

# Average Unit Density Cases

Status  
**Pending**

Case Address	Case Number	APN	Zone	AUD type	
813 E CARRILLO ST	MST2015-00602	029-251-016	R-3	AUD Affordable	
		Existing units	Total Units	Net New Units	New Units:
		1	17	16	17
Case Description:					
<p>Proposal for a project under the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 1,428 square foot 2-story house and construction of 16 affordable studio units in three 2- and 3-story buildings totaling 5,112 square feet. The units will be restricted to war veterans. Also proposed is a 2- and 3-story, 589 square foot community center, 387 square foot, 2-story manager's unit with attached 1-car carport, a 234 square foot manager's office, 89 square foot laundry facility, and trash enclosure. Seventeen parking spaces are required, with eight proposed. Staff Hearing Officer approval of Zoning Modifications is requested to allow a reduction in the number of required parking spaces, a reduction in the number of required bicycle parking spaces, and to exceed the maximum number of units per acre. The average unit size is 357 square feet and the proposed residential density is 49 dwelling units per acre, with a maximum of 27 dwelling units per acre allowed on this 15,005 square foot parcel. The General Plan Land Use Designation is Medium High Density Residential, allowing 15-27 dwelling units per acre.</p>					

**Pending**

**AUD Affordable**

<b>1</b>	<b>17</b>	<b>16</b>	<b>17</b>
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Case Address	Case Number	APN	Zone	AUD type	
418 N MILPAS ST	MST2015-00614	031-311-033	C-2	AUD High Density Rental Units	
		Existing units	Total Units	Net New Units	New Units:
		8	31	23	31
Case Description:					
<p>Proposal to construct a 4-story mixed-use development consisting of 31 apartments and a 114 room hotel. The proposal includes amenities including a breakfast area, banquet hall, pool, fitness room, and landscaped patios. 145 parking spaces will be provided on and below grade.</p>					

**Pending**

**AUD High Density Rental Units**

<b>8</b>	<b>31</b>	<b>23</b>	<b>31</b>
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Case Address	Case Number	APN	Zone	AUD type
601 SAN PASCUAL ST	MST2013-00019	037-101-014	R-3	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				2
				4
				2
				2
Case Description:				
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.				

Case Address	Case Number	APN	Zone	AUD type
316 W MICHELTORENA ST	MST2016-00125	027-212-026	R-4	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				16
				21
				5
				12
Case Description:				
The proposed project is a PRT for new AUD Medium High Density project on a 35,263 square foot lot in the R-4 Zone with a density of 27 du/acre. The project is proposed as 6 buildings, with 21 units and with 21 parking spaces. The units include thirteen (13) 1-bedroom and eight (8) 2-bedroom, with an average unit size of 767 square feet. Existing on the site are 16 units with 9 to be maintained and 7 to be demolished. Also proposed is a lot merger of 2 parcels 027-212-026 and 027-212-022.				

Case Address	Case Number	APN	Zone	AUD type
2118 OAK PARK LN	MST2016-00089	025-221-021	R-3	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				1
				5
				4
				4
Case Description:				
Proposal for four new dwelling units in two, 2-story duplexes to be constructed under the Average Unit Density Incentive Program (AUD). The new buildings will be constructed behind an existing 838 square foot single-family dwelling, which will be remodeled. Two existing sheds will be demolished and eight fruit trees will be removed. Five uncovered parking spaces are proposed. The total new development on this 9,375 square foot parcel will be 3,847 square feet. Grading excavation of 40 cubic yards will be balanced on site. The average unit size will be 937 square feet with an average unit size maximum allowed of 965 square feet on a parcel with a Medium High Density (15-27 dwelling units per acre) land use designation.				

**Pending**

**AUD Medium High Rental Units**

<b>19</b>	<b>30</b>	<b>11</b>	<b>18</b>
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Case Address	Case Number	APN	Zone	AUD type
125 E GUTIERREZ ST	MST2016-00056	031-271-012	C-M	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
1	10	9	10

Case Description:

One-time conceptual review. Proposal to construct a 10-unit, three-story rental apartment building under the Average Unit-Size Density Incentive Program (AUD). The building consists of 10 parking spaces at grade in a parking garage, five units on the second floor, five units on the third floor, and a roof deck providing open space on the third floor roof. The existing one-story, 1,100 square foot single family dwelling and detached 220 square foot garage will be demolished. The project is located on a 7,050 square foot site within the Priority Housing Overlay area.

