

## Projects with New Residential Units

Pending, Approved or Building Permits Issued as of 12/4/2014

City of Santa Barbara, Planning Division

Address	APN	Case Number	Net New Units	
<b>Status: Pending</b>				
<b>1120 &amp; 1122 INDIO MUERTO ST</b>	<b>017-291-027</b>	<b>MST2014-00051</b>	<b>5</b>	ABR
<p>This is a revised project description. Proposal to construct five new 2-story and 3-story buildings for a total of 11 new residential units on two separate parcels: Lot 2: This 7,290 square foot parcel at 1120 Indio Muerto (APN 017-291-004) will be developed with two, 2-story buildings: Building B, a duplex with attached 1-car garage, and Building C, a 3-car garage with a second-story dwelling unit. Four covered and two uncovered parking spaces are proposed. Lot 3: This 34,189 square foot parcel at 1122 Indio Muerto (017-291-027) will be developed with three, 3-story duplexes and one 2nd-story duplex above an existing 12-car garage. These buildings D, E, F, and G, will range in size from 2,500 - 3,000 square feet. An existing duplex, concrete driveway, and storage shed will be demolished. Over both parcels, 46 trees are proposed to be removed, with 23 of them being non-native and located within the creek setback. Trees to be removed include five Mexican fan palms ranging from 24" to 36" in diameter, one Brazilian pepper at 6" diameter, five Avocados from 8" to 24" diameter, 13 Tipuana ranging from 8" to 18" diameter, three Redwoods from 8" to 14" diameter, three Queen palms at 14" diameter, one Fruit at 6" diameter, two Myoporum at 8" &amp; 10" diameter, three Eugenia ranging from 8" to 10" diameter, one Olive at 30" diameter, six Pittosporum ranging from 10" to 14" diameter, and three Grevillea Robusta at 24" diameter. Grading will be balanced on site with 2,210 cubic yards of excavation and 2,210 cubic yards of fill. This project will address violations identified in enforcement case ENF2014-00343.</p>				
Owner	EDWARD ST GEORGE REVOCABLE TRUST, 6563 TRIGO RD, , GOLETA, CA 93117			
Architect	ON DESIGN ARCHITECTS, 6563 TRIGO ROAD, SUITE 101, ISLA VISTA, CA 93117			
<b>433 ALAMEDA PADRE SERRA</b>	<b>031-391-008</b>	<b>MST2014-00547</b>	<b>1</b>	ABR
<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" Juniper tree is proposed to be removed, and two small Palm trees will either be removed or relocated.</p>				
Owner	OLIVIERA TRUST, BARTON CLEMENS, TRUSTEE, 1332 ANACAPA STREET, SUITE 200, SANTA BARBARA, CA 93101			
Applicant	JOSEPH FLYNN, 10 E YANONALI ST SUITE 2D, , SANTA BARBARA, CA			
Architect	TOM OCHSNER, ARCHITECT, 10 E YANONALI ST SUITE 2D, , SANTA BARBARA, CA 93101			
<b>601 ALAMEDA PADRE SERRA</b>	<b>031-261-004</b>	<b>MST2014-00422</b>	<b>1</b>	JAL
<p>Proposal for a new 1,324 square foot, 3-story dwelling unit and a 534 square foot, 2-car attached garage on a 7,591 square foot lot. There is currently an existing 2-story, 2,159 square foot dwelling unit and garage on site. A new rooftop deck of 529 square feet is proposed on that unit. Total development on site will be 4,017 square feet. Staff Hearing Officer review is requested for zoning modifications.</p>				
Owner	TERI TUASON, 601 ALAMEDA PADRE SERR, , SANTA BARBARA, CA 93103			
Architect	FRANK ROGUE, 775 W RODERICK AVENUE, , OXNARD, CA 93030			
<b>119 S ALISOS ST</b>	<b>017-213-020</b>	<b>MST2013-00034</b>	<b>2</b>	ABR
<p>Proposal for two identical new two-story 1,784 square foot residential units with 224 square foot attached one-car garages. The new buildings would be located behind the existing 1,229 square foot one-story single-family residence. The proposal includes the two new detached units, a 360 square foot two-car carport, and two uncovered parking spaces for a total of six spaces on the 13,504 square foot lot.</p>				
Owner	ALAMAR, LLC (CA), PO BOX 4853, , SANTA BARBARA, CA 93140			
Architect	GIL BARRY, 315 MEIGS RD, SUITE A 129, SANTA BARBARA, CA 93109			

**Status: Pending**

<b>940 ALSTON RD</b>	<b>015-173-028</b>	<b>MST2012-00007</b>	<b>1</b>	<b>SFDB</b>
----------------------	--------------------	----------------------	----------	-------------

Proposal to construct a new 3,750 square foot two-story single-family residence, and an attached 750 square foot three-car garage located on a vacant 1.72 net acre lot in the Hillside Design District. A total of 1,220 cubic yards of onsite cut and fill grading is proposed, which involves 800 cubic yards beneath the main building footprint and 420 cubic yards elsewhere on site. Other site improvements include a new swimming pool, a new detached pool equipment/accessory structure, new site landscaping, including the removal of six existing oak trees and one palm tree, approximately 600 linear feet of a new, 6-foot tall, chain-link perimeter fencing, new site retaining walls, driveway entry gates, and a new driveway. The proposed total of 4,500 square feet is 84% of the guideline floor-to-lot area ratio (FAR). The project requires compliance with Planning Commission Resolution No. 012-85.

03/07/2012 PC-Subst. Conformance APVD

Owner AMERICAN RIVIERA BANK, 1033 ANACAPA ST, , SANTA BARBARA, CA 93101

Designer NILS HOLROYD, 145 HERMOSILLO DR, , SANTA BARBARA, CA 93108

<b>914 W ANAPAMU ST</b>	<b>035-360-045</b>	<b>MST2013-00253</b>	<b>1</b>	<b>ALD</b>
-------------------------	--------------------	----------------------	----------	------------

Pre-case for a requested Performance Standard Permit and zoning modification to allow an additional dwelling unit to be located on a 31,872 square foot parcel. The parcel is currently developed with an existing one-story, 1,585 square foot residence with an attached 488 square foot two-car garage. The proposed new unit is a two-story 2,462 square foot single-family residence with an attached 852 square foot three-car garage. Part of the PRT request is to consider a possible re-zone if a PSP is not determined to be feasible.

Owner MOLNAR FAMILY TRUST 6/7/91, 914 W ANAPAMU ST, , SANTA BARBARA, CA 93101

Applicant JAMES LECRON, 109 OLIVER RD, , SANTA BARBARA, CA

<b>1828 BATH ST</b>	<b>027-021-032</b>	<b>MST2005-00076</b>	<b>1</b>	<b>DPG</b>
---------------------	--------------------	----------------------	----------	------------

Proposal to convert an existing 1,172 square foot duplex to condominiums and add a new 1,110 square foot condominium over a new 1,060 square foot four car garage on a 10,678 square foot lot. Proposal will also include demolishing 195 square feet of the existing single family residence and rebuilding 237 square feet resulting in a 42 square foot addition to the existing single family residence. A modification is requested to allow four uncovered parking spaces to encroach into the rear and interior setbacks.

Owner STGEORGE, EDWARD REVOCABLE TRUST 5/, 6640 ABREGO RD, , GOLETA, CA 93117

Applicant DAVID TABOR, 1326 KENWOOD DRIVE, , SANTA BARBARA, CA 93109

Architect GIL BARRY, 1806 CLIFF DR #G, , SANTA BARBARA, CA 93109

<b>1023 CACIQUE ST A</b>	<b>017-213-014</b>	<b>MST2014-00503</b>	<b>2</b>	<b>ABR</b>
--------------------------	--------------------	----------------------	----------	------------

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.

Owner JOHN F LUCA, 1823 GRAND AVE, , SANTA BARBARA, CA 93103

Architect PEIKERT + RRM DESIGN GROUP, 10 E FIGUEROA ST, , SANTA BARBARA, CA 93101

**Status: Pending**

<b>309 E CANON PERDIDO ST</b>	<b>029-301-034</b>	<b>MST2010-00265</b>	<b>1</b>	<b>UNA</b>
-------------------------------	--------------------	----------------------	----------	------------

Proposal to demolish an existing 1,233 square foot, one-story, single-family residence and construct a new 4,075 square foot, two-story duplex, and subterranean parking garage with four parking spaces on a 5,037 square foot lot. Staff Hearing Officer approval is requested for zoning modifications to allow encroachment into the front and interior yard setbacks and to not provide the total amount of required open space.

Owner SLIGH FAMILY TRUST, 29130 LAUREL VALLEY DR, , VISTA, CA 92084  
 Architect AB DESIGN STUDIO, 130 N CALLE CESAR CHAVEZ, #8, SANTA BARBARA, CA 93103  
 Owner DANIEL MICHEALSEN, 600 CHAPALA STREET, SUITE A, SANTA BARBARA, CA 93101

<b>822 E CANON PERDIDO ST</b>	<b>031-042-006</b>	<b>MST2005-00506</b>	<b>2</b>	<b>CAS</b>
-------------------------------	--------------------	----------------------	----------	------------

A revised proposal for the demolition of two existing residential units and two garages and the construction of four new three-bedroom, two-story condominium units ranging in size from 1,354 square feet to 1,468 square feet, on an 11,250 square foot lot in the C-2 zone. A total of 8 on-site parking spaces will be provided, in four attached two-car garages (ranging in size between 423 and 490 square feet). The project received a time extension of the Staff Hearing Officer Approval on 2/25/09 for a Tentative Subdivision Map (Resolution No. 010-09). The original ABR Preliminary Approval expired on 5/29/08.

11/08/2006 SHO-APVD-Design Review Req'd  
 05/29/2007 ABR-Prelim Approval - Details  
 02/25/2009 SHO-Time Extension APVD

Architect LARRY THOMPSON, P.O. BOX 23710, , SANTA BARBARA, CA 93102  
 Owner GALLY, JAMES AND CARLA, 11 W. ARRELLAGA, , SANTA BARBARA, CA 93103

<b>1034 E CANON PERDIDO ST</b>	<b>031-053-005</b>	<b>MST2002-00727</b>	<b>6</b>	<b>RLB</b>
--------------------------------	--------------------	----------------------	----------	------------

The project consists of a proposed two-lot subdivision and construction of six new residential condominium units, two to three-stories in height, ranging in size from 1,360 to 2,030 square feet with two-car garages for each unit.

06/12/2003 PC-APVD-Design Review Required  
 07/14/2003 ABR-Prelim Approval - Project  
 09/08/2003 ABR-Final Approval - Project  
 05/17/2004 ABR-Final Approval - Project  
 09/07/2004 ABR-Final Approval - Details

Applicant VIVEK HARRIS, P.O.BOX 528, , SANTA MARIA, CA 93456  
 Owner CAPITAL PACIFIC HOLDINGS, 2034 DE LA VINA ST, , SANTA BARBARA, CA 93105  
 Agent ERIC VASQUEZ, , ,

<b>1124 CHINO ST</b>	<b>039-192-032</b>	<b>MST2007-00533</b>	<b>2</b>	<b>UNA</b>
----------------------	--------------------	----------------------	----------	------------

The proposal includes a voluntary lot line merger of two existing parcels (1122 and 1124 Chino St.) to create one 16,425 square foot parcel; a condominium conversion of an existing two-bedroom duplex and an existing accessory building into a two-bedroom unit; and the construction of a new four-bedroom unit. The proposal will result in four residential condominiums to include the existing two-story, two-bedroom duplex, with each unit having two-bedrooms (totaling 3,526 square feet), a one-story, two-bedroom unit (829 square feet), and a new two-story, four-bedroom unit (1,528 square feet) to be constructed above proposed garages. A total of eight parking spaces are proposed with six covered spaces (provided in two two-car garages and two one-car garages) and two uncovered spaces. New six foot site walls and fencing, landscaping and permeable paving are also proposed. Project requires review by the Staff Hearing Officer for a Tentative Subdivision Map and modifications to encroach into required setbacks.

Owner TOM PARSAI, 1124 CHINO ST., , SANTA BARBARA, CA 93101  
 Architect GILBERT GARCIA, 122 E ARRELLAGA STREET, , SANTA BARBARA, CA 93101

**Status: Pending**

<b>1623 DE LA VINA ST</b>	<b>027-171-010</b>	<b>MST2014-00546</b>	<b>2</b>	<b>NH</b>
---------------------------	--------------------	----------------------	----------	-----------

Initial Concept Review of a 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 870 square feet, Unit B at 900 square feet, and Unit C at 848 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 872 square feet.

Owner           SHERRIE MCIVER, 315    MEIGS RD # A-398, , SANTA BARBARA, CA 93109

Owner           EMMET HAWKES JR, 315 MEIGS RD, , SANTA BARBARA, CA 93109

Architect       TOM OCHSNER, 10 E. YANONALI ST. SUITE 2D, , SANTA BARBARA, CA 93101

Applicant       JOSEPH FLYNN, 10 E YANONALI ST SUITE 2D, , SANTA BARBARA, CA

<b>2334 DE LA VINA ST</b>	<b>025-113-001</b>	<b>MST2013-00419</b>	<b>3</b>	<b>KAB</b>
---------------------------	--------------------	----------------------	----------	------------

Proposal for a new three-story, three-unit residential condominium building. The project consists of a 1,635 square foot two-story unit, a 1,888 square foot three-story unit, a 1,578 square foot two-story unit and three attached 400 square foot two-car garages. Total proposed square footage, including garages, is 6,301 square feet on the 7,405 square foot vacant lot. Staff Hearing Officer review is requested.

Owner           BLH PROPERTIES LLC, 1481 CRESTLINE, , SANTA BARBARA, CA 93105

Architect       JASON GRANT, 3040 STATE ST STE E, , SANTA BARBARA, CA 93105

<b>2720 DE LA VINA ST</b>	<b>051-220-021</b>	<b>MST2014-00079</b>	<b>7</b>	<b>TB</b>
---------------------------	--------------------	----------------------	----------	-----------

Proposal to demolish the existing 4,167 square foot commercial building and surface parking lot, and construct a new 20,746 square foot mixed-use building on the 11,674 net square foot parcel. The building consists of three stories above an underground parking garage. Twelve commercial parking spaces are proposed in the parking garage below-grade. The first floor at grade consists of 3,112 square feet of commercial space and eight residential parking spaces in the attached parking garage. The second and third floors above consist of seven residential units. The project is proposed under the Average Unit-Size Density Incentive Program (AUD). There will be 168 cubic yards of fill grading, and 1,562 cubic yards of excavation, mainly for the lower level of parking below grade. The project includes new landscaping and street trees.

Owner           WILLIAM MELLER FAMILY LLC, 2926    KENMORE PL, , SANTA BARBARA, CA 93105

Applicant       DESIGNARC INC, 29 W CALLE LAURELES, , SANTA BARBARA, CA 93105

<b>1837 1/2 EL CAMINO DE LA LUZ</b>	<b>045-100-065</b>	<b>MST2002-00214</b>	<b>1</b>	<b>KAK</b>
-------------------------------------	--------------------	----------------------	----------	------------

Proposal to construct a new two-story, 1,505 square foot single family residence with an attached 429 square foot, two-car garage located on a 23,885 square foot vacant bluff-top lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. Grading quantities total approximately 288 cubic yards of cut and 21 cubic yards of fill. The proposed total of 1,934 square feet is 41% of the guideline floor-to-area ratio (FAR). Project requires Planning Commission review for a Coastal Development Permit.

Owner           HERBERT BARTHELMS, TRUSTEE, 1701 SHORELINE DRIVE, , SANTA BARBARA, CA 93109

Agent           BRENT DANIELS, 3 W. CARRILLO, SUITE 205, , SANTA BARBARA, CA

Architect       PEIKERT GROUP ARCHITECTS, 10 E. FIGUEROA ST, SUITE 1, SANTA BARBARA, CA 93101

<b>1925 EL CAMINO DE LA LUZ</b>	<b>045-100-024</b>	<b>MST2011-00446</b>	<b>1</b>	<b>KAK</b>
---------------------------------	--------------------	----------------------	----------	------------

Proposal for new single family residence.

Owner           EMPRISE TRUST 2/15/11, 1729    CALLE BOCA DEL CAN, , SANTA BARBARA, CA 93101

**Status: Pending**

<b>101 GARDEN</b>	<b>017-630-018</b>	<b>MST2006-00210</b>	<b>108</b>	<b>ALD</b>
-------------------	--------------------	----------------------	------------	------------

This case is for the Master Plan which implements the specific plan for the Paseo de la Playa project (Wright property). Three individual sites are included: Site 1 includes 91 residential condominiums in two- and three-story buildings over podium parking for 187 cars; Site 2 includes 16 affordable residential apartments in a three-story building with 12 garage parking spaces below; and, Site 3 includes a 45,125 square foot commercial building with a manager's residential unit and a surface parking lot for 142 cars. Laguna Channel runs along the east side of this site.

Owner            WRIGHT PARTNERS, 130    GARDEN ST, , SANTA BARBARA, CA 93101  
 Architect        LENVIK & MINOR, , 315 W. HALEY, SANTA BARBARA, CA 93101  
 Agent            TRISH ALLEN, 800 SANTA BARBARA, , SANTA BARBARA, CA 93101  
 Agent            SUZANNE ELLEDGE, 1029 SANTA BARBARA STREET, , SANTA BARBARA, CA 93101  
 Architect        PEIKERT GROUP ARCHITECTS, 12 E FIGUEROA ST, , SANTA BARBARA, CA 93101

<b>927 E HALEY ST</b>	<b>031-241-015</b>	<b>MST2014-00410</b>	<b>1</b>	<b>ABR</b>
-----------------------	--------------------	----------------------	----------	------------

Proposal to demolish an existing 144 square foot detached 1-car garage and construct a new 2-story, 1,046 square foot dwelling unit and 618 square foot 3-car attached garage at the rear of the parcel. An existing 1-story, 579 square foot dwelling unit at the front of the parcel will remain unchanged. Also proposed is to demolish a 128 square foot storage shed. Total new square footage on site will be 1,664 square feet. There is no grading proposed. This project will address violations identified in Zoning Information Report ZIR2014-00333.

Owner            WARDER R BAYLY, 1746    OLIVE AVE, , SANTA BARBARA, CA 93101  
 Designer        DIANA COSTEA, 2634 MONTROSE PLACE, , SANTA BARBARA, CA 93105

<b>1213 HARBOR HILLS DR</b>	<b>035-480-037</b>	<b>MST2005-00492</b>	<b>1</b>	<b>DPG</b>
-----------------------------	--------------------	----------------------	----------	------------

REVISED PROJECT DESCRIPTION: The proposed project involves the subdivision of eight vacant parcels into two single family residential lots. The existing parcels are located in a portion of the Rogers Tract known to be subdivided in violation of the Subdivision Map Act. The average slope of the site is 41%. The areas of the proposed lots would be 30,261 square feet and 33,961 square feet. The proposal also includes conceptual development of driveways and single family residences on each proposed lot.

