027-123-001	09/15/2017	1	2	0	R-2
808 W VALERIO ST Proposal to convert 692 square feet of an existing single family dwelling to an accessory dwelling unit on a 5,275 square foot lot. The proposal includes upgrading utilities to allow separate meters for the new unit.	MST2003-00842	043-182-010	06/16/2015	1	2	0	R-2
915 W VALERIO ST This is a revised project description. Proposal to demolish an existing 324 square foot two-car garage, an "as-built" 134 square foot building and an "as-built" outdoor fireplace at the rear of a 7,500 square foot parcel. Also, proposed is construction of a new 430 square foot two-car garage with a 591 square foot, one bedroom dwelling unit above with a 123 square foot deck on the second-level, 226 square feet of detached accessory space and an uncovered parking space. The existing 1,443 square foot single family dwelling at the front of the property is proposed to remain. This project will result in two dwelling units and 2,690 square feet of development. Staff Hearing Officer review is requested for a zoning modification to allow two covered and one uncovered parking spaces instead of the two covered and two uncovered parking spaces required. This project will address violations identified in Zoning Information Report (ZIR98-00088).	MST2015-00564	043-203-005	08/01/2017	1	2	0	R-2

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
29 VIA ALICIA Dummy case to track ADU	MST2017-00638	015-311-007	08/07/2018	1	2	0	RS-15
34 W VICTORIA ST Proposal to demolish an existing 20,125 square foot commercial building (formerly Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 26,538 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 81 parking spaces in a subterranean garage. Buildings would be two and three stories in height.	MST2009-00266	039-610-041	06/09/2014	37	37	0	C-G
911 W VICTORIA ST dummy case to track ADU	MST2017-00389	035-011-003	01/30/2018	1	2	0	R-2
71 VISTA DEL MAR DR Coastal Exemption for a new Accessory Dwelling Unit (ADU) proposed under Building Permit BLD2018-00520. The property is located in both the Appealable and Non-Appealable Jurisdictions of the Coastal Zone; however, all development will occur within the Non-Appealable portions of the parcel.	MST2018-00228	047-051-001	08/23/2018	1	2	0	E-3/SD-3
85 VISTA DEL MAR DR Coastal Exemption application to convert 411 square feet of an existing single-unit residence to an accessory dwelling unit.	MST2018-00003	047-051-003	05/23/2018	1	2	0	E-3/SD-3
121 S VOLUNTARIO ST Proposal to demolish an existing 400 square foot two-car garage and construct a new 1,219 square foot, second floor, single-family residence above 1,181 square feet of new attached garages on the ground level. The proposed attached one-car garage and two attached two-car garages, and existing uncovered parking space will serve the new residence and two existing residences on the parcel. The proposal of 2,400 square feet will result in a total of 4,404 square feet of development on a 13,088 square foot lot.	MST2014-00140	017-221-019	12/14/2015	1	2	0	R-2
226 S VOLUNTARIO ST Proposal to demolish an existing 1,095 square foot, one story dwelling unit and construct a new 1,441 square foot, two story duplex (Building A) and new 935 square foot, two story dwelling unit (Building B) under the Average Unit Density Incentive Program. Three existing buildings, Building C, an 866 square foot, one-story dwelling unit, Building D, a 2,180 square foot, three story dwelling unit with attached one car garage, and a detached two car garage will remain unchanged. Two new uncovered parking spaces are proposed, resulting in a total of three covered and two uncovered parking spaces. One mature avocado tree will be removed. The average unit size will be 1,084 square feet, with a maximum average unit size allowed of 1,090 square feet. The 11,250 square foot parcel has a General Plan Land Use Designation of Medium-High, 15-27 dwelling units per acre. This project addresses zoning violations identified in enforcement cases ENF2015-00024 and ENF2015-00517.	MST2015-00566	017-252-013	10/26/2017	2	5	1	R-M
505 WENTWORTH AVE Review of an approved condominium project that is now proposed as rental apartments. Because there is no longer an approved subdivision map the project's approvals have expired. The only physical change to the approved project is elimination of a false chimney. The 4,109 square foot three-unit two-story apartment building is proposed on a 6,500 square foot vacant lot in the R-3 Zone. Proposed are an 847 square foot one-bedroom unit, a 977 square foot two-bedroom unit, and a 985 square foot two-bedroom unit, and three attached two-car garages. The project includes 256 cubic yards of grading.	MST2007-00345	037-143-010	07/16/2015	3	3	0	R-M
729 WOODLAND DR dummy case to track ADU	MST2017-00391	015-162-014	01/30/2018	1	2	0	RS-25

END OF REPORT