Case Address	Case Number	APN	Zone	AUD type
219 E HALEY ST	MST2016-00078	031-202-014	C-M	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
6	36	30	36

Case Description:

Proposal for the demolition of six existing residential units to be replaced with a three story mixed-use on a 25,113 SF lot. The building is comprised of 36 two bedroom, two bathroom units totaling 28,617 SF and two commercial spaces totaling 2,520 SF. A total of 31,137 SF are proposed onsite with 46 covered parking spaces. This project is developed under the Average Unit Density Incentive Program and is required to have Planning Commission Conceptual review. The average unit size is 795.

Case Address	Case Number	APN	Zone	AUD type
634 ANACAPA ST	MST2015-00300	031-151-001	C-M	AUD Priority Housing Rental Units

Existing units	Total Units	Net New Units	New Units:
1	30	29	30

Case Description:

Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa St.) totaling 28,145 square feet. The new project consists of 4,955 square feet (net) of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 733 square feet. Planning Commission conceptual review is required.

Case Address	Case Number	APN	Zone	AUD type
825 DE LA VINA ST	MST2015-00213	037-041-024	C-2	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				21
				21
				21
Case Description:				
The project is for a mixed-use development on a 14,750 square-foot vacant lot. The proposal includes 21 apartment units and 1,000 square feet of commercial square footage, with 27 parking spaces in a 17,835 square-foot, four-story building. The project is being proposed under the AUD Incentive Program - Priority Housing Overlay at 63 du/acre.				

Case Address	Case Number	APN	Zone	AUD type
510 E ORTEGA ST	MST2015-00530	031-171-002	C-M	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				1
				5
				4
				5
Case Description:				
Proposal to demolish an existing 816 square foot single-family residence and detached garage and construct a three story five-unit apartment building under the Average Unit Density (AUD) Incentive Program. The project will consist of two studio units, two two-bedroom units, and one three-bedroom unit, all totaling 4,807 square feet, with an average unit size of 961 square feet. A total of five covered parking spaces will be provided in a ground level garage. All existing trees will be removed including a 30' tall Jacaranda in the front yard and six 8' to 12' fruit trees in the rear yard. No grading is proposed. The 5,000 square foot parcel is designated medium-high density, and is within the priority housing overlay area with a maximum average unit size of 970 square feet. This project addresses violations identified in Zoning Information Report ZIR2014-00421 and Enforcement Case ENF2014-00954.				

Case Address	Case Number	APN	Zone	AUD type
1032 SANTA BARBARA ST	MST2016-00071	029-212-024	C-2	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				1
				8
				7
				8
Case Description:				
One-time Pre-Application Review. The proposal is a mixed-use project using the Average Unit Density (AUD) Program (Priority Housing Overlay) on two lots totaling 7,497 square feet with a density of 48 dwelling units per acre (du/ac). The project is proposed as a three-story building, with eight units and 1,369 square feet of nonresidential development, with 11 covered parking spaces. The units will include 7 two-bedroom units and one studio unit. Existing on the site are a one-story office building and a one-story single-family residence that will be demolished. A modification is requested for the front balcony/deck to encroach in the five-foot variable setback off Santa Barbara St.				



Case Address	Case Number	APN	Zone	AUD type
113 W DE LA GUERRA ST	MST2015-00626	037-082-027	C-2	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				23
				23
				23
Case Description:				
PRT submittal for an AUD mixed use project, The proposal includes 23 new residential rental units, including five one-bedroom and 18 two-bedroom units and 2,138 square feet of commercial space. A total of 27 covered parking spaces are proposed, 23 residential spaces and 4 commercial spaces. The historic portion of the existing facade and tile roof of the 113 W De la Guerra building will be preserved. A lot merger between APN 037-082-003 and 037-082-027 is proposed. The proposed density for the project is 63 du/ac with an average unit size of 725 feet.				

Case Address	Case Number	APN	Zone	AUD type
800 SANTA BARBARA ST	MST2015-00023	031-012-028	C-2	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				23
				23
				23
Case Description:				
Revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 20,174 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,383 square feet of commercial floor area and 23 residential units above a subterranean parking garage containing 29 parking spaces, storage, and service areas. This is an AUD Priority Housing development with a proposed density of 56 dwelling units per acre and with an average unit size of 779 square feet.				