Owner            CLENET, SHARON TRUSTEE, 1213    HARBOR HILLS DR, , SANTA BARBARA, CA 93109  
 Applicant        LLOYD MALEAR, 29 W CALLE LAURELES, , SANTA BARBARA, CA 93105  
 Architect        DESIGNARC, 1 N. CALLE CESAR CHAVEZ, #210, SANTA BARBARA, CA 93101

<b>251 S HOPE AVE</b>	<b>051-240-008</b>	<b>MST2014-00142</b>	<b>91</b>	<b>DPG</b>
-----------------------	--------------------	----------------------	-----------	------------

Proposal for the construction of a new 45,400 square foot building with 90 studio apartments for very low- and low-income seniors on a vacant 1.76 acre site. The project includes a two-bedroom manager's unit, commercial kitchen, common dining room, and rooftop photovoltaic system.

Owner            HUGHES DEALERSHIP GROUP, INC, 400    HITCHCOCK WAY, , SANTA BARBARA, CA 93105  
 Architect        PEIKERT + RRM DESIGN GROUP, 10 E FIGUEROA ST, , SANTA BARBARA, CA 93101  
 Applicant        HOUSING AUTHORITY OF THE CITY OF SB, 808 LAGUNA ST, , SANTA BARBARA, CA 93101

<b>209 E ISLAY ST</b>	<b>027-042-009</b>	<b>MST2013-00250</b>	<b>-1</b>	<b>HLC</b>
-----------------------	--------------------	----------------------	-----------	------------

Historic Structures/Sites Report for proposed demolition of a 3,817 square foot single-family dwelling and partial demolition and reconstruction of the existing stone wall.

Owner            PETER/LISA CAMENZIND, 209 E ISLAY ST, , SANTA BARBARA, CA 93101  
 Architect        JAMES LECRON, ARRI/LECRON ARCHITECTS, 109 OLIVER ROAD, SANTA BARBARA, CA 93109

Address	APN	Case Number	Net New Units	
<b>Status: Pending</b>				
<b>1480 LOU DILLON (PARCEL B)</b>	<b>015-202-048</b>	<b>MST2008-00527</b>	<b>1</b>	<b>SFDB</b>
<p>Proposal for a new two story 2,490 square foot single family residence on a vacant 2.2 acre lot. The project includes a swimming pool, pool cabana, detached 750 square foot garage, and grading on a 2.25 acre vacant lot in the Hillside Design District. The proposed total of 4,364 square feet is 77% of the maximum guideline FAR.</p>				
Owner	FINK, ALBERT W, 1600 W BEVERLY DR, , VISALIA, CA 93277			
Architect	AB DESIGN STUDIO INC, PO BOX 22204, , SANTA BARBARA, CA 93121			
<b>111 N MILPAS ST</b>	<b>017-083-013</b>	<b>MST2014-00357</b>	<b>-1</b>	<b>ABR</b>
<p>Proposal to convert 1,790 square feet of legally recognized residential space (one dwelling unit) to commercial square footage for a new seven bedroom hostel. 1,000 s.f. of existing commercial floor area to remain, total commercial floor area will be 2,790 square feet. The proposed exterior alterations include a new ground floor deck with wood fence/railing, the addition of new wrought iron railing to the existing second level deck, door and window changes, and new parking lot. The proposal will address violations identified in Enforcement Case ENF2014-00153.</p>				
Owner	ABRAHAM SAFINA TRUST, 217 E CONSTANCE AVE, , SANTA BARBARA, CA 93105			
Architect	ANDY ROTEMAN ARCHITECTS, 489 CAMINO TALAVERA, , GOLETA, CA 93117			
Applicant	CAROLLE VAN SANDE, 2920 DE LA VINA STREET, , SANTA BARBARA, CA 93105			
<b>2217 OAK PARK LN</b>	<b>025-160-009</b>	<b>MST2014-00544</b>	<b>1</b>	<b>ABR</b>
<p>Proposal to construct a new 665 square foot residential unit above a new 1,056 square foot garage/accessory building. The approximately 11,000 square foot parcel is currently developed with two existing one-story residential units (Unit 1 is 1,000 square feet and Unit 2 is 700 square feet) with the existing units to remain unaltered. The project will provide two parking spaces for each unit (three covered, three uncovered) for a total of six spaces. A 62 square foot exterior stair and 341 square foot upper level deck is also proposed. Total development on site will be 3,421 square feet. This project will address violations identified in enforcement case ENF2013-00959.</p>				
Owner	DAWN CLOSE LIVING TRUST, 3010 PASEO TRANQUILLO, , SANTA BARBARA, CA 93105			
Architect	NATIVE SON DESIGN STUDIO, CHRIS COTTRELL AIA, 243 SANTA CATALINA, SANTA BARBARA, CA 93109			
<b>1320 OLIVE ST</b>	<b>029-091-034</b>	<b>MST2014-00569</b>	<b>2</b>	<b>HLC</b>
<p>Proposal for a new Average Unit Density (AUD) project involving the construction of a new 2,205 square foot, two-story duplex building, composed of a 730 square foot unit and a 675 square foot unit, with two attached, two-car garages (400 square feet each), located on an 8,123 square-foot parcel. The existing lot is developed with an existing, 1,785 square foot, one-story duplex, comprised of a 1,250 square foot unit and a 535 square foot unit. The proposal will result in a total of four residential units and will provide a total of four covered parking spaces and four covered bicycle parking spaces. Under base density a maximum of three (3) units are allowed, however under the Average Unit Density (AUD) Incentive Program the project proposes a total of four (4) units. The maximum allowed average unit size is 1,040 square feet; the proposed project average unit size is 797 square feet. The project proposes to demolish an existing two-car garage and shed, includes the removal of a 24" diameter bottle brush tree and an 8" diameter ornamental pear tree. The existing, 1,785 square-foot, one-story, duplex, located at the front of the parcel, will remain with no alterations. It is a contributing historic resource to the potential Bungalow Haven Historic District. This project addresses violations identified in Zoning Information Report ZIR2014-00356.</p>				
Owner	BRIAN MCINERNEY, PO BOX 40191, , SANTA BARBARA, CA 93101			
Agent	PAUL ZINK, 779 CALABRIA DRIVE, , SANTA BARBARA, CA 93105			

**Status: Pending**

<b>312 RANCHERIA ST</b>	<b>037-231-010</b>	<b>MST2014-00567</b>	<b>7</b>	<b>ABR</b>
-------------------------	--------------------	----------------------	----------	------------

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.

Owner RANCHERIA COTTAGES, LLC, 1126 OXLEY ST., S PASADENA, CA 91030

Applicant ACME ARCHITECTURE, KEITH RIVERA, AIA, 339 WOODLEY CT., 93105

<b>515 RED ROSE LANE</b>	<b>035-341-008</b>	<b>MST2013-00358</b>	<b>1</b>	<b>ALD</b>
--------------------------	--------------------	----------------------	----------	------------

Proposal to reconfigure eight of the existing garden apartments resulting in 8 two-bedroom units, six new one-car garages, a new clubhouse, and a two-bedroom managers unit with two-car garage. (Net result will be 32 units as existing.)

Owner WHITEHURST, JOHN R 2002 LIVING TRUS, 1913 STATE ST., SANTA BARBARA, CA 93101

Agent TRISH ALLEN, SEPPS, INC., 1625 STATE ST, STE 1, , SANTA BARBARA, CA 93101

<b>1400 ROGERS CT</b>	<b>035-480-001</b>	<b>MST2006-00736</b>	<b>8</b>	<b>MGS</b>
-----------------------	--------------------	----------------------	----------	------------

A proposal to rezone the property from E-1(Single-Family Residential) to R-2 (Two-Family Residential) and for a one lot subdivision to construct 9 condominium units consisting of 4 moderate affordable units and 5 market rate unit and for modification of street frontage requirement and a waiver of public road improvements.

02/26/2008 CC-PC Appeal (Initiation APVD)

Owner SANTA FE COURT, LLC, 1418 CLIFF DR., SANTA BARBARA, CA 93109

Agent L & P CONSULTANTS, 3 WEST CARRILLO ST., STE 205, , SANTA BARBARA, CA 93101

<b>601 SAN PASCUAL ST</b>	<b>037-101-014</b>	<b>MST2008-00091</b>	<b>1</b>	<b>ABR</b>
---------------------------	--------------------	----------------------	----------	------------

Proposal to demolish the existing 355 square foot garage and 78 square foot attached shed and construct a new three-bedroom, 1,163 square foot second story residential unit above a new 1,297 square foot three, two-car garage structure and attached 45 square foot shared laundry facility. The 12,000 square foot lot is currently developed with two residential units (1,200 and 1,151 square feet). The proposal also includes a 114 square foot first-story and 451 square foot second-story addition to the existing 1,151 square foot residential unit to result in a five-bedroom, 1,716 square foot residential unit. The existing three-bedroom 1,200 square foot residential unit will remain unaltered. The proposal will result in three residential units (at 1,163 square feet, 1,200 square feet, and 1,716 square feet) and the three, two-car garage structure (totaling 1,297 square feet).

Owner PINI, DARIO, 1335 MISSION RIDGE, , SANTA BARBARA, CA 93103

Architect MURPHY & ASSOCIATES, ARCHITECTS, 3040 STATE #C, , SANTA BARBARA, CA 93105

<b>601 SAN PASCUAL ST</b>	<b>037-101-014</b>	<b>MST2013-00019</b>	<b>2</b>	<b>ABR</b>
---------------------------	--------------------	----------------------	----------	------------

Revised proposal for four units under the Average Unit-size Density (AUD) Incentive Program. The two existing one-story single-family units will remain. The project includes two new 1,020 square foot two-story single-family units with attached 245 square foot one-car garages to be located at the rear of the lot. The existing 355 square foot two-car garage will be demolished. The project includes a new driveway from Cota Street, six new uncovered parking spaces, and landscaping.

Owner PINI, DARIO, 1335 MISSION RIDGE, , SANTA BARBARA, CA 93103

Architect GIL BARRY, 3130 BRAEMAR DRIVE, , SANTA BARBARA, CA 93109

**Status: Pending**

<b>3626 SAN REMO DR</b>	<b>053-231-011</b>	<b>MST2013-00504</b>	<b>1</b>	<b>DPG</b>
-------------------------	--------------------	----------------------	----------	------------

Lot 1: Proposal for construction of a two-story, 2,669 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 3,136 square feet is 74% of the required floor-to-lot area ratio (FAR).

Owner MADSEN, NANCY J, 1714 OLIVE ST, , SANTA BARBARA, CA 93101

Designer KATE SVENSSON, 961 MIRAMONTE DR #1, , SANTA BARBARA, CA 93109

<b>3626 SAN REMO DR</b>	<b>053-231-011</b>	<b>MST2013-00505</b>	<b>1</b>	<b>DPG</b>
-------------------------	--------------------	----------------------	----------	------------

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).

Owner MADSEN, NANCY J, 1714 OLIVE ST, , SANTA BARBARA, CA 93101

Designer KATE SVENSSON, 961 MIRAMONTE DR #1, , SANTA BARBARA, CA 93109

Applicant VINCENT AMORE, 10 E YANONALI ST, STE. 2B, , SANTA BARBARA, CA 93101

Architect HENRY LENNY, PO BOX 900, , CARPINTERIA, CA 93014

<b>3626 SAN REMO DR</b>	<b>053-231-011</b>	<b>MST2013-00506</b>	<b>1</b>	<b>DPG</b>
-------------------------	--------------------	----------------------	----------	------------

Lot 4: Proposal for construction of a two-story, 2,795 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 3,292 square feet is 75% of the guideline floor-to-lot area ratio (FAR).

Owner MADSEN, NANCY J, 1714 OLIVE ST, , SANTA BARBARA, CA 93101

Designer KATE SVENSSON, 961 MIRAMONTE DR #1, , SANTA BARBARA, CA 93109

<b>2405 STATE ST</b>	<b>025-071-012</b>	<b>MST2014-00418</b>	<b>1</b>	<b>SFDB</b>
----------------------	--------------------	----------------------	----------	-------------

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. The proposed total of 2,606 square feet on a vacant lot is 85% of the required maximum floor-to-lot area ratio (FAR).

Owner DAN UNDERWOOD, P.O. BOX 6037, , SANTA BARBARA, CA 93160

Architect BILL WOLF, 1117 COAST VILLAGE RD, , SANTA BARBARA, CA 93108

<b>3869 STATE ST</b>	<b>051-022-037</b>	<b>MST2013-00282</b>	<b>60</b>	<b>PDL</b>
----------------------	--------------------	----------------------	-----------	------------

Concept review for a proposed new residential building, providing affordable, senior-rental housing. The project consists of a 39,071 square foot, three-story, 60-unit building, including one manager's unit, an administrative office, laundry facilities, a total of 16 proposed on-site, uncovered, parking spaces, and 1,500 square feet of community space, located on a proposed 31,648 square foot lot. A total of 55 uncovered parking spaces will be provided on the proposed adjacent lot. The existing church and two-story, stucco building are proposed to be demolished. The project includes Staff Hearing Officer review for requested zoning modifications and a Tentative Subdivision Map.

Owner GRACE LUTHERAN CHURCH OF SANTA BARB, 3869 STATE ST, , SANTA BARBARA, CA 93105

Architect PEIKERT + RRM DESIGN GROUP, 10 E. FIGUEROA ST, STE 1, , SANTA BARBARA, CA 93101



**Status: Pending**

<b>1235 VERONICA SPRINGS RD</b>	<b>047-010-039</b>	<b>MST2003-00793</b>	<b>125</b>	<b>PDL</b>
---------------------------------	--------------------	----------------------	------------	------------

Proposal to annex the 23 acre property into the City's jurisdiction, demolish the existing 28,700 square foot Hillside House facility and all accessory buildings, except for one building known as the Harmony House, which is proposed to be relocated on site. The new development includes 125 new dwelling units, an administration office, community center, leasing and management office, non-profit lease space, and therapy pool. Of the proposed 125 new dwelling units, 12 units are proposed to be special need units, 28 are proposed rental units, 74 are proposed market rate units, and 11 are proposed affordable units. The development includes 5.5 acres of structures, roads and parking (includes 183 covered and 79 uncovered for a total of 262 parking spaces). The remaining area will be 4.75 acres of common open space and 13 acres of passive open space and creek setbacks. The proposal includes restoration of riparian areas along Arroyo Burro Creek and will include the removal of 176 trees (not including oaks or palms), to be replaced with 209 riparian associated trees. Total proposed grading includes 7,200 cubic feet of cut and 15,900 cubic yards of fill. The project requires City Council approval for annexation, General Plan Amendment, and Zone changes, and Planning Commission approval of a Tentative Subdivision Map and Development Plan.

Owner HILLSIDE HOUSE, 1235 VERONICA SPRINGS R, , SANTA BARBARA, CA 93105  
 Applicant JOHN POLANSKY, 815 WEST OCEAN AVENUE, , LOMPOC, CA 93436  
 Agent ALEXANDRA C COLE, PRESERVATION PLANNING, 519 FIG AVENUE, , 93101  
 Architect PEIKERT GROUP ARCHITECTS, ATTN: LISA PLOWMAN, 10 E FIGUEROA ST, # 1, SANTA BARBARA, CA 93101  
 Contractor CORNEJO CONSTRUCTION, P.O. BOX 22302, , SANTA BARBARA, CA 93121  
 Applicant CARL STEINBERG, 5383 HOLLISTER AVENUE, #150, GOLETA, CA 93117

**Status: Approved**

<b>222 W ALAMAR AVE</b>	<b>051-213-008</b>	<b>MST2006-00318</b>	<b>2</b>	<b>SMJ</b>
-------------------------	--------------------	----------------------	----------	------------

This structure is on the City's List of Potential Historic Resources: "McKain Residence." Proposal to demolish an existing 663 square foot single-family residence and detached 220 square foot garage and construct three two-story condominium units totaling 2,409 square feet on the 6,000 square foot lot. Four parking spaces will be provided in three attached garages totaling 1,070 square feet. The project has previously been reviewed by the HLC. The project received Staff Hearing Officer approval for a front yard setback modification, a parking modification, and a Tentative Subdivision Map on 12/5/07 (Resolution No. 102-07).

12/05/2007	SHO-APVD-Design Review Req'd
02/07/2008	PC-SHO Appeal (Proj APVD)
03/18/2008	ABR-Prelim Approval - Project
06/23/2008	ABR-Final Approval - Project
12/05/2008	SHO-Time Extension APVD
04/28/2009	BP & Approval Expired

Owner ALAMAR PARTNERS, LLC, C/O KEVIN FEWELL, PO BOX 819, SANTA BARBARA, CA 93102  
 Applicant JUSTIN VAN MULLEM, 829 DE LA VINA, SUITE 200, SANTA BARBARA, CA 93101  
 Architect ON DESIGN ARCHITECTURE AND PLANNING, 829 DE LA VINA STREET, SUITE 200, SANTA BARBARA, CA 93101

**Status: Approved**

<b>240 W ALAMAR AVE</b>	<b>051-283-001</b>	<b>MST2013-00022</b>	<b>3</b>	<b>DPG</b>
-------------------------	--------------------	----------------------	----------	------------

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.

07/17/2014	PC-APVD-Design Review Required
08/18/2014	ABR-Project Design Approval
11/17/2014	ABR-Final Approval - Project

Owner CITY VENTURES URBAN LAND LLC, BILL MCREYNOLDS, 1900 QUAIL ST, NEWPORT BEACH, CA 92660

Architect PEIKERT + RRM DESIGN GROUP, 10 E FIGUEROA ST STE 1, , SANTA BARBARA, CA 93101

<b>415 ALAN RD</b>	<b>047-091-024</b>	<b>MST2012-00362</b>	<b>1</b>	<b>SFDB</b>
--------------------	--------------------	----------------------	----------	-------------

Proposal to construct a new one-story, 2,500 square foot single-family residence with an attached two-car garage, located on a 14,601 square foot vacant lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes new site fences, walls, and retaining walls, and a total of 800 cubic yards of grading to be balanced on site. The proposed total of 2,500 square feet is 58% of the required floor-to-lot area ratio (FAR). This is a new parcel created as part of a recent subdivision application (MST2009-00083) approved by City Council on February 14, 2012. A separate application (MST2012-00268) was recently approved for alterations to the existing single-family residence.

01/28/2013	SFDB-Project Design Approval
03/18/2013	SFDB-Final Approval - Project

Owner SEYBOLD 1997 TRUST 12/11/97, 415 ALAN RD, , SANTA BARBARA, CA 93109

Architect CHRISTINE PIERRON, 1205 DE LA VINA STREET, , SANTA BARBARA, CA 93101

<b>128 ANACAPA ST</b>	<b>033-083-022</b>	<b>MST2012-00332</b>	<b>2</b>	<b>PDL</b>
-----------------------	--------------------	----------------------	----------	------------

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.

01/22/2014	SHO-APVD-Design Review Req'd
04/28/2014	ABR-Project Design Approval
06/02/2014	ABR-Final Approval - Details
06/10/2014	ABR-F.A. (Staff Approval)

Owner JAMES MCDONALD, 4228 CARPINTERIA AVE #2, , CARPINTERIA, CA 93013

Designer J. EWING DESIGN, 1187 COAST VILLAGE ROAD, SUITE 1-344, SANTA BARBARA, CA 93109

**Status: Approved**

**412 ANACAPA ST** **031-271-019** **MST2008-00322** **3** **PPB**

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.