Case Address	Case Number	APN	Zone	AUD type
116 E COTA ST	MST2015-00627	031-201-003	C-M	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				15
				15
				15
Case Description:				
This is a revised project description: Proposal for a new four-story mixed-use building on a 10,865 square foot vacant parcel adjacent to Plaza Vera Cruz. The project includes 15 two-bedroom, two-bathroom residential units and approximately 738 square feet of commercial space. Sixteen covered parking spaces will be provided on the ground level. Residential units will be on the second, third, and fourth floors. The proposed building height is 45 feet, with a 457 square foot rooftop deck. Under the Average Unit Density Incentive Program, the proposed residential density is 61 dwelling units per acre, with an average unit size of 827 square feet. A maximum density of 63 dwelling units per acre is allowed on this 10,865 square foot parcel designated Medium-High Density and within the Priority Housing Overlay area. Requires courtesy Planning Commission review.				

Case Address	Case Number	APN	Zone	AUD type	
711 N MILPAS ST	MST2015-00561	031-121-014	C-2	AUD Priority Housing Rental Units	
		Existing units	Total Units	Net New Units	New Units:
		2	73	71	73
Case Description:					
<p>Proposal for a new four-story, 57,721 square foot mixed-use developed to be reviewed under the Average Unit Density Incentive Program (AUD). Two existing residential units and commercial buildings totaling 33,000 square feet will be demolished. A total of 6,656 square feet of non-residential use is proposed as well as 51,065 square feet of residential use in 73 units. The unit mix will consist of 32 2-bedroom, 2-bath units, 32 1-bedroom, 1-bath units, and nine 2-bedroom, 1-bath units. A total of 100 parking spaces are required, with 94 proposed. There would be 77 bicycle parking spaces. The average unit size will be 700 square feet, of which the maximum allowed is 970 square feet. This 69,610 square foot site encompasses eight parcels which will be merged, with a General Plan Land Use designation of Commercial/High Residential of 28-36 dwelling units per acre in the Priority Housing Overlay District. Planning Commission review is requested for a zoning modification to provide less than the required parking as well as concept review under AUD.</p>					

Case Address	Case Number	APN	Zone	AUD type	
325 W ANAPAMU ST	MST2016-00101	039-212-004	R-4	AUD Priority Housing Rental Units	
		Existing units	Total Units	Net New Units	New Units:
		1	11	10	11
Case Description:					
<p>This is a proposal under the Average Unit Density Incentive Program (AUD). Proposal to demolish an existing single family dwelling, detached garage, and shed totaling 4,390 square feet and to construct a 6,814 square foot, three-story residential apartment building housing 11 rental units. Also proposed is a 2,561 square foot carport with 11 parking spaces, 12 covered bicycle parking spaces, and a 121 square foot trash enclosure. No grading is proposed. Under AUD, the average unit size is 619 square feet, with a maximum allowed of 901 square feet. The proposed residential density is 50 dwelling units per acre, with a maximum of 54 units per acre allowed on this 9,585 square foot parcel with a General Plan Designation of High Density Residential in the Priority Housing Overlay. This project requires Staff Hearing Officer review of a Zoning Modification for parking within the required setback.</p>					

<b>Pending</b>	<b>AUD Priority Housing Rental Units</b>	<b>14</b>	<b>351</b>	<b>337</b>	<b>351</b>
Total Units: Pending		429			

Case Address	Case Number	APN	Zone	AUD type								
510 N SALSIPUEDES ST	MST2013-00212	031-222-018	C-M	AUD Affordable								
				<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>0</td> <td>40</td> <td>40</td> <td>40</td> </tr> </table>	Existing units	Total Units	Net New Units	New Units:	0	40	40	40
Existing units	Total Units	Net New Units	New Units:									
0	40	40	40									
Case Description:												
<p>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.</p>												

Case Address	Case Number	APN	Zone	AUD type								
3869 STATE ST	MST2013-00282	051-022-037	C-2/SD-2	AUD Affordable								
				<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>0</td> <td>58</td> <td>58</td> <td>58</td> </tr> </table>	Existing units	Total Units	Net New Units	New Units:	0	58	58	58
Existing units	Total Units	Net New Units	New Units:									
0	58	58	58									
Case Description:												
<p>Proposal to demolish an existing church and two-story building and construct an affordable senior rental housing development on a 45,195 square foot lot. The project consists of a new 44,029 square foot (gross), three-story residential building with 57 one-bedroom units, a manager's unit, a 1,920 square foot community room, administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay; therefore, under the AUD program a maximum of 63 units per acre is allowed. The average unit size is 489 square feet (net). Staff Hearing Officer review is requested for a zoning modification to allow less than the required number of parking spaces.</p>												

Case Address	Case Number	APN	Zone	AUD type								
251 S HOPE AVE	MST2014-00142	051-240-008	E-3/PD/SP-4/ SD-2	AUD Affordable								
				<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>0</td> <td>90</td> <td>90</td> <td>90</td> </tr> </table>	Existing units	Total Units	Net New Units	New Units:	0	90	90	90
Existing units	Total Units	Net New Units	New Units:									
0	90	90	90									
Case Description:												
<p>Proposal by the Housing Authority of the City of Santa Barbara for a new, four-story affordable housing development for very-low and low income frail, elderly residents under the Average Unit-Size Density (AUD) Incentive Program on a 1.76 acre lot adjacent to Arroyo Burro Creek. The project includes 89 studio apartments, one-bedroom manager's unit, commercial kitchen, dining facilities, and common areas (lobby/reception area, conference room, offices, gift shop, salon, gym, and activity room). The total building area is 56,735 square feet (gross). The average unit size is 332.5 square feet. A total of 34 vehicular and 5 bicycle parking spaces are proposed. Planning Commission approval is requested for a Front Setback Modification to allow the building to encroach into the required front setback (based on AUD requirements for R-3); a Lot Area Modification to allow 90 residential units instead of 47 residential units on the subject property; and a Parking Modification to allow 34 vehicle and 5 bicycle parking spaces instead of the required 90 vehicle and 90 bicycle parking spaces required for AUD projects. A Planning Commission recommendation to City Council is requested for an Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as additional uses in Area A-2 and a Zone Change to Rancho Arroyo Specific Plan Area A-2 from E-3 (One-Family Residence</p>												

**Approved**

**AUD Affordable**

<b>0</b>	<b>188</b>	<b>188</b>	<b>188</b>
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Case Address	Case Number	APN	Zone	AUD type
1135 SAN PASCUAL ST	MST2013-00377	039-201-003	R-3	AUD Medium High Ownership Units
				Existing units
				Total Units
				Net New Units
				New Units:
				1
				4
				3
				3
Case Description:				
<p>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.</p>				

**Approved**

**AUD Medium High Ownership Units**

<b>1</b>	<b>4</b>	<b>3</b>	<b>3</b>
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Case Address	Case Number	APN	Zone	AUD type
1810 SAN PASCUAL ST	MST2013-00261	043-163-010	R-3	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				1
				4
				3
				4
Case Description:				
<p>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.</p>				

Case Address	Case Number	APN	Zone	AUD type
1105 N MILPAS ST	MST2015-00609	029-192-013	R-3	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				5
				6
				1
				1
Case Description:				
<p>Proposal to convert an existing five-unit multi-family apartment complex into a new six-unit Average Unit Density Incentive Program (AUD) project. One existing 1,423 square foot residential unit will be converted into two units on a 10,221 square foot parcel with a Medium-High Residential Density General Plan designation. The unit sizes will be 907 square feet for Unit E and 516 square feet for Unit F. The maximum allowed average unit size is 925 square feet, and the proposed maximum average unit size is 648 square feet. Site alterations include a new 3'-0" tall, 4'-0" linear foot long garden wall and six new covered and secured bicycle parking spaces. A total of six parking spaces will be provided, with two spaces in an existing garage and four uncovered spaces. No exterior alterations are proposed to the existing building and no new floor area is proposed.</p>				

Case Address	Case Number	APN	Zone	AUD type
1818 CASTILLO ST	MST2015-00500	027-012-023	R-4	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				2
				7
				5
				7
Case Description:				
<p>Proposal to demolish an existing single-family home, studio apartment, detached garage, and two sheds, and construct a two-unit, two-story duplex and a 5-unit two- and partial three-story residential apartment building under the Average Unit Size Density Incentive Program. The project will result in seven units comprising two, 2-bedroom units and five, 3-bedroom units, totaling 6,609 square feet. This 12,656 square foot parcel is designated as Medium High density with a maximum average density allowed of 945 square feet per unit. The average unit size for this project will be 944 square feet. There will be eight uncovered parking spaces including one accessible parking space between the two proposed buildings along the southerly property line. The previous project under application MST2015-00092 has been withdrawn.</p>				