04/02/2009	PC-APVD-Design Review Required
07/15/2009	PC-Time Extension APVD
10/28/2013	ABR-Project Design Approval
01/21/2014	ABR-Final Approval - Project
02/18/2014	ABR-Final Approval - Details

Owner ANABILT, LLC, 232 EUCALYPTUS HILL RD, , SANTA BARBARA, CA 93108  
 Applicant ANABILT PROPERTIES LLC, 232 EUCALYPTUS HILL DR, , SANTA BARBARA, CA 93108  
 Architect SHUBIN & DONALDSON, 1 N CALLE CESAR CHAVEZ, , SANTA BARBARA, CA 93103

**416 ANACAPA ST** **031-271-020** **MST2005-00543** **3** **CAS**

Proposal for a three-story mixed-use building consisting of 989 square feet of commercial space on the ground floor, two two-bedroom residential condominium units on the second floor with square footages of 1,023 and 1,077 square feet, and one 1,680 square foot residential condominium unit on the third floor. An existing 2,960 square foot commercial building would remain at the rear of the 9,000 square foot lot and an existing 1,500 square foot commercial building would be demolished. The proposal includes four covered and five uncovered spaces, and 179 cubic yards total of cut grading. The project requires Staff Hearing Officer approval of a Tentative Subdivision Map and approval of a Modification for reduction of the 10% open space required.

12/20/2006	SHO-APVD-Design Review Req'd
12/17/2007	PC-Subst. Conformance APVD
11/12/2008	SHO-Time Extension APVD
01/11/2012	SHO-Time Extension APVD
10/17/2013	SHO-Time Extension APVD

Owner B & W INVESTMENTS, PO BX 3122, , SANTA BARBARA, CA 93130  
 Architect DON PEDERSON, 1230 COAST VILLAGE ROAD, STE H, , SANTA BARBARA, CA 93108  
 Applicant HAL D BRUINGTON, P.O. BOX 3122, , SANTA BARBARA, CA 93130

**710 ANACAPA ST** **031-081-013** **MST2008-00362** **1** **HLC**

This is a Structure of Merit: "Carpenter Gothic Cottage." Proposal to demolish 985 s.f. of the non-historic portion of an existing mixed-use building (currently 162.5 s.f. of commercial space and 1,399 s.f. of residential duplex space) resulting in a 418 s.f. commercial space and 337 s.f. commercial basement storage area. Also proposed is to construct a new, three story, 3,035 s.f. mixed-use building with 448 s.f. of commercial space and a 1,941 s.f., three-bedroom residential unit. This will result in an increase of 1,040 s.f. for commercial use, which will require Development Plan Approval findings. Two residential parking spaces and one commercial parking space will be provided in a ground level garage, as well as one uncovered handicapped accessible parking space. The project will include permeable paving, landscaping, irrigation, and drainage improvements of the site. There will be 514 c.y. of grading, of which 86 c.y. will be exported off site.

11/12/2008	HLC-Prelim Approval-Project
10/13/2010	HLC-Final Approval - Project
05/23/2011	HLC-Time Extension (Approved)

Owner ADAME TRUST, 1125 ARBOLADO RD, , SANTA BARBARA, CA 93103  
 Architect PEIKERT GROUP ARCHITECTS, ATTN: LISA PLOWMAN, 10 E FIGUEROA ST, # 1, SANTA BARBARA, CA 93101  
 Agent SHELLEY BOOKSPAN, 1807 LASUEN, , SANTA BARBARA, CA 93103

**Status: Approved**

<b>1714 ANACAPA ST (LOT 2)</b>	<b>027-111-014</b>	<b>MST2013-00045</b>	<b>1</b>	<b>SFDB</b>
--------------------------------	--------------------	----------------------	----------	-------------

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).

02/25/2013	SFDB-Project Design Approval
06/03/2013	SFDB-Final Approval - Project
10/29/2014	SFDB-After Final (Approved)

Owner	1712 ANACAPA STREET, LLC (CA), PO BOX 775850, , STEAMBOAT SPRINGS, CO 80477
Applicant	JARRETT GORIN, 735 STATE ST, STE 204, , SANTA BARBARA, CA 93110
Architect	PEIKERT GROUP ARCHITECTS, LLP, 10 E. FIGUEROA ST, STE 1, , SANTA BARBARA, CA 93101

<b>1712 ANACAPA ST (ORIGINAL PARCEL)</b>	<b>027-111-014</b>	<b>MST2008-00435</b>	<b>3</b>	<b>KAB</b>
--	--------------------	----------------------	----------	------------

Proposal to subdivide an existing 23,160 square foot lot and create a three-lot subdivision to include one single-family residence on each proposed lot. Parcel 1 would be 8,140 square feet and would include a new two-story 2,650 square foot single-family residence with a new two-car garage. Parcel 2 would be 7,020 square feet with a new two-story 2,440 square foot square foot single-family residence with a new two-car garage. Parcel 3 would be 8,000 square feet and would be the site for a new two-story 2,720 square foot single-family residence with a new two-car garage. Pedestrian and vehicular access for all three units would be provided by a new 16 foot wide easement along the northwest property line. A total of 869 cubic yards of grading is proposed for the existing parcel. The project received Planning Commission Approval on 10/8/2009 (Resolution No. 040-09) for a Tentative Subdivision Map and a public street waiver and a street frontage. modification.

10/08/2009	PC-APVD-Design Review Required
03/22/2010	ABR-Final Approval - Project
05/10/2010	ABR-After Final (Approved)
06/08/2011	PC-Subst. Conformance APVD
09/16/2013	ABR-After Final (Approved)

Owner	RICHARD UNTERMANN & GAIL ELNICKY, 2845 GLENDESSARY LN, , SANTA BARBARA, CA 93105
Architect	DAVID VAN HOY, 209 LA JOLLA DR, , SANTA BARBARA, CA 93109
Agent	JARRETT GORIN, 735 STATE STREET, SUITE 204, SANTA BARBARA, CA 93101

<b>915 E ANAPAMU ST</b>	<b>029-201-003</b>	<b>MST2007-00331</b>	<b>14</b>	<b>KAB</b>
-------------------------	--------------------	----------------------	-----------	------------

Proposal to construct 13 two- and three-story residential apartments and demolition of an existing 2,192 square foot single-family residence on a 40,055 square foot parcel in the E-1 and R-3 Zones. Nine of the units are proposed above a subterranean parking structure. The proposal includes two three-bedrooms, two one-bedroom, and nine two-bedroom apartments ranging from 669 to 1,584 square feet, for a total of 14,934 square feet. A total of 3,350 cubic yards of grading is proposed and 28 parking spaces are provided (17 below grade and 11 at grade) in a combination of one and two-car garages, carports, and uncovered spaces. The proposal involves the removal of 20 existing trees, 3 trees to be relocated on site, 18 trees to remain, and 35 new oak trees (7 on-site, and 28 off-site), and 36 new ornamental trees.

04/19/2010	ABR-Prelim Approval - Project
------------	-------------------------------

Owner	CHARLES CRAIL, 1187 COAST VILLAGE RD., SUITE 528, SANTA BARBARA, CA 93108
Agent	SUZANNE ELLEDGE PERMIT AND PLAN SERVICE, 1625 STATE ST, STE 1, , SANTA BARBARA, CA 93101
Architect	CEARNAL ANDRULAITIS, 521 1/2 STATE ST, , SANTA BARBARA, CA 93101
Applicant	TRISH ALLEN, , , ,

**Status: Approved**

<b>515 E ARRELLAGA ST</b>	<b>027-132-013</b>	<b>MST2005-00475</b>	<b>-2</b>	<b>IVU</b>
---------------------------	--------------------	----------------------	-----------	------------

Proposed conversion of an existing 10-unit three-story apartment complex to an eight unit condominium development by combining four of the existing units into two new units. The project will not change the square footage of 9,465 square feet of living space, 3,557 feet of carport, and approximately 1,844 square feet of deck area on the 14,356 square foot lot. Project also includes accessibility improvements for the ground floor and installation of new landscaping. No grading is proposed. A modification is requested to not allow the required two guest parking spaces.

05/17/2007	PC-APVD-Design Review Required
04/21/2010	SHO-Time Extension APVD

Architect	W. DAVID WINITZKY, 3463 STATE, , SANTA BARBARA, CA 93105
Agent	SUSAN MCLAUGHLIN, SEPPS, 800 SANTA BARBARA STREET, SANTA BARBARA, CA 93101
Owner	DR. ANGELO & NANCY SALVUCCI, 1679 FRANCESCHI ROAD, , SANTA BARBARA, CA 93103

<b>617 BRADBURY AVE</b>	<b>037-122-006</b>	<b>MST2007-00559</b>	<b>1</b>	<b>SMR</b>
-------------------------	--------------------	----------------------	----------	------------

The project has been revised in response to concerns expressed by the City Council at the December 8, 2009 appeal hearing. The project consists of the demolition of an existing 392 square foot single-family residence, and the construction of a sustainable, 4,320 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure, including 6 parking spaces. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,257 square foot, two-bedroom, and three-story units at the rear of the lot. The commercial units total 958 square feet and are located on the first and second floor adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings. The project requires approval by the City Council.

07/15/2009	SHO-APVD-Design Review Req'd
05/25/2010	CC-HLC Appeal (Proj APVD)
11/29/2010	ABR-Prelim Approval - Project

Owner	LEED SANTA BARBARA LLC, 420 E CARRILLO, , SANTA BARBARA, CA 93101
Architect	AB DESIGN STUDIO, 130 N CALLE CESAR CHAVEZ, , SANTA BARBARA, CA 93101

<b>1030 CACIQUE ST</b>	<b>017-252-006</b>	<b>MST2007-00128</b>	<b>1</b>	<b>ABR</b>
------------------------	--------------------	----------------------	----------	------------

A revised project to reduce the original approved scope of work from a two-story 3,102 square foot duplex to a two-story 1,497 square foot duplex. The revised proposal will result in a one story, one-bedroom 629 square foot unit, and a 347 square foot second-story addition to the existing 521 square foot unit resulting in an 868 square foot unit. A total of four parking spaces will be provided on site with a two car carport and two uncovered spaces.

07/16/2007	ABR-Prelim Approval - Project
06/16/2008	ABR-Final Approval - Project
06/04/2010	ABR-Time Extension (Approved)
08/30/2010	ABR-Final Approval - Project

Owner	GUTIERREZ, JOSE L, 1310 SAN ANDRES ST, , SANTA BARBARA, CA 93101
-------	--

**Status: Approved**

<b>810 E CANON PERDIDO ST A</b>	<b>031-042-003</b>	<b>MST2013-00456</b>	<b>1</b>	<b>ABR</b>
---------------------------------	--------------------	----------------------	----------	------------

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.

12/09/2013	ABR-Project Design Approval
01/13/2014	ABR-Final Approval - Project

Owner	SCOTT CHASSE TRUST, 2211 LOS ENCINOS RD, , OJAI, CA 93023
Designer	ROBINSON DRAFTING & DESIGN, ATTN: LOUIS ROBINSON, 315 E. MOUNTAIN DR., SANTA BARBARA, CA 93108

<b>824 E CANON PERDIDO ST</b>	<b>031-042-007</b>	<b>MST2005-00504</b>	<b>4</b>	<b>IVU</b>
-------------------------------	--------------------	----------------------	----------	------------

A revised proposal for a new two-story, four-unit condominium project comprised of three attached one-bedroom units (842 square feet each) and one detached two-bedroom unit (1,297 square feet) on a 8,053 square foot lot in the C-2 Zone. A total of 7 parking spaces will be provided on-site in three one-car garages (272 square feet each), a two-car garage (467 square feet), and two uncovered spaces. The project received a time extension of the Staff Hearing Officer Approval on 2/25/09 for a Tentative Subdivision Map and modifications for encroachments into the required rear setback (Resolution No. 011-09). The original ABR Preliminary Approval expired on 12/11/07.

11/08/2006	SHO-APVD-Design Review Req'd
12/11/2006	ABR-Prelim Approval - Project
02/25/2009	SHO-Time Extension APVD

Owner	GALLY, JAMES AND CARLA, 11 W ARRELLAGA ST, , SANTA BARBARA, CA 93103
Architect	LARRY THOMPSON, P.O. BOX 23710, , SANTA BARBARA, CA 93102

<b>330 W CANON PERDIDO ST</b>	<b>039-302-024</b>	<b>MST2010-00278</b>	<b>1</b>	<b>ABR</b>
-------------------------------	--------------------	----------------------	----------	------------

Proposal to demolish an existing one-story single-family residence and construct a new two-story duplex consisting of a 1,080 square foot unit, a 1,197 square foot unit, an attached 429 square foot two-car garage, an attached 495 square foot two car garage with a new driveway from Castillo Street, and fences, walkways, and landscaping. The proposed total development of 3,201 square feet is located on a 5,000 square foot lot.

12/13/2010	ABR-Final Approval - Project
------------	------------------------------

Owner	HARREL, STEPHEN V/CELESTE E LIVING, 141 DUESENBERG DRIVE, SUITE 14, WESTLAKE VILLAGE, CA 91362
-------	--

**Status: Approved**

<b>203 CHAPALA ST</b>	<b>033-041-001</b>	<b>MST2007-00634</b>	<b>8</b>	<b>DPG</b>
-----------------------	--------------------	----------------------	----------	------------

This structure is on the City's List of Potential Historic Resources. Proposal to demolish 9,909 sf of an existing 11,211 sf commercial building and construct a 12,166 sf addition, resulting in 13,468 sf of residential floor area. The building would change use from commercial to residential, resulting in seven new residential condominiums (four 3-bedrooms and three 2-bedrooms) and 16 parking spaces. Modifications are required 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 yard setback on Los Aguajes. The maximum building height would be 33'-0". Parking on this 20,553 s.f. parcel would be provided in seven private garages, two carports, and two uncovered guest parking spaces.

06/11/2009	PC-APVD-Design Review Required
06/11/2011	PC-Time Extension APVD
06/17/2011	PC-Time Extension APVD
06/27/2013	PC-Time Extension APVD

Owner	SANDERS FAMILY 2006 REVOCABLE TRUST, 924 LAGUNA STREET, SUITE B, SANTA BARBARA, CA 93101
Owner	RICHARD SANDERS, 924 LAGUNA STREET, SUITE B, SANTA BARBARA, CA 93101
Architect	CEARNAL ANDRULAITIS LLP, 521 1/2 STATE ST, ATTN: DIANA KELLY, SANTA BARBARA, CA 93101

<b>517 CHAPALA ST</b>	<b>037-163-007</b>	<b>MST2005-00088</b>	<b>6</b>	<b>KAK</b>
-----------------------	--------------------	----------------------	----------	------------

Proposal to construct a new three-story, mixed-use development (19,691 square feet) on an 11,500 square foot lot, with six residential condominium units (totaling 10,119 square feet) and two commercial condominium spaces (totaling 2,711 square feet). One of the residential units would be affordable. The proposal includes a voluntary lot merger of two lots.

07/13/2006	PC-APVD-Design Review Required
09/18/2006	CC-PC Appeal (Withdrawn)-APVD
09/19/2007	HLC-Prelim Approval-Project
03/04/2008	CC-HLC Appeal (Proj APVD)
07/16/2008	SHO-Time Extension APVD
06/22/2010	CC-HLC Appeal (Proj APVD)
01/04/2012	HLC-Final Approval - Project
02/15/2012	HLC-Final Approval - Details
07/30/2014	HLC-After Final (Approved)

Owner	H & R INVESTMENTS, LP, 22020 CLARENDON ST, , WOODLAND HILLS, CA 91367
Applicant	PEIKERT GROUP ARCHITECTS LLC, 10 E. FIGUEROA STREET, , SANTA BARBARA, CA 93101
Architect	PEIKERT GROUP ARCHITECTS, 10 E FIGUEROA ST, , SANTA BARBARA, CA 93101

**Status: Approved**

<b>1330 CHAPALA ST</b>	<b>039-131-001</b>	<b>MST2013-00169</b>	<b>33</b>	<b>ALD</b>
------------------------	--------------------	----------------------	-----------	------------

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."

08/14/2013	HLC-Project Design Approval
10/28/2013	CC-HLC Appeal (Proj APVD)
11/19/2014	HLC-Final Approval - Project

Owner METROPOLIT THEATRES CORPORATION, 8727 W THIRD ST, , LOS ANGELES, CA 90048  
 Architect PEIKERT + RRM DESIGN GROUP, LISA PLOWMAN, 10 E FIGUEROA STREET, SANTA BARBARA, CA 93101

<b>1298 COAST VILLAGE RD</b>	<b>009-230-043</b>	<b>MST2004-00493</b>	<b>8</b>	<b>PDL</b>
------------------------------	--------------------	----------------------	----------	------------

This is a revised project. Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18,196 square foot lot. The 17,802 square foot building would include 4,800 square feet of commercial space on the ground floor and 13,002 square feet of residential space on the second and third floors. The residential component includes 6 three-bedroom units. A total of 38 parking spaces are proposed to include 22 commercial spaces and 16 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. The project received Planning Commission approval, with conditions, on 3/20/08 and City Council approval, on appeal with conditions, on 7/15/08 for a Local Coastal Plan Amendment, Zone Change, Tentative Subdivision Map, Coastal Development Permit, Development Plan Approval, and Zoning Modifications. The project requires compliance with City Council Resolution No. 08-084.

03/20/2008	PC-APVD-Design Review Required
05/07/2008	PC-Recommend Approval to CC
07/15/2008	CC-PC Appeal (Proj APVD)
08/26/2008	CC-Zone Change (APVD)
02/23/2009	ABR-Prelim Approval - Project
06/02/2009	CC-ABR Appeal (Project APVD)
07/01/2010	PC-Time Extension APVD

Architect JEFF GORRELL, 315 W HALEY ST, , SANTA BARBARA, CA 93101  
 Applicant JOHN PRICE, P.O. BOX 61106, , SANTA BARBARA, CA 93160  
 Owner OLIVE OIL & GAS L P, PO BOX 61106, , SANTA BARBARA, CA 93160

<b>438 CONEJO RD</b>	<b>019-061-013</b>	<b>MST2013-00336</b>	<b>1</b>	<b>SMR</b>
----------------------	--------------------	----------------------	----------	------------

Revised project. Proposal to construct a two-story, 2,006 square foot, single-family residence and an attached 440 square foot two-car garage. The previous residence was destroyed in the Tea Fire. The proposal includes the removal of five (5) existing trees, new site walls and decks, 264 cubic yards of site grading. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,446 square feet, located on a 6,880 square foot parcel in the Hillside Design District, is 84% of the maximum floor-to-lot area ratio (FAR). The prior design was three-stories and 79% FAR.