Case Address	Case Number	APN	Zone	AUD type
915 E ANAPAMU ST	MST2007-00331	029-201-003	R-3	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				1
				24
				23
				24
Case Description:				
<p>This is a revised project description of an Average Unit Density Incentive Program [AUD] project. The proposal still includes 24 residential apartments comprising 20,275 sq. ft. of living area, 9,170 sq. ft. of subterranean garage area, and 1,504 sq. ft. of private garage space, for a total of 30,949 sq. ft. The unit mix includes 19, one-bedroom and five, two-bedroom apartments ranging from 649 to 1,411 sq. ft., with an average unit size of 833 square feet. The revisions to the project include changes to the floor plan, exterior fenestration of Building 1, building footprint, and building height. The parking garage size was increased to provide additional parking, including accessible parking spaces and added storage for residents. The building footprints of Buildings 2 &amp; 3 have not changed. Building 2 has a reduced unit count, from three to two. There will be 2,970 cubic yards of grading excavation and 19 trees will be removed, with five trees to be relocated on site, 16 trees to remain, 35 new oak trees [seventeen on-site and 28 off-site], and 50 new ornamental trees. Under AUD, the proposed residential density is 27 dwelling units per acre, with an average unit size of 833 sq. ft. A maximum density of 27 dwelling units per acre is allowed on this 40,055 sq. ft. parcel with a Medium-High Density Residential General Plan Land Use Designation.</p>				

Case Address	Case Number	APN	Zone	AUD type
1118 INDIO MUERTO ST	MST2015-00537	017-291-003	R-3	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				1
				2
				1
				1
Case Description:				
<p>This project has been revised from a proposed 1,539 square foot single-family dwelling previously approved by the Single Family Design Board to a two unit, 2,046 square foot duplex under the Average Unit Density Incentive Program (AUD). Unit 1 will comprise two stories with three bedrooms and 1,371 square feet. Unit 2 will comprise a second story above the existing 413 square foot 2-car garage, with two bedrooms and 640 square feet. The proposal includes a 35 square foot ground floor addition to the garage, bringing the garage to 448 square feet, providing bicycle parking and one covered parking space for each unit. The average unit size will be 1,005 square feet which is the maximum allowed under the AUD program for this 3,960 square foot parcel with a Medium-High Residential Density of 15-27 dwelling units per acre. The existing 889 square foot single family dwelling was demolished under separate permit.</p>				

Case Address	Case Number	APN	Zone	AUD type								
130 S ALISOS ST	MST2015-00402	017-212-015	R-3	AUD Medium High Rental Units								
<table border="1"> <thead> <tr> <th>Existing units</th> <th>Total Units</th> <th>Net New Units</th> <th>New Units:</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>8</td> <td>3</td> <td>3</td> </tr> </tbody> </table>					Existing units	Total Units	Net New Units	New Units:	5	8	3	3
Existing units	Total Units	Net New Units	New Units:									
5	8	3	3									
<p><b>Case Description:</b></p> <p>Proposal for new dwelling units, addition, and alterations for a new Average Unit-Size Density Incentive Program [AUD] project which will result in a total of eight dwelling units. The project comprises the demolition of an existing 840 square foot, 4-car carport, paving, and fencing, and the construction of three new dwelling units on a multi-family parcel. Five existing dwelling units located in Buildings A, B, and C [Units 1-5] will remain unaltered, with the exception of a 194 first story addition to Unit 2 in Building B. New Building D [Unit 6] will be a two-story dwelling unit with a 561 square foot, 2-car garage, 318 square feet of living area on the ground floor, 846 square feet on the second floor, and a 30 square foot second floor deck. New Building E [Units 7 &amp; 8] will be a two-story duplex totaling 1,888 square feet with a 97 square foot second floor deck. There will be six covered parking spaces, two uncovered parking spaces, and eight bicycle parking spaces. Site work will include new walkways, fencing, the removal of an existing 40' tall Mexican fan palm tree, and new landscaping. This project will result in a total of 9,832 square feet of development on a 16,686 square foot parcel. Under the AUD program, the proposed residential density is 21 dwelling units per acre, with a maximum of eight dwelling units having an average unit size of 1,040 square feet.</p>												

Case Address	Case Number	APN	Zone	AUD type								
1623 DE LA VINA ST	MST2014-00546	027-171-010	R-4	AUD Medium High Rental Units								
<table border="1"> <thead> <tr> <th>Existing units</th> <th>Total Units</th> <th>Net New Units</th> <th>New Units:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3</td> <td>2</td> <td>3</td> </tr> </tbody> </table>					Existing units	Total Units	Net New Units	New Units:	1	3	2	3
Existing units	Total Units	Net New Units	New Units:									
1	3	2	3									
<p><b>Case Description:</b></p> <p>Proposal to demolish a vacant 1,251 square foot, 2-story, single-family dwelling and 180 square foot detached garage and construct three new 2-story residential units. The new units are to be designed in the architectural style of the demolished building. Total development on site will be 2,618 square feet, with Unit A at 825 square feet, Unit B at 735 square feet, and Unit C at 805 square feet. Three uncovered parking spaces will be provided on this approximately 5,100 square foot parcel. Grading will be balanced on site. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with an average unit size of 788 square feet.</p>												