05/14/2014	SHO-APVD-Design Review Req'd
07/28/2014	SFDB-Proj Des & Final Approval

Owner LUIS G FERNANDEZ, 126 N. ALISOS ST., , SANTA BARBARA, CA 93103  
 Applicant DARKMOON B DESIGN & ENGINEERING, PO BOX 88, , CARPINTERIA, CA 93014



**Status: Approved**

<b>825 DE LA VINA ST</b>	<b>037-041-024</b>	<b>MST2007-00400</b>	<b>7</b>	<b>KAB</b>
--------------------------	--------------------	----------------------	----------	------------

Proposal for two new three-story mixed-use buildings to include a total of seven residential condominiums and three commercial condominiums on an existing 14,750 square foot lot. The proposal includes four, one-bedroom and three, two-bedroom residential units, varying in size from 699 to 1,649 square feet. The commercial units will range in size from 218 to 250 square feet. The proposal will result in 7,877 square feet of residential area and 686 square feet of commercial area for a total of 8,563 square feet. A total of 19 parking spaces will be provided on site (14 covered and five uncovered). The project received Planning Commission approval for a Tentative Subdivision Map on 3/18/10 (Resolution No. 002-10). The project received City Council approval on 5/11/10.

03/18/2010	PC-APVD-Design Review Required
05/11/2010	PC-Recommend Approval to CC
06/28/2010	ABR-Prelim Approval - Project
03/23/2011	SHO-Time Extension APVD

Owner	825 DE LA VINA LLC, 11/19/09 MAIL RETURN, , SANTA BARBARA, CA 93111
Architect	KEITH RIVERA, 339 WOODLEY CT., , SANTA BARBARA, CA 93105
Agent	DEREK WESTEN, 1800 JELINDA DRIVE, , SANTA BARBARA, CA 93108

<b>1314 FERRELO RD</b>	<b>029-283-006</b>	<b>MST2014-00197</b>	<b>1</b>	<b>SFDB</b>
------------------------	--------------------	----------------------	----------	-------------

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).

07/28/2014	SFDB-Project Design Approval
10/06/2014	SFDB-Final Approval - Project

Owner	SCOTT & RO BLACK, 2360 FOOTHILL RD, , SANTA BARBARA, CA 93105
Architect	BILL WOLF, 1117 COAST VILLAGE RD, , SANTA BARBARA, CA 93108

<b>517 W FIGUEROA ST</b>	<b>039-250-020</b>	<b>MST2011-00426</b>	<b>6</b>	<b>ABR</b>
--------------------------	--------------------	----------------------	----------	------------

Proposal for a new 17,475 square foot, three-story six unit apartment building. The building consists of one 3-story, 3-bedroom unit and 20 parking spaces on the ground level. Above the parking level are four 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 nine units has expired. Minor architectural changes have been made by the new architect.

01/23/2012	ABR-Project Design Approval
04/02/2013	ABR-Final Approval - Project

Owner	JOHNSON, STEVEN A, 319 W COTA ST, , SANTA BARBARA, CA 93101
Architect	ALEX PUJO, 2425 CHAPALA ST., , SANTA BARBARA, CA 93105

**Status: Approved**

<b>814 W FIGUEROA ST</b>	<b>039-191-023</b>	<b>MST2006-00271</b>	<b>-1</b>	<b>ALD</b>
--------------------------	--------------------	----------------------	-----------	------------

Proposal for conversion of seven existing residential apartment units to six condominium units. The two parcels totaling 19,836 square feet contain five one- and two-story buildings consisting of three duplex apartment buildings, one single-family apartment above a four-car carport, and a detached two-car carport. This would be reconfigured by combining two apartments in the westernmost building into one unit, constructing a new two-car carport attached to the existing four-car carport, conversion of the existing detached two-car carport to storage for three units and constructing attached storage spaces for the other three units. Proposed are five two-bedroom units ranging from 839 to 989 square feet and one 1,132 square foot three-bedroom unit. New landscaping is proposed and parking would be provided in the six carport spaces and six existing uncovered parking spaces plus one new uncovered guest space. Planning Commission approvals are requested for a Tentative Subdivision Map, a Condominium Conversion Permit, and modifications for front and interior yard encroachments.

05/17/2007 PC-APVD-No Design Review Req'd  
 04/21/2010 SHO-Time Extension APVD

Owner ELCONIN FAMILY TRUST 4/15/03, 55 HITCHCOCK WAY STE, , SANTA BARBARA, CA 93105  
 Agent SUSAN MCLAUGHLIN, 800 SANTA BARBARA STREET, , SANTA BARBARA, CA 93101  
 Architect DALE PEKAREK, 5290 OVERPASS ROAD, #125, , SANTA BARBARA, CA 93111

<b>1213 HARBOR HILLS DR</b>	<b>035-480-037</b>	<b>MST2009-00385</b>	<b>1</b>	<b>ALD</b>
-----------------------------	--------------------	----------------------	----------	------------

Proposal for a new 4,217 square foot two-story residence, attached 627 square foot three-car garage, driveway, spa, patios, and retaining walls. Six existing Roger's Tract parcels are proposed to be merged to create a vacant 1.09 acre site in the Hillside Design District. Total proposed grading is 765 cubic yards, with 423 cubic yards to be exported from the site. The proposed total floor area of 4,889 square feet is 97% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval is requested for a street frontage modification.

07/27/2011 SHO-APVD-Design Review Req'd  
 07/12/2013 SHO-Time Extension APVD  
 07/11/2014 SHO-Time Extension APVD  
 11/13/2014 SHO-Subst. Conformance APVD

Owner CLENET, SHARON LIVING TRUST 8/27/98, 1213 HARBOR HILLS DR, , SANTA BARBARA, CA 93109  
 Applicant JARRETT GORIN, 735 STATE ST, STE 204, , SANTA BARBARA, CA 93110

<b>457 N HOPE</b>	<b>057-170-012</b>	<b>MST2006-00564</b>	<b>9</b>	<b>PDL</b>
-------------------	--------------------	----------------------	----------	------------

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.

12/06/2011 CC-GP Amendment (APVD)  
 02/13/2012 SFDB-Proj Des & Final Approval  
 06/01/2012 PC-Subst. Conformance APVD

Owner GIARDINI DI CIPRIANI, LLC, C/O THE CAREY CROUP, INC, 5325 CALLE REAL, SANTA BARBARA, CA 93111  
 Architect TRUDI G CAREY, THE CAREY GROUP, INC., 5325 CALLE REAL, SANTA BARBARA, CA 93111

**Status: Approved**

<b>15 S HOPE AVE</b>	<b>051-040-058</b>	<b>MST2006-00682</b>	<b>16</b>	<b>PDL</b>
----------------------	--------------------	----------------------	-----------	------------

Proposal for the demolition of an existing 8,368 square foot retail structure and associated parking and construction of a 3-story mixed-use development with underground parking. The project proposes 16 residential condominium units including three affordable units, 1,150 square feet of commercial space, 40 parking spaces, and 5,000 cubic yards of grading. The proposed units include 2 1-bedroom units, 12 2-bedroom units, and 2 3-bedroom units ranging in size from 833 to 1,500 square feet. The proposed project will result in approximately 21,787 square feet of building area on a 35,667 square foot parcel. The project also includes a creek restoration project and 13,880 square feet of open space. The project requires Planning Commission review of a Tentative Subdivision Map and modification for bonus density.

10/16/2008	PC-APVD-Design Review Required
03/14/2012	PC-Time Extension APVD
05/19/2014	PC-Time Extension APVD

Owner	JOHNMAN HOLDING, LLC, C/O JERRY ILLOUIAN, 8723 MELROSE AVE, WEST HOLLYWOOD, CA 90069
Agent	TRISH ALLEN @ SEPPS, 800 SANTA BARBARA ST, , SANTA BARBARA, CA 93101
Architect	DAVID P JONES, LENVIK & MINOR ARCHITECTS, 315 W. HALEY STREET, SANTA BARBARA, CA 93101

<b>1565 LA CORONILLA DR</b>	<b>035-302-003</b>	<b>MST2014-00297</b>	<b>1</b>	<b>SFDB</b>
-----------------------------	--------------------	----------------------	----------	-------------

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).

08/11/2014	SFDB-Project Design Approval
09/22/2014	SFDB-Final Approval - Project

Owner	MARK WILLIAMS, P.O. BOX 60042, , SANTA BARBARA, CA 93160
Designer	DON SWANN, 216 NORTHRIDGE RD, , SANTA BARBARA, CA 93105

<b>85 N LA CUMBRE RD</b>	<b>057-233-010</b>	<b>MST2005-00295</b>	<b>-1</b>	<b>ALD</b>
--------------------------	--------------------	----------------------	-----------	------------

Proposal to demolish an existing 10 unit apartment building, and to a construct new 8,556 square foot, three-story condominium building with nine units, including one middle income unit and 19 parking spaces on a 18,150 square foot lot.

06/01/2006	PC-APVD-Design Review Required
07/25/2006	CC-PC Appeal (Proj APVD)
06/04/2008	SHO-APVD-No Design Review Reqd
03/14/2012	PC-Time Extension APVD
12/13/2013	PC-Time Extension APVD

Owner	AMERICAN HEART ASSOCIATION, 1710 GILBRETH RD, , BURLINGAME, CA 94010
Applicant	WYE ROAD PROPERTIES LLC, 575 LAS PALMAS DR, , SANTA BARBARA, CA 93110
Architect	LENVIK & MINOR, 315 W. HALEY STREET, , SANTA BARBARA, CA 93101
Agent	TRISH ALLEN, 800 SANTA BARBARA, , SANTA BARBARA, CA 93101

**Status: Approved**

<b>900 - 1100 LAS POSITAS RD</b>	<b>047-010-016</b>	<b>MST99-00608</b>	<b>25</b>	<b>ALD</b>
----------------------------------	--------------------	--------------------	-----------	------------

The project consists of the annexation of approximately 50 acres, with General Plan and Local Coastal Plan designations and zoning of Specific Plan 9. A lot line adjustment is also proposed. A 30-lot subdivision and development is proposed on approximately 15 acres. The remaining 35 acres would remain in open space. Proposed development includes 25 single-family homes, 2 of which would be affordable to middle income homebuyers.

08/24/2006	PC-Recommend Approval to CC
12/12/2006	CC-Specific Plan (APVD)
06/17/2008	CC-Other Review (APVD)
06/17/2008	CC-GP Amendment (APVD)
06/24/2008	CC-Zone Change (APVD)
06/24/2008	CC-Specific Plan (APVD)

Applicant MARK B LEE, PEAK-LAS POSITAS PARTNERS, 912 DE LA VINA STREET, SANTA BARBARA, CA 93101

Architect GORRELL JEFF, LENVIK & MINOR ARCH, 315 E. HALEY STREET, SANTA BARBARA, CA 93101

<b>124 LOS AGUAJES AVE</b>	<b>033-041-007</b>	<b>MST2004-00725</b>	<b>2</b>	<b>SMR</b>
----------------------------	--------------------	----------------------	----------	------------

Proposal to demolish an existing 887 square foot single-family residence and 400 square foot garage and construct three new residential condominiums consisting of two one-bedroom units (1,318 and 1,090 s.f.) and one two-bedroom unit (1,448 s.f.). The project will result in a three-story 3,856 square foot structure with 1,143 square feet in garages on a 6,000 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone. A design waiver is requested to allow a garage to be located within three feet of the interior property line. The project received Planning Commission Approval on 9/3/09 for a Tentative Subdivision Map, Coastal Development Permit, and requested zoning modification to allow an encroachment into the required front setback (Resolution No. 033-09).

09/03/2009	PC-APVD-Design Review Required
09/21/2009	ABR-Prelim Approval - Project
07/15/2011	PC-Time Extension APVD

Owner MARK T EDWARDS, 922 LAGUNA STREET, , SANTA BARBARA, CA 93101

Architect PETER EHLEN, 315-B W HALEY ST, , SANTA BARBARA, CA 93101

Agent FERMINA MURRAY, 442 DANBURY COURT, , GOLETA, CA 93117

Agent COMPASS ROSE, 6206 PEACH AVE, , VAN NUYS, CA 91411

<b>505 W LOS OLIVOS ST</b>	<b>025-210-012</b>	<b>MST2007-00470</b>	<b>6</b>	<b>DPG</b>
----------------------------	--------------------	----------------------	----------	------------

The 13 unit condominium project includes a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction of nine new three-bedroom units and one new two-bedroom unit in three new buildings; addition to the existing apartment building; and remodel and conversion of the apartment building into two three-bedroom and one one-bedroom condominiums. The parking for the converted apartment building would be provided by one uncovered and five covered spaces in the existing carport and the parking for the ten newly constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces would also be provided. The proposed development would total 24,635 square feet on the 32,550 square foot lot. Two of the three-bedroom units would be provided to middle income households using a target income of 130% of Area Median Income (AMI) consistent with the Inclusionary Housing Ordinance.

06/04/2009	PC-APVD-Design Review Required
08/10/2009	ABR-Prelim Approval - Project
01/24/2011	PC-Time Extension APVD
02/04/2013	ABR-Final Approval - Details
10/17/2013	PC-Time Extension APVD

Owner DOUGLAS JONES, WESTMONT COLLEGE, 955 LA PAZ ROAD, SANTA BARBARA, CA 93108

Architect PEIKERT GROUP ARCHITECTS, LISA PLOWMAN, 10 E FIGUEROA ST, SANTA BARBARA, CA 93101

**Status: Approved**

<b>1210 E MASON ST</b>	<b>017-142-002</b>	<b>MST2008-00298</b>	<b>1</b>	<b>ABR</b>
------------------------	--------------------	----------------------	----------	------------

Proposal to construct a new two-story 3,097 square foot duplex on a 6,000 square foot lot in the R-2 Zone. Both units are proposed to have four bedrooms and three bathrooms. Unit #1 is proposed at 1,508 square feet, and Unit #2 is proposed at 1,589 square feet. The proposal includes the demolition of the existing 959 square foot single-family residence and a 355 square foot garage. A total of four attached parking spaces are proposed with three one-car garages, and a one-car carport, totaling 870 square feet. The removal of one tree in the front yard is proposed to access the driveway and garage number one. A total of 778 cubic yards of cut and fill, to be balanced on site, is proposed.

11/03/2008 ABR-Prelim Approval - Project

Owner LOSITZKI WALTER, 685 EDGEWOOD DR, , GOLETA, CA 93117  
 Applicant MANUEL CONTRERAS, 1950 HAZELTINE DR, , OXNARD, CA 93036  
 Designer CESAR CRUZ, 1324 EVITA PLACE, , OXNARD, CA 93030

<b>803 N MILPAS ST</b>	<b>031-042-028</b>	<b>MST2006-00510</b>	<b>8</b>	<b>PDL</b>
------------------------	--------------------	----------------------	----------	------------

Proposal to construct a mixed-use condominium development in three three-story buildings on a 21,756 square foot lot in the C-2 Zone. The proposal includes a 1,138 square foot commercial condominium unit, five live-work units with commercial square footage, and three residential-only units, for a total of 8 residential units. The five live-work units include a range of 328 to 349 square feet of commercial area per unit. Square footages for the project include 2,856 square feet of commercial space, 13,745 square feet of residential space, 3,599 square feet of garage space, and 2,566 square feet of deck area. Total building footprint area is 9,545 square feet. 26 parking spaces are proposed, with 16 residential and 10 commercial spaces. Project requires Planning Commission Approval for a Tentative Subdivision Map and a parking modification to provide 10 commercial parking spaces rather than the 11 required commercial spaces and for the two required residential guest parking spaces to be shared with the 10 commercial spaces.

01/27/10 - Applicant requested a substantial conformity determination to remove the curb extension @ the corner of Milpas and De la Guerra Streets. This is a Level III SCD.

11/05/2009 PC-APVD-Design Review Required  
 03/23/2010 CC-PC Appeal (Proj APVD)

Applicant JARRETT GORIN, 735 STATE STREET, SUITE 204, SANTA BARBARA, CA 93101-5502  
 Architect DESIGNARC, 29 W. CALLE LAURELES, , SANTA BARBARA, CA 93105  
 Owner 803 N MILPAS ST., LLC, 735 STATE ST., SUITE 204, SANTA BARBARA, CA 93101

<b>817 N MILPAS ST</b>	<b>031-042-022</b>	<b>MST2005-00667</b>	<b>5</b>	<b>KAK</b>
------------------------	--------------------	----------------------	----------	------------

The project consists of a proposal for a two-and three-story mixed-use project consisting of five new residential condominium units for a total of 8,846 square feet (net), one new 786 square foot (net) commercial space and 13 parking spaces on a 13,471 square foot lot. The residential units consist of 2 two-bedroom units and 3 three-bedroom units. The existing structures onsite would be demolished.

03/15/2007 PC-APVD-Design Review Required

Owner SCHOEPP, MANFRED W, 800 COYOTE RD, , SANTA BARBARA, CA 93108  
 Architect JAN HOCHHAUSER, 122 E. ARRELLAGA ST., , SANTA BARBARA, CA 93101  
 Owner JOHN BLANKENSHIP, CASITAS DE MILPAS, LLC, 822 CANON PERDIDO, , SANTA BARBARA, CA  
 Agent HEATHER MACFARLANE, 7290 MARMOTA STREET, , VENTURA, CA 93003-6845

**Status: Approved**

<b>224 S MILPAS ST</b>	<b>017-240-025</b>	<b>MST2012-00248</b>	<b>1</b>	<b>ABR</b>
------------------------	--------------------	----------------------	----------	------------

Proposal to permit an "as-built" 2,496 square foot two-story single dwelling unit within an existing commercial building. The project consists of converting 245 square feet of commercial space on the ground floor, the addition of a 2,251 square foot second floor within the 22-foot tall existing building, a covered patio on the second floor, skylights, two uncovered parking spaces for the dwelling and removal of fencing. The project would result in a total of 9,475 square feet of commercial space and 2,496 square feet of residential space located on the 1.8 acre lot in the non-appealable jurisdiction of the Coastal Zone.

11/05/2012 ABR-Final Approval - Project  
 11/12/2012 Coastal Exempt APVD-Other Rev

Owner GIULIANI JAMES V TRUSTEE (for) GIUL, PO BOX 302, , SUMMERLAND, CA 93067  
 Applicant SUZANNE ELLEDGE PLANNING AND PERMITTING, 1029 SANTA BARBARA ST., , SANTA BARBARA, CA 93121-1522

<b>612 W MISSION ST</b>	<b>043-092-015</b>	<b>MST2011-00296</b>	<b>1</b>	<b>ABR</b>
-------------------------	--------------------	----------------------	----------	------------

Proposal to convert an existing 1,493 square foot one-story single family residence to a duplex on a 6,732 square foot lot. The project involves demolition of a 196 square foot unpermitted addition at the rear, the construction of a new two-car carport, two uncovered parking spaces, and a six foot high stucco screening wall at the front of the lot, new utility meters, the removal and relocation of doors and windows, and interior remodeling. The project will address violations in ENF2010-00624 and ENF2010-00628.

10/10/2011 ABR-Proj Des & Final Approval

Owner PACIFIC CAPITAL BANK, N.A., CUSTODIAN FBO KETIH AUSTIN IRA, P.O. BOX 2340, SANTA BARBARA, CA 93120-2340  
 Applicant KEITH AUSTIN, , , SANTA BARBARA, CA  
 Agent JIM DOUB, 928 CARPINTERIA ST, , SANTA BARBARA, CA 93103  
 Architect JIM MARTIN, JMC & DESIGN, 34 N PALM ST STE 600, VENTURA, CA 93001

<b>2101 MOUNTAIN</b>	<b>043-280-030</b>	<b>MST2014-00091</b>	<b>1</b>	<b>JAL</b>
----------------------	--------------------	----------------------	----------	------------

This is a revised proposal. Proposal for two new uncovered parking spaces to serve a 497 square foot accessory space to be converted into a secondary dwelling unit. The proposed parking and new dwelling unit are located on a 17,583 square foot lot in the Hillside Design District with an existing 3,463 square foot single-family residence and detached 1,073 square foot accessory building. The accessory building consists of a 576 square foot two-car garage and the aforementioned accessory space. The project requires Staff Hearing Officer review for a requested zoning modification. The proposal for the accessory dwelling unit requires a Performance Standard Permit and includes a voluntary lot merger with an adjacent 3.74 acre vacant lot.

09/03/2014 SHO-APVD-Design Review Req'd

Owner LANDECKER, SHARON LIVING TRUST 12/9, 2101 MOUNTAIN AVE, , SANTA BARBARA, CA 93101  
 Applicant HEIDI JONES, 1625 STATE ST, STE 1, , SANTA BARBARA, CA 93101

**Status: Approved**

<b>1301 W MOUNTAIN DR</b>	<b>021-050-038</b>	<b>MST2012-00005</b>	<b>1</b>	<b>DPG</b>
---------------------------	--------------------	----------------------	----------	------------

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.

04/04/2012	SHO-APVD-Design Review Req'd
05/07/2012	SFDB-Proj Des & Final Approval
04/09/2014	SHO-Time Extension APVD

Owner MCCORKELL, DONALD L JR, DON & MARILYN MCCORKELL, 1326 ESTRELLA DR, SANTA BARBARA, CA 93110

Architect BLACKBIRD ARCHITECTS, 235 PALM AVE., ATTN: ADAM SHARKEY, SANTA BARBARA, CA 93101

<b>1301 W MOUNTAIN DR</b>	<b>021-050-038</b>	<b>MST2014-00306</b>	<b>1</b>	<b>JAL</b>
---------------------------	--------------------	----------------------	----------	------------

Proposal to construct a new 2,702 square foot, one-story residence to replace a residence destroyed by the Tea Fire and for 1,000 cubic yards of cut and fill grading. The proposal also includes one new uncovered parking space and a new detached 1056 square foot four-car garage that will serve both the existing 510 square foot secondary residence and the proposed one-story residence. The proposed total of 4,249 square feet of development on a 10.5 acre project site lot is 42% of the guideline maximum floor-to-lot area (FAR) ratio. The project includes Staff Hearing Officer review for a requested zoning modification. The project includes a Substantial Conformance Determination for the previous application (MST2012-00005) that was reviewed and approved by the Staff Hearing Officer on April 4, 2012 for a Performance Standard Permit, to allow an additional dwelling unit at the property.

09/03/2014	SHO-APVD-Design Review Req'd
10/06/2014	SFDB-Proj Des & Final Approval

Owner DON & MARILYN MCCORKELL, 4384 MODOC RD., , SANTA BARBARA, CA 93110

Architect BLACKBIRD ARCHITECTS, 235 PALM AVE, ATTN: ADAM SHARKEY, SANTA BARBARA, CA 93101

<b>1146 NIRVANA RD</b>	<b>043-060-013</b>	<b>MST2014-00046</b>	<b>1</b>	<b>SMR</b>
------------------------	--------------------	----------------------	----------	------------

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).

04/16/2014	SHO-APVD-Design Review Req'd
06/30/2014	SFDB-Proj Des & Final Approval

Owner SCHLUMBERGER, CHRISTIANE LIVING TRU, 1146 NIRVANA RD, , SANTA BARBARA, CA 93101

Architect SUSETTE NAYLOR, 900 PHILINDA, , SANTA BARBARA, CA 93103

**Status: Approved**

<b>902 N NOPAL ST</b>	<b>029-312-005</b>	<b>MST2004-00678</b>	<b>1</b>	<b>SJF</b>
-----------------------	--------------------	----------------------	----------	------------

Proposal for the creation of 2 condominium units on a R-3 lot where one dwelling unit currently exists and one is under construction.

01/19/2006	PC-APVD-Design Review Required
04/26/2006	PC-Subst. Conformance APVD

Owner	LAGUNA VIEJA LLC, 220 EUCALYPTUS HILL DR, , SANTA BARBARA, CA 93108
Architect	JEFF SHELTON, 519 FIG AVENUE, , SANTA BARBARA, CA 93101
Applicant	DAN UPTON, 2272 LAS CONOAS RD, , SANTA BARBARA, CA 93105

<b>725 OLIVE ST</b>	<b>031-092-018</b>	<b>MST2014-00112</b>	<b>1</b>	<b>MJB</b>
---------------------	--------------------	----------------------	----------	------------

Proposal to add a 937 square foot second story single-family dwelling on an existing 942 square foot single-family dwelling with attached new 376 square foot two-car carport. An existing 908 square foot three-car garage will be demolished. Also proposed on this 5,300 square foot parcel is a 112 square foot deck on top of a portion of the new carport, two uncovered parking spaces, and minimal grading to be balanced on site. The maximum building height will be 29.5 feet and the total floor area will be 1,895 square feet. This project requires Staff Hearing Officer review of a zoning modification.

10/29/2014	SHO-APVD-Design Review Req'd
------------	------------------------------

Owner	LOUIS SANCHEZ, PO BOX 549, , SUMMERLAND, CA 93067
Designer	EDWARD V DERAS, 221 E HALEY ST APT D, , SANTA BARBARA, CA 93101

<b>927 OLIVE ST</b>	<b>029-302-031</b>	<b>MST2006-00421</b>	<b>5</b>	<b>SMJ</b>
---------------------	--------------------	----------------------	----------	------------

Proposal for a five-unit condominium development consisting of two 3-story buildings. The project includes five, 3-story one- and two-bedroom residential condominium units ranging from 1,800 to 2,100 square feet in size. Each unit has an attached two-car garage and there are three uncovered parking spaces and a central auto court. A Voluntary Lot Merger is proposed to combine two parcels for the 11,761 square foot site. The project includes demolition of the two existing single-family dwellings at 927 and 933 Olive Street and 800 cubic yards of grading. Project received Planning Commission Approval on 9/13/07 (Resolution No. 037-07).

09/13/2007	PC-APVD-Design Review Required
12/03/2007	ABR-Prelim Approval - Project

Architect	KEITH RIVERA, B3 ARCHITECTS, 2020 ALAMEDA PADRE SERRA #133, SANTA BARBARA, CA 93103
Owner	FIESTA OLIVE, LLC, C/O SYNCON HOMES, 1508 EUREKA , SUITE 230, RESEVILLE, CA 95661
Applicant	AARON AMUCHASTEGUI, SYNCON HOMES OF CALIFORNIA, 1603 COPENHAGEN DR #8, SOLVANG, CA 93463

<b>1611 OLIVE ST</b>	<b>027-202-013</b>	<b>MST2012-00442</b>	<b>1</b>	<b>DPG</b>
----------------------	--------------------	----------------------	----------	------------

Proposal to permit an as-built dwelling unit located at the rear of the 14,629 square foot lot utilizing experimental sustainable development techniques. The project consists of a 415 square foot yurt structure and a 55 square foot detached bathhouse; permitting a small as-built dome structure and an "as-built" second-story deck attached to the rear of the main dwelling; demolishing an existing unpermitted carport structure and providing one uncovered parking space. The project will address violations in enforcement case ENF2011-00862. Staff Hearing Officer review is requested of zoning modifications for the dome structure to encroach into the interior setback, and to provide three rather than the required four parking spaces.

05/15/2013	SHO-APVD-Design Review Req'd
09/03/2013	ABR-Project Design Approval
11/04/2013	ABR-Final Approval - Project

Owner	JKR OLIVE TRUST, 1611 OLIVE ST, , SANTA BARBARA, CA 93101
Applicant	BEN WERNER, 1611 OLIVE ST, , SANTA BARBARA, CA 93101
Architect	DAPHNE ROMANI, 132 GARDEN ST, STE39, SB, CA 93101



**Status: Approved**

<b>129 OLIVER RD</b>	<b>041-344-005</b>	<b>MST2013-00511</b>	<b>1</b>	<b>SFDB</b>
----------------------	--------------------	----------------------	----------	-------------

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).

07/14/2014	SFDB-Proj Des & Final Approval
07/22/2014	Coastal Excl APVD (Other Rev )

Owner	RONALD P & ANNA H. ABELES TRUST, 5 VENDOME COURT, , BETHESDA, MD 20817
Architect	DAVID VANHOY, 2860 BASELINE AVE, , SANTA YNEZ, CA 93460

<b>422 W PADRE ST</b>	<b>025-221-018</b>	<b>MST2006-00496</b>	<b>1</b>	<b>ABR</b>
-----------------------	--------------------	----------------------	----------	------------

Proposal to construct a new 3,626 square foot two-story duplex including two attached 400 square foot two-car garages on a 5,750 square foot lot. The existing 946 square foot single family residence, 373 square foot garage, and 134 square foot storage shed are proposed to be demolished. The proposal includes 1,494 cubic yards of grading for recompaction purposes under the main building footprint and 104 cubic yards of grading outside the main building footprint. The proposal was approved on 6/25/2007 and subsequently expired on 6/25/2009. The applicant is requesting a new approval.

06/25/2007	ABR-Final Approval - Project
02/16/2010	ABR-Final Approval - Project

Owner	STEVEN K. MOUNTAIN TRUSTEE, 719 CIRCLE DR, , SANTA BARBARA, CA 93108
-------	--

<b>102 W PEDREGOSA ST</b>	<b>025-363-011</b>	<b>MST2009-00307</b>	<b>3</b>	<b>HLC</b>
---------------------------	--------------------	----------------------	----------	------------

One or more of these structures is on the City's List of Potential Historic Resources: "Wyles House." Proposal to convert two existing units of church offices and one existing residential unit into four residential units and make the following exterior changes: demolish an existing deteriorated four-car garage, install new electrical meters, gas meters and water meters, new concrete driveway and parking area, stair repair and replacement, new guardrails, new doors and windows, and new exterior paint. Also proposed on this 14,495 square foot parcel is the removal of three oak trees and one palm tree.

07/22/2009	HLC-Prelim Approval-Project
08/05/2009	HLC-Final Approval - Project
02/17/2010	HLC-After Final (Approved)

Owner	PATRICK N TACK, 17 PINE DRIVE, , SANTA BARBARA, CA 93105
Architect	CLIFF HICKMAN, PO BOX 4354, , SANTA BARBARA, CA 93140

<b>2430 PINE DR</b>	<b>049-100-021</b>	<b>MST2009-00300</b>	<b>1</b>	<b>ROX</b>
---------------------	--------------------	----------------------	----------	------------

Proposal to construct an additional dwelling unit. Proposed is a two-story 950 square foot single-family residence with attached 700 square foot garage and new driveway and 230 cubic yards of grading. The lot is currently developed with 4,010 square feet of structures consisting of a three-story 2,910 square foot residence with attached 780 square foot three-car garage and a detached 320 square foot accessory building. Staff Hearing Officer approval of a Performance Standard Permit for the accessory dwelling unit is requested. The proposed total of 5,660 square feet on the 56,272 square foot lot is 110% of the maximum guideline floor to lot area ratio.

11/18/2009	SHO-APVD-Design Review Req'd
------------	------------------------------

Owner	BURNWORTH, BRUCE, 2430 PINE DR, , SANTA BARBARA, CA 93105
-------	---

**Status: Approved**

<b>540 W PUEBLO ST</b>	<b>025-090-046</b>	<b>MST2007-00092</b>	<b>-4</b>	<b>KAK</b>
------------------------	--------------------	----------------------	-----------	------------

The proposal consists of a new comprehensive outpatient cancer treatment facility for the Cancer Center of Santa Barbara and rental housing. The project site consists of ten lots, located between West Junipero and West Pueblo Streets that would be merged into one 3.38-acre lot. The existing development consists of a 17,444 square foot main medical building, 9,248 square feet of medical office space located in other structures onsite, and five residential units. The project includes the demolition of all structures onsite except for three buildings along West Junipero Street. The existing main medical building which is located within the 25-foot setback of Mission Creek would be replaced with a new 53,407 square foot, three-story medical facility, located approximately 130 feet from the top of bank. The new facility would have a maximum height of 45 feet except for an architectural feature that would extend to 50 feet. The proposal includes a new three-story (four tier), 66,170 square foot parking structure with 169 parking spaces. The parking structure would have a maximum height of 39 feet. Three additional uncovered parking spaces would be located onsite, for a total of 172 proposed parking spaces. Vehicular access to the site would be provided by one driveway on West Pueblo Street and one driveway on West Junipero Street. Two of the buildings to be retained would continue to be used as medical offices and one would be converted to a residential unit. Five new residential units would be constructed. The proposed project would result in a total of 57,239 square feet of medical office space and six residential units. Grading would consist of 2,700 cubic yards of cut and 5,500 cubic yards of fill. The project includes revegetation of the creek bank and creek setback area. The project requires approval of a Development Plan by the Planning Commission and Final Community Priority Designation by the City Council.

06/10/2010	PC-APVD-Design Review Required
07/26/2010	ABR-Prelim Approval - Project

Applicant	KENNETH MARSHALL, 621 CHAPALA STREET, , SANTA BARBARA, CA 93101
Owner	CANCER CENTER OF SANTA BARBARA, 540 W PUEBLO STREET, , SANTA BARBARA, CA 93105
Architect	CEARNAL ANDRULAITIS, LLP, 521-1/2 STATE STREET, , SANTA BARBARA, CA 93101

<b>31 S SALINAS ST</b>	<b>015-241-005</b>	<b>MST2010-00074</b>	<b>1</b>	<b>ABR</b>
------------------------	--------------------	----------------------	----------	------------

Proposal to demolish an existing 600 square foot two-car garage and attached storage space and construct a new 1,209 square foot two-story building composed of a 643 square foot, two-car garage and a 566 square foot residential studio above. The proposal will result in two single-family residential units including the existing 1,280 square foot one-story single-family residence, to remain unaltered, and the proposed 566 square foot residential studio on an 8,380 square foot lot. A total of three on-site parking spaces will be provided.

04/05/2010	ABR-Prelim Approval - Project
09/27/2010	ABR-Final Approval - Project

Owner	ROBERT HECKMAN, 31 S SALINAS ST, , SANTA BARBARA, CA 93103
Designer	J GRANT DESIGN STUDIO, 3040 STATE STREET, , SANTA BARBARA, CA 93105

<b>510 N SALSIPUEDES ST</b>	<b>031-222-018</b>	<b>MST2013-00212</b>	<b>47</b>	<b>ABR</b>
-----------------------------	--------------------	----------------------	-----------	------------

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.

09/16/2013	ABR-Project Design Approval
11/26/2013	CC-ABR Appeal (Project APVD)
04/07/2014	ABR-Final Approval - Project
05/20/2014	CC-ABR Appeal (Project APVD)
05/21/2014	CC-ABR Appeal (Project APVD)

Owner	PEOPLE'S SELF HELP HOUSING, 26 E. VICTORIA ST., , SANTA BARBARA, CA 93101
Architect	PEIKERT + RRM DESIGN GROUP, 10 E FIGUEROA ST STE 1, , SANTA BARBARA, CA 93101

**Status: Approved**

<b>1236 SAN ANDRES ST</b>	<b>039-151-001</b>	<b>MST2006-00364</b>	<b>2</b>	<b>PDL</b>
---------------------------	--------------------	----------------------	----------	------------

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

01/10/2008	PC-APVD-Design Review Required
03/11/2008	CC-PC Appeal (Proj APVD)
04/21/2008	ABR-Prelim Approval - Project
07/22/2008	CC-PC Appeal (Proj APVD)
07/22/2010	PC-Time Extension APVD

Owner	RUTH E MUDRY TRUST, RETURNED MAIL, , ,
Architect	KIRK GRADIN, 300 E CANON PERDIDO ST, SUITE D-1, SANTA BARBARA, CA 93101
Owner	CASAS DEL PARQUE, LLC, 832 E. CANON PERDIDO STREET, , SANTA BARBARA, CA 93103
Applicant	BLANKENSHP CONSTRUCTION, 822 E. CANON PERDIDO STREET, , SANTA BARBARA, CA 93103

<b>1135 SAN PASCUAL ST</b>	<b>039-201-003</b>	<b>MST2013-00377</b>	<b>3</b>	<b>ALD</b>
----------------------------	--------------------	----------------------	----------	------------

Proposal to construct three new 1,294 square foot, 3-bedroom condominium units and three new 282 square foot one-car garages within a new two-story building. Also proposed is to rehabilitate an existing 1,152 square foot, one-story, 2-bedroom dwelling unit and existing detached garage, and add a 300 square foot ground floor bedroom addition. The existing 302 square foot one-car garage will remain unchanged. Also proposed is 921 square feet of first- and second-story decks and patios. Total development for the site will be 4,884 square feet of residential floor area. Approximately 125 cubic yards of grading will be balanced on site. This project requires Staff Hearing Officer review for a tentative subdivision map and zoning modification.

10/01/2014	SHO-APVD-Design Review Req'd
------------	------------------------------

Owner	1135 SAN PASCUAL, LLC, 200 E. CARRILLO ST STE 200, , SANTA BARBARA, CA 93101
Applicant	RICH RIDGWAY - INVESTEC, 200 E CARRILLO ST STE 200, , SANTA BARBARA, CA 93101
Architect	RICHARD T THORNE, 309 AVILA WAY, , SANTA BARBARA, CA 93108

<b>1810 SAN PASCUAL ST</b>	<b>043-163-010</b>	<b>MST2013-00261</b>	<b>3</b>	<b>ABR</b>
----------------------------	--------------------	----------------------	----------	------------

Proposal for a new two-story 5,494 square foot four-unit apartment building with four attached carport parking spaces. The existing one-story single-family residence and garage on the 8,504 square foot lot will be demolished or relocated.

09/03/2013	ABR-Project Design Approval
02/03/2014	ABR-Final Approval - Project

Owner	BRIAN ESCALERA, 1425 MISSION RIDGE RD, , SANTA BARBARA, CA 93103
Applicant	R.E. JOHNSON, 1230H COAST VILLAGE CIR, , SANTA BARBARA, CA 93108

**Status: Approved**

<b>800 SANTA BARBARA ST</b>	<b>031-012-028</b>	<b>MST2006-00129</b>	<b>6</b>	<b>IVU</b>
-----------------------------	--------------------	----------------------	----------	------------

Proposal to demolish an existing 1,965 square foot office building and construct a three-story mixed-use project comprised of six residential and two commercial condominium units on an 18,713 square foot parcel. Thirty underground parking spaces would be provided. Planning Commission approval will be required for a lot line adjustment of 1,529 square feet from adjacent parcel number 031-012-027 to meet residential density requirements.

06/12/2008	PC-APVD-Design Review Required
09/30/2008	CC-PC Appeal (Proj APVD)
03/14/2012	PC-Time Extension APVD

Owner	FOLEY AND BEZEK, THOMAS FOLEY, 15 W CARRILLO ST STE 200, SANTA BARBARA, CA 93101
Applicant	SUZANNE ELLEDGE PLANNING AND PERMITTING, SUSAN MCLAUGHLIN, 800 SANTA BARBARA ST, SANTA BARBARA, CA 93101
Architect	CEARNAL ANDRULAITIS ARCHITECTS, LLP, BRIAN CEARNAL, 521-1/2 STATE ST, SANTA BARBARA, CA 93101

<b>1003 SANTA BARBARA ST A</b>	<b>029-211-013</b>	<b>MST2013-00418</b>	<b>1</b>	<b>SMR</b>
--------------------------------	--------------------	----------------------	----------	------------

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.

04/16/2014	SHO-APVD-Design Review Req'd
------------	------------------------------

Applicant	VANGUARD PLANNING LLC, ATTN: JARRETT GORIN, AICP, 735 STATE STREET, SUITE 204, SANTA BARBARA, CA 93101-5502
Architect	ARKETYPE ARCHITECTS INC., 275 SAN CLEMENTE STREET, , VENTURA, CA 93001
Owner	ROBERT DIBLEY, 1114 STATE STREET, SUITE 247, SANTA BARBARA, CA 93101

<b>1025 SANTA BARBARA ST</b>	<b>029-211-007</b>	<b>MST2006-00224</b>	<b>15</b>	<b>KAK</b>
------------------------------	--------------------	----------------------	-----------	------------

The proposed project involves the construction of a new two-, three- and four-story mixed-use development consisting of 15 residential condominium units (three one-bedroom, eight two-bedroom and four three-bedroom units) and two commercial condominium units (one 9,821 square foot unit and one 3,136 square foot unit). Two of the residential units would be subject to the Inclusionary Housing Ordinance (restricted for owner-occupied middle-income or upper-middle income households) and two of the residential units would be live/work units. Parking would be located within an underground parking structure with 54 parking spaces. The four existing parcels totaling 31,310 square feet would be merged and the existing 14,602 square feet (net) of existing commercial space and 45 existing parking spaces would be demolished.

12/20/2007	PC-APVD-Design Review Required
------------	--------------------------------

Owner	HAYWARDS FAMILY PARTNERSHIP, 324 E MISSION ST, , SANTA BARBARA, CA 93101
Architect	CEARNAL ANDRULAITIS ARCHITECTS, BRIAN CEARNAL, 521-1/2 STATE ST, SANTA BARBARA, CA 93101

**Status: Approved**

**296 SCHULTE LN** **055-230-004** **MST2013-00406** **1** **ALD**

Proposal to construct a 3,873 square foot, two-story single-family residence, with an attached 624 square foot, two-car garage. The proposal includes an attached, 292 square foot accessory structure, a detached 285 square foot storage building, site walls, two uncovered parking spaces, and 852 cubic yards of grading. The proposed development of 5,074 square feet on a 2.18 acre vacant lot in the Hillside Design District is 90% of the guideline floor-to-lot area ratio (FAR). The proposal includes Planning Commission review to revise the grading and building footprint.

04/10/2014 PC-APVD-Design Review Required  
 05/05/2014 SFDB-Project Design Approval

Owner STONE 2000 FAMILY TRUST, RTS: NO SUCH ADDRESS, , SANTA BARBARA, CA 93105  
 Architect AB DESIGN STUDIO, 27 E COTA ST STE 503, , SANTA BARBARA, CA 93101

**1829 STATE ST** **027-031-007** **MST2004-00132** **5** **ALD**

Proposal for a mixed-use development on two separate parcels (027-031-007 for 1829 State Street and 027-031-006 for 11 W. Pedregosa Street). The existing 1,180 sq. ft. residential unit located at 11 W. Pedregosa would be demolished. 2,288 net sq. ft. of commercial space and six residential condominium units would be constructed. The project includes 23 parking spaces in a subterranean garage, which includes six, two care garages for the residential units, one guest parking space and 10 parking spaces for the commercial uses. The two parcels are proposed to be merged.

11/08/2007 PC-APVD-Design Review Required  
 10/01/2008 HLC-Prelim Approval - Details  
 09/02/2009 HLC-Final Approval - Project  
 09/16/2009 HLC-Final Approval - Details  
 03/04/2014 PC-Time Extension APVD

Owner EMMET J. HAWKES FAMILY TRUST, 213 W. FIGUEROA ST., , SANTA BARBARA, CA 93101  
 Architect TOM OCHSNER, 829 DE LA VINA ST SUITE 200, , SANTA BARBARA, CA 93101

**3714 STATE ST** **053-300-023** **MST2012-00443** **72** **ALD**

Revision to the previously approved mixed-use development at the former Sandman Inn site (MST2007-00591; City Council Resolution No. 10-020). The revised project involves the demolition of the existing, 52,815 square foot, 113-room hotel and restaurant, and construction of 5,110 square feet of office space and 72 residential condominiums.

04/03/2014 PC-APVD-Design Review Required

Owner KELLOG ASSOCIATES, 503 BATH ST, , SANTA BARBARA, CA 93101  
 Applicant KENNETH MARSHALL, 621 CHAPALA STREET, , SANTA BARBARA, CA 93101  
 Architect BRIAN CEARNAL, 521 1/2 STATE STREET, , SANTA BARBARA, CA 93101

**3880 STATE ST** **057-240-046** **MST2012-00422** **13** **SMR**

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 for the existing nursery. The existing two-story commercial building fronting on 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. Staff Hearing Officer review of zoning modifications is requested for the building to encroach into the SD-2 setback and for the private outdoor living space to be less than 10 feet from the front lot line.

06/26/2013 SHO-APVD-Design Review Req'd  
 01/21/2014 ABR-Proj Des & Final Approval

Owner SUMIDA FAMILY LTD PARTNERSHIP, 165 S PATTERSON AVENUE, , SANTA BARBARA, CA 93111  
 Architect LMA ARCHITECTS, ATTN: RICHARD SIX, 315 WEST HALEY ST., SANTA BARBARA, CA 93101

**Status: Approved**

<b>3885 STATE ST</b>	<b>051-022-012</b>	<b>MST2008-00180</b>	<b>30</b>	<b>KAK</b>
----------------------	--------------------	----------------------	-----------	------------

The project consists of the construction of a new, three-story, mixed-use development on a 61,802 square foot (net) lot. The residential portion consists of thirty (30) residential condominium units (26 market rate and 4 affordable units that are required per the Inclusionary Housing Ordinance). The market rate component consists of 23 two-bedroom and 3 three-bedroom units. The affordable component consists of 3 two-bedroom units and 1 three-bedroom unit, affordable to middle income buyers. In conformance with variable density, the 26 market rate units are allowed on the site. The commercial component consists of one 2,567 square foot unit located on the ground floor towards the front of the property. A total of 78 parking spaces are proposed (62 covered and 16 uncovered). Onsite amenities for the residents include a 3,863 sq. ft. recreation facility (exercise room, sun room, spa/hot tub, common dining room, kitchen, wine lockers, concierge service) and a 545 square foot crafts room. The existing 4,990 square foot, twelve room, Plaza Inn motel and 22,250 square foot office building would be demolished. The motel is currently vacant and is no longer in operation. The proposal also includes the merger of two parcels.

01/08/2009 PC-APVD-Design Review Required

Owner GEORGE ARMSTRONG FOR CLEO PURDY TR., 3887 STATE STREET, SUITE 104, SANTA BARBARA, CA 93105

Architect BARRY BERKUS, 2020 ALAMEDA PADRE SERRA, #133, SANTA BARBARA, CA 93103

<b>121 S VOLUNTARIO ST</b>	<b>017-221-019</b>	<b>MST2014-00140</b>	<b>1</b>	<b>ABR</b>
----------------------------	--------------------	----------------------	----------	------------

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.

06/09/2014 ABR-Project Design Approval

08/25/2014 ABR-Final Approval - Project

10/08/2014 ABR-F.A. (Staff Approval)

Owner GEOFFREY ROCKWELL, 1520 SAN MARCOS PASS RD, , SANTA BARBARA, CA 93105

Architect SHERRY & ASSOCIATES, ATTN: LAUREN DEASON, 535 SANTA BARBARA STREET, SANTA BARBARA, CA 93101

<b>122 S VOLUNTARIO ST</b>	<b>017-213-011</b>	<b>MST2014-00047</b>	<b>2</b>	<b>ABR</b>
----------------------------	--------------------	----------------------	----------	------------

Proposal for a new two-story 3,006 square foot duplex at the rear of a lot, a new three-car carport, and three uncovered parking spaces. A total of 3,252 square feet of new impermeable surfaces is proposed. The existing 985 square foot one-story single-family residence will remain at the front of the lot.

05/27/2014 ABR-Project Design Approval

06/02/2014 ABR-Final Approval - Project

Owner JANE M BARRETT, 803 RAMELLO LN, , SANTA BARBARA, CA 93108

Architect ERIC SWENUMSON, 654 ANDAMAR WAY, , SANTA BARBARA, CA 93117

**Status: Building Permit Issued**

**Status: Building Permit Issued**

<b>1701- 1704; 1706 &amp; 1708 LA VISTA DEL</b>	<b>035-180-009</b>	<b>MST2003-00227</b>	<b>6</b>	<b>MGS</b>
---	--------------------	----------------------	----------	------------

The project site is 7.66 acres in size located in the Alta Mesa Neighborhood of the City. The project includes two components: the "Single Family Project" and the "Duplex Project" (MST2003-00620). The Single Family Project would merge and subdivide 5.73 acres into six (6) single-family residential parcels. Of the 5.73 acre site, 3.33 acres would be dedicated as open space. The residences would range from 3,525 to 4,517 square feet in size, with three-car garages, and swimming pools. A total of five (5) guest parking spaces are proposed. Estimated grading for the single family project would consist of 3,050 cubic yards (cy) of cut and 5,100 cy of fill outside the main building footprints. Grading within the building footprints is estimated at 4,705 cy of cut and 1,650 cy of fill.

11/18/2004	PC-APVD-Design Review Required
09/12/2005	ABR-Final Approval - Details
01/03/2006	ABR-Final Approval - Details
01/23/2006	ABR-Prelim Approval - Details

Owner	KING HEIRS, LLC, 700 S MARTIN ST, , VISALIA, CA 93277
Owner	THE MESA AT SANTA BARBARA, LLC, 3 W CARRILLO ST, #205, , SANTA BARBARA, CA 93101
Agent	BRENT DANIELS, 3 W. CARRILLO STREET #205, , SANTA BARBARA, CA 93101

<b>15 S ALISOS ST</b>	<b>017-172-018</b>	<b>MST2004-00858</b>	<b>2</b>	<b>ABR</b>
-----------------------	--------------------	----------------------	----------	------------

Proposal to construct a two-story 2,053 square foot duplex with five attached covered parking spaces totaling 1,280 square feet. There is currently an existing detached one-story 700 square foot residential unit and an existing detached one-story 1,553 square foot residential unit on a 14,625 square foot lot.

04/18/2005	ABR-Prelim Approval - Details
12/12/2005	ABR-Final Approval - Project

Owner	MCCARTY, WILLIAM H, 15 S ALISOS ST, , SANTA BARBARA, CA 93103
Architect	REX RUSKAUFF, 629 STATE STREET #230, , SANTA BARBARA, CA 93101

<b>231 S ALISOS ST</b>	<b>017-252-025</b>	<b>MST2006-00415</b>	<b>1</b>	<b>ROX</b>
------------------------	--------------------	----------------------	----------	------------

Proposal to create a new 667 square foot dwelling unit to be attached to an existing 1,115 square foot single-family residence. The proposal would add a second-story and a second-story covered deck, and convert 245 square feet of the existing two-car garage to habitable space. The existing garage would be reduced to one space and an attached one-car carport and one uncovered parking space are proposed. A modification is requested to provide three of the required four parking spaces.

01/31/2007	SHO-APVD-Design Review Req'd
05/29/2007	ABR-Final Approval - Project

Owner	TORINA, ILUMINADA L/EST, PO BOX 4081, , SANTA BARBARA, CA 93140
Architect	DAWN SHERRY, 513 SANTA BARBARA ST, , SANTA BARBARA, CA 93101

<b>1021 ALPHONSE ST</b>	<b>031-184-013</b>	<b>MST2008-00069</b>	<b>1</b>	<b>ABR</b>
-------------------------	--------------------	----------------------	----------	------------

Proposal to construct a 600 square foot, two-story accessory dwelling unit and a one-story 435 square foot addition to the existing one-story 728 square foot single-family residence on a 5,000 square foot lot. Parking would be provided in one uncovered parking space and a new 460 square foot two-car garage attached to the accessory unit. The existing 180 square foot one-car garage would be demolished.

06/02/2008	ABR-Prelim Approval - Project
08/04/2008	ABR-Final Approval - Project

Owner	ANDRADE, FRANCISCO, 1028 ALPHONSE ST, , SANTA BARBARA, CA 93103
Architect	JOSE L ESPARZA, 232 ANACAPA, SUITE 2 D, SANTA BARBARA, CA 93101

**Status: Building Permit Issued**

<b>427 BATH ST</b>	<b>037-192-005</b>	<b>MST2002-00191</b>	<b>1</b>	<b>ABR</b>
--------------------	--------------------	----------------------	----------	------------

Proposal to construct a 2,168 square foot, two-story, mixed-use building to the rear of a 7,500 square foot lot with an attached two-car garage, and to remove an existing 331 square foot, one-car garage. The proposal includes two uncovered parking spaces for the residential units and one uncovered parking space for the 200 square foot commercial use on the ground floor. There is an existing 1,226 square foot, single-story residence, which is proposed to remain unaltered.

07/08/2002	ABR-Prelim Approval - Project
06/16/2003	ABR-Final Approval - Details
06/16/2003	ABR-Final Approval - Project

Owner SERAFIN & MARIA ELEN RAYA, 427 BATH ST., , SANTA BARBARA, CA 93101  
 Applicant GIL GARCIA, 122 E ARRELLAGA, , SANTA BARBARA, CA 93101

<b>633 BATH ST</b>	<b>037-113-010</b>	<b>MST2006-00480</b>	<b>-2</b>	<b>MEB</b>
--------------------	--------------------	----------------------	-----------	------------

Proposal for the Redevelopment Agency to acquire two parcels, demolish the existing residences, and construct a neighborhood park.

Owner DANIEL & ANNA LOPEZ LIVING TRUST 8/, 3021 SAMARKAND DR, , SANTA BARBARA, CA 93105  
 Applicant MARCK AGUILAR, , ,

<b>1642 CALLE CANON</b>	<b>041-140-008</b>	<b>MST2012-00205</b>	<b>1</b>	<b>DPG</b>
-------------------------	--------------------	----------------------	----------	------------

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.

01/23/2013	SHO-APVD-Design Review Req'd
03/11/2013	SFDB-Proj Des & Final Approval

Owner CHARLES MUGLER, 1642 CALLE CANON, , SANTA BARBARA, CA 93101  
 Architect GARCIA ARCHITECTS INC, 122 E ARRELLAGA ST, , SANTA BARBARA, CA 93101

<b>910 CAMINO VIEJO RD</b>	<b>015-060-046</b>	<b>MST2005-00344</b>	<b>1</b>	<b>SGG</b>
----------------------------	--------------------	----------------------	----------	------------

Proposal to construct a new 3,641 square foot, two-story single-family residence on a 1.3 acre vacant lot in the Hillside Design District. The proposal also includes an attached 857 square foot garage and a 400 square foot swimming pool, for a total of 4,498 square feet. The project includes 571 cubic yards of cut and 46 cubic yards of fill under the main building footprint, and 1,071 cubic yards of cut and 1,048 cubic yards of fill outside of the main building footprint. The proposed total of 4,498 square feet is 89% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission Review for zoning modifications (Resolution No. 025-06).

07/06/2006	PC-APVD-Design Review Required
06/18/2008	PC-Time Extension APVD
06/16/2009	PC-Time Extension APVD
06/06/2011	SFDB-Project Design Approval
06/17/2011	PC-Time Extension APVD
06/30/2011	PC-Subst. Conformance APVD
02/27/2012	SFDB-Final Approval - Project
05/21/2012	SFDB-After Final (Approved)

Owner CV INVESTMENTS, LLC, 559 SAN YSIDRO RD, , SANTA BARBARA, CA 93108  
 Applicant DON GRAGG, 1865 EUCALYPTUS HILL RD, , SANTA BARBARA, CA 93108  
 Architect SANTA BARBARA DESIGN & BUILD, 1865 EUCALYPTUS HILL ROAD, , SANTA BARBARA, CA 93108



**Status: Building Permit Issued**

<b>316 S CANADA ST</b>	<b>017-292-010</b>	<b>MST2004-00407</b>	<b>1</b>	<b>ABR</b>
------------------------	--------------------	----------------------	----------	------------

Proposal to construct an additional 1,102 square foot residence with an attached three-car garage to an existing 703 square foot one-story residence with a detached one-car garage located on a 5,000 square foot lot. The project will result in the conversion of an existing single-family residence into a duplex.

01/24/2005 ABR-Final Approval - Project

Owner FRANCISCO MAMAHUA, 316 S CANADA ST, , SANTA BARBARA, CA 93103

Architect ROBERT STAMPS, 640 W. ORTEGA ST., , SANTA BARBARA, CA 93101

<b>1255 COAST VILLAGE RD</b>	<b>009-291-018</b>	<b>MST2011-00220</b>	<b>2</b>	<b>SMR</b>
------------------------------	--------------------	----------------------	----------	------------

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.

02/09/2012 PC-APVD-Design Review Required

02/09/2012 PC-APVD-Design Review Required

04/12/2012 PC-Subst. Conformance APVD

04/16/2012 ABR-Project Design Approval

08/24/2012 PC-Subst. Conformance APVD

09/04/2012 ABR-Final Approval - Project

02/25/2013 ABR-After Final (Approved)

03/12/2013 PC-Subst. Conformance APVD

09/23/2013 ABR-After Final (Approved)

04/21/2014 ABR-After Final (Approved)

05/16/2014 ABR-F.A. (Staff Approval)

06/02/2014 ABR-After Final (Approved)

Owner BLACK VALNER LLC, 256 26TH ST #201, , SANTA MONICA, CA 90402

Applicant DUDEK, 621 CHAPALA ST, , SANTA BARBARA, CA 93101

Architect CEARNAL ANDRULAITIS, 521 1/2 STATE ST, ATTN: BRIAN CEARNAL, SANTA BARBARA, CA 93101

<b>213 W COTA ST</b>	<b>037-161-004</b>	<b>MST2012-00447</b>	<b>2</b>	<b>ABR</b>
----------------------	--------------------	----------------------	----------	------------

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.

02/04/2013 ABR-Project Design Approval

06/24/2013 ABR-Final Approval - Details

06/24/2013 ABR-Final Approval - Project

Owner TANSEN, SOON SIK, 213 W COTA ST, , SANTA BARBARA, CA 93101

Designer TOM KRESS, P.O. BOX 5354, , SANTA BARBARA, CA 93150

**Status: Building Permit Issued**

<b>415 E DE LA GUERRA ST</b>	<b>031-022-008</b>	<b>MST2004-00243</b>	<b>1</b>	<b>MHO</b>
------------------------------	--------------------	----------------------	----------	------------

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.

08/25/2004	MHO-Approved-DesRev Required
09/27/2004	ABR-Prelim Approval - Project
11/30/2005	MHO-Approved-DesRev Required
02/06/2006	ABR-Prelim Approval - Details
02/06/2006	ABR-Final Approval - Details
06/19/2006	ABR-Final Approval - Project
03/02/2009	ABR-After Final (Approved)
03/15/2010	ABR-After Final (Approved)

Owner VALENTINO & EDITH ZILLOTTO, TRUSTEES, 415 E DE LA GUERRA ST, , SANTA BARBARA, CA 93101  
 Designer GINA GIANNETTO, 231 WEST PEDREGOSA, , SANTA BARBARA, CA 93101  
 Architect PETE EHLEN, 401 B EAST HALEY ST., , SANTA BARBARA, CA 93101

<b>415 W DE LA GUERRA ST</b>	<b>037-071-004</b>	<b>MST2004-00613</b>	<b>1</b>	<b>ABR</b>
------------------------------	--------------------	----------------------	----------	------------

Proposal to demolish an existing one-story 1,647 square foot single family residence and a detached 400 square foot garage to construct a three-story 2,852 square foot duplex with two 420 square foot attached two-car garages on a 5,000 square foot lot.

02/07/2005	ABR-Prelim Approval - Details
01/23/2006	ABR-Final Approval - Project
01/30/2006	ABR-Final Approval - Details
09/25/2006	ABR-After Final (Approved)

Owner MONTANO & MARY SANTILLANES, 8735 OLNEY STREET, , ROSEMEAD, CA 91770  
 Applicant MICHAEL SANTILLANES, RETURNED MAIL, , ,  
 Architect RON SORGMAN, 125 E. VICTORIA ST STE B, , SANTA BARBARA, CA 93101

<b>720 DE LA VINA ST</b>	<b>037-082-017</b>	<b>MST2012-00277</b>	<b>1</b>	<b>HLC</b>
--------------------------	--------------------	----------------------	----------	------------

Proposal for a two-story mixed-use development comprising the following: conversion of an existing one-story duplex to a partial two-story, 500 square foot commercial building including demolition of 360 square feet of floor area; demolish an existing 486 square foot detached studio; construct a 620 square foot ground level studio apartment; a 789 square foot, second-floor, 1-bedroom apartment; a 613 square foot, second-floor, 1-bedroom apartment; three covered parking spaces; and one accessible parking space. Total development on site will be 2,354 square feet. This building is on the City's List of Potential Historic Resources as eligible for City Structure of Merit status.

12/05/2012	HLC-Project Design Approval
01/30/2013	HLC-Final Approval - Project

Owner SHGC PROPERTY LP, 141 DUESENBERG DRIVE, SUITE 14, WESTLAKE VILLAGE, CA 91362  
 Architect STEVE HARREL, 141 DUESENBERG DRIVE, SUITE 14, WESTLAKE VILLAGE, CA 91362

### Status: Building Permit Issued

<b>1819 DE LA VINA ST</b>	<b>027-021-012</b>	<b>MST2002-00242</b>	<b>4</b>	<b>MHO</b>
---------------------------	--------------------	----------------------	----------	------------

Proposal for four new residential units consisting of a new 2,050 square foot, two-story duplex to the rear and a new 1,217 square foot, two-story duplex behind the 1,059 square foot existing one-story, single-family residence on a 10,750 square foot lot. The new two-story buildings are proposed with a total of six covered and four uncovered parking spaces and new landscaping. No grading is proposed for the project. Modifications are requested for rear-yard setback, building separation, and private outdoor living space.

11/06/2002	MHO-Approved-DesRev Required
06/09/2003	ABR-Final Approval - Project
10/18/2004	ABR-Final Approval - Project
11/17/2004	MHO-Approved-DesRev Required
11/17/2005	MHO-Approved-DesRev Not Req.

Owner	GABRIEL CARBAJAL, 1819 DE LA VINA ST., , SANTA BARBARA, CA 93101
Agent	CURTIS MONIOT, 1071 COTA ST., , SANTA YNEZ, CA 93460

<b>1126 DEL MAR AVE</b>	<b>045-221-007</b>	<b>MST2009-00558</b>	<b>1</b>	<b>KAB</b>
-------------------------	--------------------	----------------------	----------	------------

Proposal to convert 599 sq.ft. of the existing residence into a new secondary dwelling unit to an existing single family residence with a detached two-car garage. One new uncovered parking space is proposed. The proposal include interior remodel to construct new kitchen and pantry. No new square footage is proposed to the dwelling.

03/24/2010	SHO-APVD-No Design Review Reqd
------------	--------------------------------

Owner	ATKINS, MAURINE TRUST 2/8/08, 1126 DEL MAR AVE, , SANTA BARBARA, CA 93109
Architect	AMY TAYLOR, P.O. BOX 2370, , SANTA BARBARA, CA 93120
Applicant	KIM ATKINS, 828 W. FIGUEROA ST., , SANTA BARBARA, CA 93101

<b>1303 FERRELO RD - LOT 28</b>	<b>029-271-028</b>	<b>MST2005-00082</b>	<b>1</b>	<b>ABR</b>
---------------------------------	--------------------	----------------------	----------	------------

Proposal to construct a two-story residence with an attached two car garage. Revised design to reconfigure the site grading and slope. The total onsite grading is approximately 188 cubic yards of cut and 188 cubic yards of fill and will be balanced on site. The goal of the revised site grading is to restore the site to the original elevation and slightly increase the building pad. Other site work includes erosion control and addition of site boulders. No changes are proposed to the 3,493 square foot, two-story, single-family residence, with an attached 599 square foot two-car garage, which received Final Approval on January 2, 2007.

01/02/2007	ABR-Final Approval - Project
01/29/2007	ABR-Final Approval - Details
10/10/2011	SFDB-After Final (Approved)
11/04/2013	SFDB-After Final (Approved)

Owner	KEVIN GOODWIN, 831 STATE STREET, STE 280, , SANTA BARBARA, CA 93101
Designer	GOODWIN DESIGN, 1923 DE LA VINA STREET, SUITE 6, SANTA BARBARA, CA 93101

<b>513 GARDEN ST</b>	<b>031-202-009</b>	<b>MST2010-00168</b>	<b>9</b>	<b>ABR</b>
----------------------	--------------------	----------------------	----------	------------

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.

05/16/2011	ABR-Project Design Approval
11/26/2012	ABR-Final Approval - Project

Architect	BARRY WINICK, 512 BRINKERHOFF AVENUE, , SANTA BARBARA, CA 93101
Owner	MACY CORNERSTONE LLC, 1423 KENWOOD RD., , SANTA BARBARA, CA 93109
Architect	MARK MACY, 315 LINDEN ST., , SAN FRANCISCO, CA 94102

**Status: Building Permit Issued**

<b>522 GARDEN ST</b>	<b>031-211-023</b>	<b>MST2013-00464</b>	<b>2</b>	<b>ABR</b>
----------------------	--------------------	----------------------	----------	------------

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 682 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.

04/14/2014	ABR-Proj Des & Final Approval
04/23/2014	ABR-Final Approval - Details

Owner	CARLA LEJADE, 77 SPRUCE COVE, , HARPSWELL, ME 04079
Architect	JEFF SHELTON ARCHITECT, 519 FIG AVE, , SANTA BARBARA, CA 93101

<b>819 GARDEN ST</b>	<b>031-012-011</b>	<b>MST2005-00439</b>	<b>1</b>	<b>JLI</b>
----------------------	--------------------	----------------------	----------	------------

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.

08/01/2007	SHO-APVD-Design Review Req'd
09/20/2007	PC-SHO Suspension (Proj APVD)
10/17/2007	HLC-Final Approval - Project

Owner	STEVE AND JULIE SHULEM, 819 GARDEN STREET, , SANTA BARBARA, CA 93101
Architect	JEFF SHELTON, 519 FIG AVENUE, , SANTA BARBARA, CA 93101

<b>225 E HALEY ST</b>	<b>031-202-012</b>	<b>MST2011-00310</b>	<b>1</b>	<b>ABR</b>
-----------------------	--------------------	----------------------	----------	------------

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.

08/15/2011	ABR-Proj Des & Final Approval
09/06/2011	ABR-Final Approval - Details
09/03/2013	ABR-After Final (Approved)
10/28/2013	ABR-After Final (Approved)

Owner	IGLESIA DEL DIOS VIVO, 225 E HALEY ST, , SANTA BARBARA, CA 93101
Architect	JYL RATKEVICH, 1836 LOMA STREET, , SANTA BARBARA, CA 93103

### Status: Building Permit Issued

- |   |                           |                             |                 |            |
|---|---------------------------|-----------------------------|-----------------|------------|
| <p><b>1568 LA VISTA DEL OCEANO DR</b><br/> 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.</p> <p>10/06/2005 PC-APVD-Design Review Required<br/> 01/09/2006 ABR-Prelim Approval - Project<br/> 10/08/2007 ABR-Final Approval - Project<br/> 02/24/2014 SFDB-After Final (Approved)<br/> 10/30/2014 PC-Subst. Conformance APVD</p> <p>Architect RICHARD REDMOND, 120 E DE LA GUERRA ST., , SANTA BARBARA, CA 93101<br/> Owner KEITH AUSTIN, 3711 HITCHCOCK RANCH RD, , SANTA BARBARA, CA 93105<br/> Applicant OCEANO INVESTORS, LLC, 200 E CARRILLO ST., #200, ATTN: MICHELLE VELARDE, SANTA BARBARA, CA 93101</p> | <p><b>035-180-085</b></p> | <p><b>MST99-00513</b></p>   | <p><b>1</b></p> | <p>MGS</p> |
| <p><b>1570 LA VISTA DEL OCEANO DR</b><br/> 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).</p> <p>10/06/2005 PC-APVD-Design Review Required<br/> 01/09/2006 ABR-Prelim Approval - Project<br/> 09/05/2006 ABR-Prelim Approval - Details<br/> 06/11/2007 ABR-Final Approval - Project<br/> 07/14/2008 ABR-Final Approval - Details<br/> 07/21/2014 SFDB-After Final (Approved)</p> <p>Agent BOB GODA, 101 E. VICTORIA ST., , SANTA BARBARA, CA 93101<br/> Applicant OCEANO INVESTORS, LLC, 200 E. CARRILLO ST., #200, , SANTA BARBARA, CA 93101<br/> Architect THOMAS MEANEY, 629 STATE ST. #240, , SANTA BARBARA, CA 93101</p>  | <p><b>035-180-084</b></p> | <p><b>MST98-00706</b></p>   | <p><b>1</b></p> | <p>MGS</p> |
| <p><b>1575 LA VISTA DEL OCEANO DR</b><br/> 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.</p> <p>12/21/2006 PC-APVD-Design Review Required<br/> 02/13/2007 CC-PC Appeal (Proj APVD)<br/> 03/05/2007 ABR-Prelim Approval - Project<br/> 06/11/2007 ABR-Final Approval - Project<br/> 10/01/2007 ABR-Final Approval - Project<br/> 03/03/2014 SFDB-After Final (Approved)</p> <p>Agent JESSICA KINNAHAN, PO BOX 98, , SANTA BARBARA, CA 93102<br/> Architect BRIAN HOFER, 3059 PASEO DEL REFUGIO, , SANTA BARBARA, CA 93105<br/> Applicant OCEANO INVESTORS, LLC, C/O MICHELLE VELARDE, 200 E. CARRILLO ST. STE.200, SANTA BARBARA, CA 93101<br/> Owner INKEN GERLACH, 133 E. DE LA GUERRA #13, , SANTA BARBARA, CA 93101</p>                  | <p><b>035-170-030</b></p> | <p><b>MST2003-00652</b></p> | <p><b>1</b></p> | <p>MGS</p> |

**Status: Building Permit Issued**

**1576 LA VISTA DEL OCEANO DR**                                  **035-180-058**                                  **MST1999-01043**                                  **1**                                  MGS

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.

10/06/2005        PC-APVD-Design Review Required  
01/09/2006        ABR-Prelim Approval - Project  
07/31/2006        ABR-Final Approval - Project  
09/17/2007        ABR-After Final (Approved)  
07/21/2008        ABR-Time Extension (Approved)  
06/17/2013        SFDB-Project Design Approval  
12/02/2013        SFDB-Final Approval - Project

Owner            ALFRED J ASMAN, 1604 LA VISTA DEL OCEANO, , SANTA BARBARA, CA 93109  
Architect        CHRIS MANSON-HING, 920 DE LA VINA ST, , SANTA BARBARA, CA 93101

**2108 LAS CANOAS RD**                                  **021-030-031**                                  **MST2005-00456**                                  **1**                                  JLI

Proposal for a new 2,192 square foot one-story single-family dwelling and a 611 square foot detached garage with a second-floor 478 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District. The proposal includes 490 cubic yards of cut and 505 cubic yards of fill grading outside the main building footprint.

09/26/2005        ABR-Prelim Approval - Project  
03/13/2006        ABR-Final Approval - Project  
04/19/2007        PC-APVD-Design Review Required  
04/23/2007        ABR-Final Approval - Project  
01/12/2009        ABR-Final Approval - Project

Owner            MCGILVRAY DONALD A/LORNA LEA, 2108    LAS CANOAS RD, , SANTA BARBARA, CA 93105  
Architect        SCOTT BRANCH, 924 ANACAPA STREET, SUITE 2-U, SANTA BARBARA, CA 93101  
Architect        BURNELL & JEWETT, 924 ANACAPA ST, , SANTA BARBARA, CA 93101

**1482 LOU DILLON**                                  **015-202-048**                                  **MST2012-00003**                                  **1**                                  SFDB

Proposal to construct a new 2,483 square foot, two-story residence with an attached 599 square foot garage on a 2.26-acre lot located in the Hillside Design District. Site improvements include an entry gate, fountain, bio-swale, concrete swale, stone garden walls, flagstone patios, removal of two Eucalyptus trees, walkways and landscaping. The proposal includes 293 cubic yards of cut and fill grading. The proposal is 54% of the maximum allowed floor-to-lot area ratio (FAR) guideline. The project requires compliance with Planning Commission Resolution No. 056-03.

02/27/2012        SFDB-Project Design Approval  
07/18/2012        PC-Subst. Conformance APVD  
10/08/2012        SFDB-Final Approval - Project  
03/03/2014        SFDB-After Final (Approved)

Owner            TERENCE & ANGELA BECERRA, 1698 MOSS ROSE WAY, , BEAUMONT, CA 92223  
Architect        EISENBEIZ DESIGN STUDIO, 2634 MONTROSE PL, , SANTA BARBARA, CA 93105

**Status: Building Permit Issued**

<b>1478 LOU DILLON LN</b>	<b>015-202-042</b>	<b>MST2007-00644</b>	<b>1</b>	<b>SFDB</b>
---------------------------	--------------------	----------------------	----------	-------------

Proposal to construct a two-story 4,556 square foot single-family residence on a 1.7 acre vacant lot in the Hillside Design District. The proposal includes a partially below grade two-car garage and a 246 square foot basement. Also proposed is 1,597 square feet of uncovered patio area and 416 square feet of covered patio area and 420 total cubic yards of cut and fill grading. The proposed total square footage is 83% of the maximum guideline FAR.

07/06/2010	SFDB-Prelim Approval - Project
08/30/2010	SFDB-Final Approval - Project

Owner	ARTURO GONZALEZ, 1476 LOU DILLON LN, , SANTA BARBARA, CA 93103
Architect	AB DESIGN STUDIO, 130 N. CALLE CESAR CHAVEZ, SUITE 8, SANTA BARBARA, CA 93103

<b>1123 MANITOU RD</b>	<b>041-010-035</b>	<b>MST2013-00197</b>	<b>1</b>	<b>SFDB</b>
------------------------	--------------------	----------------------	----------	-------------

Proposal to construct a new, 2,331 square foot, two-story, single-family residence and an attached, 485 square foot, two-car, garage, located on a vacant, 28,750 square foot, lot in the Hillside Design District. The proposal includes 120 cubic yards of site grading to be balanced on site. The proposed total of 2,816 square feet is 59% of the guideline floor-to-lot area ratio (FAR). The proposed development must comply with conditions of the Planning Commission Resolution No. 054-01, for an eight (8) lot subdivision, approved on September 27, 2001.

07/01/2013	SFDB-Project Design Approval
08/26/2013	SFDB-Final Approval - Project

Owner	BRAD VERNON, PO BOX 4040, , SANTA BARBARA, CA 93140
Designer	JASON GRANT, 3040 STATE STREET, SUITE E, SANTA BARBARA, CA 93105

<b>1032 E MASON ST</b>	<b>017-133-005</b>	<b>MST2009-00332</b>	<b>5</b>	<b>DPG</b>
------------------------	--------------------	----------------------	----------	------------

The proposed project includes a new two-story, six-unit affordable senior apartment building in the existing Second Baptist Church parking lot. Each new unit would have one-bedroom and 540 square feet of floor area. The lot is currently developed with a 2,265 square foot church and an existing two-story 2,319 square foot residential duplex. The project includes converting the 1,599 square foot ground floor duplex unit to church use. The existing 720 square foot second floor "care taker's unit" would remain. The seven resulting rental dwelling units would be price restricted for low income seniors. The project would result in 3,864 square feet of non-residential use and 3,960 square feet of residential use on the 24,872 square foot lot. Twenty (20) automobile parking spaces and four bicycle spaces would be provided. State Density Bonus concessions and incentives were requested to allow a six-unit building in the R-2 Zone, outdoor living space consistent with the R-3/R-4 Zone requirements, and parking in the front setback.

12/16/2010	PC-APVD-Design Review Required
07/25/2011	ABR-Project Design Approval
10/24/2011	ABR-Final Approval - Project

Owner	SECOND BAPTIST CHURCH OF SANTA BARB, PO BOX 482, , SANTA BARBARA, CA 93102
Architect	D.W. REEVES & ASSOC. AIA, 3040 STATE STREET, SUITE B, SANTA BARBARA, CA 93105

**Status: Building Permit Issued**

<b>1233 MISSION RIDGE RD</b>	<b>019-231-007</b>	<b>MST2010-00186</b>	<b>1</b>	<b>KAB</b>
------------------------------	--------------------	----------------------	----------	------------

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.

01/26/2011	SHO-APVD-Design Review Req'd
03/10/2011	PC-SHO Appeal (Proj APVD)
04/25/2011	SFDB-Project Design Approval
07/19/2011	CC-PC Appeal (Proj APVD)
12/17/2012	SFDB-Final Approval - Project

Owner	SANBORN 1998 TRUST 6/30/98, 1233 MISSION RIDGE RD, , SANTA BARBARA, CA 93103-2054
Architect	LLOYD MALEAR, 29 W. CALLE LAURELES, , SANTA BARBARA, CA 93105
Architect	MARK SHIELDS, 29 W CALLE LAURELES, , SANTA BARBARA, CA 93105

<b>2016 MISSION RIDGE RD</b>	<b>019-162-002</b>	<b>MST2001-00833</b>	<b>1</b>	<b>ROX</b>
------------------------------	--------------------	----------------------	----------	------------

This is a revised project to include the addition of a new two-story 746 square foot garage and convert the existing, attached one-car garage at the existing residence to habitable space. Proposal for a lot line adjustment and modification of required lot area (due to slopes on the property) from existing parcels of 0.07 acres and 2.5 acres in size to parcels of 1.0 acre and 1.57 acres in size located in the Hillside Design District. Proposed Lot 1 is developed with a 5,426 square foot residence and (2) two car garages totaling 982 square feet. Proposed Lot 2 is currently developed with a one-car garage with a pool cabana of 540 square feet above and swimming pool. The revision to the project on Lot 2 includes enclosing 66 square feet of porch area on the existing cabana and the conversion of the existing 300 square foot garage below to habitable area resulting in a residence, construction of an 8' tall, 64' long privacy wall along the motor court, an 8' tall, 72' long retaining wall along the western property line and the construction of a 746 square foot garage.

01/09/2003	PC-APVD-Design Review Required
09/07/2004	ABR-After Final (Approved)
03/26/2007	ABR-Final Approval - Project
11/07/2007	SHO-APVD-Design Review Req'd
01/15/2008	PC-Subst. Conformance APVD

Owner	JAN MARCO VON YURT, 2016 MISSION RIDGE ROAD, , SANTA BARBARA, CA 93103
Designer	TONY XIQUES, P.O. BOX 3861, , SANTA BARBARA, CA 93130

<b>2032 MODOC RD</b>	<b>043-091-011</b>	<b>MST2005-00115</b>	<b>1</b>	<b>ROX</b>
----------------------	--------------------	----------------------	----------	------------

Proposal for a 60 square foot addition to 1,078 square foot, one-story residence, the demolition of the existing 420 square foot garage, and the construction of a 860 square foot, two-story addition on a 6,195 square foot lot. The two-story addition includes a 427 square foot garage, with a 433 square foot residential unit above. The proposal includes the addition of one uncovered parking space at the front of the lot.

05/18/2005	MHO-Approved-DesRev Required
07/05/2005	ABR-Prelim Approval - Project
07/18/2005	ABR-Final Approval - Project

Owner	FOSTER, LAUREL, 2032 MODOC RD, , SANTA BARBARA, CA 93101
Architect	JAMES ZIMMERMAN, 16 W. MISSION ST. STE. H, , SANTA BARBARA, CA 93101



**Status: Building Permit Issued**

<b>1216 E MONTECITO ST</b>	<b>017-062-004</b>	<b>MST2010-00378</b>	<b>1</b>	<b>ABR</b>
----------------------------	--------------------	----------------------	----------	------------

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.

09/04/2012 ABR-Project Design Approval  
 01/14/2013 ABR-Final Approval - Project

Owner GONZALEZ, JOSE LUIS, 226 N. SOLEDAD, , SANTA BARBARA, CA 93103  
 Designer JOSE ESPARZA, 232 ANACAPA STREET, , SANTA BARBARA, CA 93101

<b>1226 E MONTECITO ST</b>	<b>017-062-007</b>	<b>MST2011-00034</b>	<b>1</b>	<b>ABR</b>
----------------------------	--------------------	----------------------	----------	------------

(Proposal for a new 1,537 square foot two-story residential dwelling unit and 500 square foot attached two-car garage to be attached to an existing 1,279 square foot one-story single-family dwelling to create a duplex. An existing detached two-car garage will be demolished. The existing 1,297 square foot one-story single-family dwelling and 475 square foot detached two-car carport will remain on the 11,667 square foot lot. The project will address violations in ENF2010-00756 by replacing the required parking spaces.)

05/02/2011 ABR-Proj Des & Final Approval

Owner EDWARD ST. GEORGE, 6563 TRIGO RD., , GOLETA, CA 93117  
 Architect ON DESIGN, 925 DE LA VINA, , SANTA BARBARA, CA 93101

<b>960 W MOUNTAIN DR</b>	<b>021-050-057</b>	<b>MST2009-00149</b>	<b>1</b>	<b>TB</b>
--------------------------	--------------------	----------------------	----------	-----------

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.

04/13/2009 SFDB-Prelim Approval - Project  
 04/12/2010 SFDB-Final Approval - Project  
 07/14/2010 SHO-APVD-Design Review Req'd  
 07/28/2010 PC-Subst. Conformance APVD  
 12/13/2010 SFDB-After Final (Approved)

Owner RIEGERT, PIKE B, 763 ASHLEY ROAD, , SANTA BARBARA, CA 93108  
 Architect JEFF SHELTON, 519 FIG AVE, , SANTA BARBARA, CA 93101

<b>965 W MOUNTAIN DR</b>	<b>021-050-026</b>	<b>MST2013-00047</b>	<b>1</b>	<b>SFDB</b>
--------------------------	--------------------	----------------------	----------	-------------

Proposal to convert an existing 488 square foot accessory building into a new two-story 1,120 square foot single-family residence located on a 10.31 acre lot in the Hillside Design District. The proposal includes a new 333 square foot one-story addition, and creating a new 299 square foot second level within the existing structure. Construction of a new 750 square foot detached two-car garage is also proposed. An existing 119 square foot shed is proposed to remain. The proposal includes a reduction in size to an existing shade structure adjacent to the proposed new garage. The proposed development total of 1,926 square feet is 21% of the guideline floor-to-lot area ratio (FAR).

02/25/2013 SFDB-Project Design Approval  
 07/29/2013 SFDB-Final Approval - Project

Owner HAYASHI BRUCE TAMAO/JANICE ELIZABET, 13906 E WALNUT ST, , WHITTIER, CA 90602  
 Applicant SOPHIE CALVIN, PO BOX 50716, , SANTA BARBARA, CA 93150

**Status: Building Permit Issued**

<b>1291 W MOUNTAIN DR</b>	<b>021-050-037</b>	<b>MST2012-00030</b>	<b>1</b>	<b>SFDB</b>
---------------------------	--------------------	----------------------	----------	-------------

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).

02/13/2012	SFDB-Project Design Approval
04/23/2012	SFDB-Final Approval - Project
05/28/2013	SFDB-After Final (Approved)
09/09/2013	SFDB-After Final (Approved)
12/09/2013	SFDB-After Final (Approved)

Architect BLACKBIRD ARCHITECTS, 235 PALM AVE., ATTN: ADAM SHARKEY/KEN RADTKEY, SANTA BARBARA, CA 93101

Owner ALLISON ARMOUR REVOCABLE LIVING TRUST, 224 GIBRALTER RD, , SANTA BARBARA, CA 93105

<b>901 OLIVE ST</b>	<b>029-302-018</b>	<b>MST2012-00048</b>	<b>19</b>	<b>SMR</b>
---------------------	--------------------	----------------------	-----------	------------

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.

05/16/2012	SHO-APVD-Design Review Req'd
06/11/2012	ABR-Project Design Approval
09/11/2012	CC-ABR Appeal (Project APVD)
10/15/2012	ABR-Final Approval - Project

Owner 433 ECP LP, 1231 STATE ST # B, , SANTA BARBARA, CA 93101

Architect DESIGN ARC, , 29 W. CALLE LAURELES, SANTA BARBARA, CA 93105

Owner 901 HOLDINGS LLC., 160 SANTO TOMAS LANE, , SANTA BARBARA, CA 93108

<b>102 ONTARE HILLS LN</b>	<b>055-160-054</b>	<b>MST2010-00156</b>	<b>1</b>	<b>SFDB</b>
----------------------------	--------------------	----------------------	----------	-------------

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.

07/19/2010	SFDB-Prelim Approval - Project
10/11/2010	SFDB-Final Approval - Project

Owner WYNPAC IV, LLC, 5330 DEBBIE RD # 100, , SANTA BARBARA, CA 93111

Architect BILL WOLF, PACIFIC ARCHITECTS, 1117 COAST VILLAGE RD., MONTECITO, CA 93108

Owner STEPHEN P WILEY, 733 CALLE DE LOS AMIGOS, , SANTA BARBARA, CA 93105

**Status: Building Permit Issued**

<b>103 ONTARE HILLS LN</b>	<b>055-160-061</b>	<b>MST2011-00261</b>	<b>1</b>	<b>SFDB</b>
----------------------------	--------------------	----------------------	----------	-------------

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.

11/05/2012	SFDB-Project Design Approval
12/17/2012	SFDB-Final Approval - Project

Owner JWM REVOCABLE TRUST, 1163 SUMMIT RD., , SANTA BARBARA, CA 93108  
 Architect BILL WOLF, PACIFIC ARCHITECTS, 1117 COAST VILLAGE RD., MONTECITO, CA 93108

<b>832 ORANGE AVE</b>	<b>037-024-002</b>	<b>MST2005-00657</b>	<b>1</b>	<b>MHO</b>
-----------------------	--------------------	----------------------	----------	------------

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.

09/27/2006	SHO-APVD-Design Review Req'd
11/07/2006	ABR-Prelim Approval - Project

Owner LORENZO & MARIA MARTINEZ, 832 ORANGE AVE, , SANTA BARBARA, CA 93101  
 Applicant MANUEL CONTRERAS, 1950 HAZELTINE DR, , OXNARD, CA 93036

<b>2204 PARKWAY DR</b>	<b>025-171-031</b>	<b>MST2012-00070</b>	<b>1</b>	<b>SMR</b>
------------------------	--------------------	----------------------	----------	------------

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.

09/05/2012	SHO-APVD-Design Review Req'd
10/01/2012	ABR-Project Design Approval
10/22/2012	ABR-Final Approval - Project

Owner NICHOLAS KALIONZES, 2204 PARKWAY DR, , SANTA BARBARA, CA 93105  
 Designer ANGELI DE COVOLO INC, 122 E ARRELLAGA STREET, , SANTA BARBARA, CA 93101  
 Architect ANGELI DE COVOLO, INC., 122 E ARRELLAGA STREET, , SANTA BARBARA, CA 93101

<b>826 W PEDREGOSA ST</b>	<b>043-121-020</b>	<b>MST2008-00011</b>	<b>1</b>	<b>ABR</b>
---------------------------	--------------------	----------------------	----------	------------

Proposal to construct a new one-story 983 square foot dwelling unit on a 10,408 square foot lot in the R-2 Zone. The parcel is currently developed with an existing one-story 1,481 square foot dwelling unit to remain. The project includes the removal of an existing 457 square foot patio and construction of a new 340 square foot patio cover to the existing residence. The proposal includes four parking spaces, two covered and two uncovered, with the covered parking to be provided by a new detached 338 square foot two-car carport.

04/21/2008	ABR-Prelim Approval - Project
05/12/2008	ABR-Final Approval - Project
08/11/2008	ABR-After Final (Approved)

Owner ESCOBAR JUAN/THERESA, 826 W PEDREGOSA ST, , SANTA BARBARA, CA 93101  
 Architect SCOTT BRANCH, 924 ANACAPA #2-U, , SANTA BARBARA, CA 93101

**Status: Building Permit Issued**

<b>101 N SALINAS ST</b>	<b>017-073-012</b>	<b>MST2011-00010</b>	<b>1</b>	JAL
-------------------------	--------------------	----------------------	----------	-----

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.

03/07/2012	SHO-APVD-Design Review Req'd
06/10/2013	ABR-Proj Des & Final Approval

Owner	CHECCHIO, JENNIFER MARIE, 1216 LAGUNA ST, , SANTA BARBARA, CA 93101
Designer	BREE MEDLEY, 2032-3 OAK AVE., , SANTA BARBARA, CA 93101

<b>4119 SAN MARTIN WAY</b>	<b>059-212-037</b>	<b>MST2010-00272</b>	<b>1</b>	ROX
----------------------------	--------------------	----------------------	----------	-----

Proposal for a new, two-story, 1,912 square foot single-family modular residence with an attached, two-car, 400 square foot garage on a 5,914 square foot parcel. The proposed total of 2,312 square feet is 87% of the maximum floor to lot area ratio guideline for an R-2 residential zoned parcel. The proposal includes a vegetated roof over the garage. The project received Staff Hearing Officer approval on 11/3/10 (Resolution No. 056-10) to allow less than the minimum dimension for the required open yard and to provide a portion of the open yard in the front setback and front yard.

11/03/2010	SHO-APVD-Design Review Req'd
12/06/2010	SFDB-Prelim Approval - Project
12/13/2010	SFDB-Final Approval - Project
05/07/2012	SFDB-Final Approval - Details
05/14/2012	SFDB-After Final (Approved)

Owner	DANA AND RENEE LONGO, 4119 SAN MARTIN WAY, , SANTA BARBARA, CA 93110
Applicant	DANA AND RENEE LONGO, 509 BRINKERHOFF AVENUE, , SANTA BARBARA, CA 93101
Contractor	SKYELINE CONSTRUCTION, 506 N QUARANTINA, , SANTA BARBARA, CA 93103
Architect	TOBY LONG DESIGN, 6114 LA SALLE AVE #552, , OAKLAND, CA 94611
Contractor	LUCERNE PACIFIC INC., 12601 FLETCHER DR, , GARDEN GROVE, CA 92840

<b>1727 SANTA BARBARA ST</b>	<b>027-111-017</b>	<b>MST2013-00276</b>	<b>1</b>	SFDB
------------------------------	--------------------	----------------------	----------	------

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.

08/26/2013	SFDB-Project Design Approval
11/04/2013	SFDB-Final Approval - Project

Owner	HIRTH, PETER & DORIAN, 334 COLLINGWOOD ST, , SAN FRANCISCO, CA 94114
Applicant	KEN DICKSON, 536 ALAN RD, , SANTA BARBARA, CA 93109
Architect	MARK WIENKE, 1050 ISLAND AVENUE, # 511, SAN DIEGO, CA 92101

**Status: Building Permit Issued**

<b>419 STATE ST</b>	<b>037-211-031</b>	<b>MST2014-00084</b>	<b>-2</b>	<b>HLC</b>
---------------------	--------------------	----------------------	-----------	------------

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.

03/26/2014 HLC-Proj Des & Final Approval

Owner PETER LEWIS, 260 BONNIE LN, , SANTA BARBARA, CA 93108  
 Architect ROBIN DONALDSON, 3890 LA CUMBRE PLAZA LN, SUITE 200, SANTA BARBARA, CA 93105  
 Applicant SUZANNE ELLEDGE PLANNING & PERMIT, ATTN: TRISH ALLEN, PO BOX 21522, SANTA BARBARA, CA 93121

<b>3885 STATE ST</b>	<b>051-022-012</b>	<b>MST2013-00411</b>	<b>89</b>	<b>DPG</b>
----------------------	--------------------	----------------------	-----------	------------

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.

04/01/2014 ABR-Project Design Approval  
 09/15/2014 ABR-Final Approval - Project  
 10/13/2014 ABR-Final Approval - Details

Architect DESIGN ARC, , 29 W. CALLE LAURELES, SANTA BARBARA, CA 93105  
 Applicant GREG REITZ, 2910 LINCOLN BLVD., , SANTA MONICA, CA 90405  
 Applicant JOHN CUYKENDALL, 621 CHAPALA STREET, , SANTA BARBARA, CA 93101  
 Owner STATE STREET PROPERTY, LLC, 1729 ABBOTT KINNEY, , VENICE, CA 90291

<b>616 E VALERIO ST</b>	<b>027-270-003</b>	<b>MST2013-00030</b>	<b>-1</b>	<b>SFDB</b>
-------------------------	--------------------	----------------------	-----------	-------------

Proposal to convert an existing duplex into a new 3,454 square foot, three-story single-family residence with an attached 462 square foot two-car garage. The proposal includes an interior remodel of the existing 552 square foot basement and converting 54 square feet of existing basement crawl space into a new habitable floor area. Exterior alterations include eliminating the gable roof element at the front elevation, demolish and rebuild the 68 square foot front porch, demolish the existing 225 square foot second story deck and replace with a new 396 square foot second story deck, addition of new Juliette balconies, and door and window alterations. The proposed development total of 3,916 square feet, located on a 10,704 square foot parcel, is 103% of the floor-to-lot-area ratio (FAR) guideline for an (R-2) two-family residentially zoned parcel.

03/11/2013 SFDB-Project Design Approval  
 04/02/2013 SFDB-Final Approval - Project  
 08/26/2013 SFDB-After Final (Approved)  
 09/03/2013 SFDB-Final Approval - Project  
 10/14/2013 SFDB-After Final (Approved)

Owner CATHERINE EDWARDSON, 747 SHERIDAN RD, , WILMETTE, IL 60091  
 Architect HARRISON DESIGN ASSOCIATES, 921 DE LA VINA STREET, , SANTA BARBARA, 93101

**Status: Building Permit Issued****1533 W VALERIO ST****041-071-031****MST2003-00338****1**

ALD

Proposal for a new single-family residence on a 75,140 square foot lot in the Hillside Design District that is part of a recent two-lot subdivision. One lot has an existing one-story 5,948 square foot single-family residence, which would remain. The other lot would be developed with a 5,145 square foot three-story residence including attached two-car garage and detached two-car garage. The calculated total of 5,145 square feet includes a 50% reduction for the lower level being below grade and results in a proposal that is 95% of the maximum guideline FAR. This over 4,000 square foot project is required to be two-star Built Green or equivalent per SBMC 22.69.055.

02/08/2007	PC-APVD-Design Review Required
04/17/2007	CC-PC Appeal (Proj APVD)
05/12/2008	SFDB-Prelim Approval - Project
09/29/2008	SFDB-Final Approval - Project

Owner	JAMES E & PAMELA HALDEMAN, 1533 W VALERIO ST, , SANTA BARBARA, CA 93101
Architect	TOM OCHSNER, P.O. BOX 489, , SANTA BARBARA, CA 93102
Agent	JUSTIN VAN MULLEM, ON DESIGN ARCHITECTS, P. O. BOX 489, SANTA BARBARA, CA 93102

**505 WENTWORTH AVE****037-143-010****MST2007-00345****3**

KAB

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.

07/01/2009	SHO-APVD-Design Review Req'd
08/10/2009	ABR-Prelim Approval - Project
06/30/2010	SHO-Time Extension APVD
07/06/2010	ABR-Final Approval - Project
07/12/2010	ABR-Final Approval - Details
11/16/2012	SHO-Subst. Conformance APVD
12/03/2012	ABR-Proj Des & Final Approval

Owner	WENTWORTH INVESTORS, LLC, MARK JACOBSEN, 1710 DE LA VINA ST, SANTA BARBARA, CA 93101
Architect	JOSE LUIS ESPARZA, 1746 CALLE PONIENTE, , SANTA BARBARA, CA 93101-4916

**END OF REPORT**