Case Address	Case Number	APN	Zone	AUD type								
1320 OLIVE ST	MST2014-00569	029-091-034	R-3	AUD Medium High Rental Units								
<table border="1"> <thead> <tr> <th>Existing units</th> <th>Total Units</th> <th>Net New Units</th> <th>New Units:</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>4</td> <td>2</td> <td>2</td> </tr> </tbody> </table>					Existing units	Total Units	Net New Units	New Units:	2	4	2	2
Existing units	Total Units	Net New Units	New Units:									
2	4	2	2									
<p><b>Case Description:</b></p> <p>This is a revised project description. Proposal for a new Average Unit Density (AUD) project involving the construction of a new 1,820 square foot, two-story duplex building, composed of a 544 square foot unit above a 400 square foot two (2) car garage, and an attached two-story 684 square foot unit. The project is located on a 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 three (3) covered parking spaces and one (1) uncovered parking space for a total of four (4) parking spaces. Four covered and secured bicycle parking spaces are provided. 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 753 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</p>												

Case Address	Case Number	APN	Zone	AUD type
226 S VOLUNTARIO ST	MST2015-00566	017-252-013	R-3	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				3
				5
				2
				3
Case Description:				
<p>Proposal to demolish an existing 1,095 square foot, one story dwelling unit and construct a new 1,441 square foot, two story duplex (Building A) and new 935 square foot, two story dwelling unit (Building B) under the Average Unit Density Incentive Program. Three existing buildings, Building C, an 866 square foot, one-story dwelling unit, Building D, a 2,180 square foot, three story dwelling unit with attached one car garage, and a detached two car garage will remain unchanged. Two new uncovered parking spaces are proposed, resulting in a total of three covered and two uncovered parking spaces. One mature avocado tree will be removed. The average unit size will be 1,084 square feet, with a maximum average unit size allowed of 1,090 square feet. The 11,250 square foot parcel has a General Plan Land Use Designation of Medium-High, 15-27 dwelling units per acre. This project addresses zoning violations identified in enforcement cases ENF2015-00024 and ENF2015-00517.</p>				

**Approved**

**AUD Medium High Rental Units**

**21**

**63**

**42**

**48**

Case Address	Case Number	APN	Zone	AUD type
15 S HOPE AVE	MST2015-00010	051-040-058	C-2/SD-2	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				46
				46
				46
Case Description:				
<p>This is a revised project description. Proposal to demolish the existing 8,368 square foot non-residential building and construct 41,187 square feet of development, including a 45-foot tall four-story mixed-use building with an underground parking garage and one detached two-story residential unit, on a 33,910 square foot lot. The project consists of 631 net square feet of commercial floor area and 46 residential units (comprised of 13 studio units, 30 one-bedroom units, and 3 two-bedroom units) totaling 36,502 square feet plus ancillary space (lobby, office, storage, community room). Parking would consist of 11 spaces at-grade and 40 spaces underground for a total of 51 parking spaces; 48 bicycle parking spaces are proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of excavation is anticipated for the underground garage. The project proposes a 45-foot setback from the top-of-bank of Arroyo Burro Creek to the first floor of the development, with the second, third and fourth floors cantilevering out up to 13 feet beyond that (closer to the creek). The project also includes creek restoration and more than 13,000 square feet of open space. The project is proposed under the AUD Priority Housing Overlay at a density of 60 du/ac, and the average unit size is 794 square feet.</p>				

Case Address	Case Number	APN	Zone	AUD type
604 E COTA ST	MST2014-00220	031-222-001	C-M	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				4
				29
				25
				29
Case Description:				
<p>This is a revised project description: Proposal to demolish all existing buildings on the lot and construct a new, 20,426 square foot (net), 3-story mixed-use project. Buildings to be demolished include 1,682 square feet of commercial space and 6,189 square feet of residential space. New commercial floor area on the first floor will total 2,028 square feet, with a net gain of 346 square feet in the Minor Addition category. There will be 29 residential units on all three floors, with 1,409 square feet on the first floor, 8,780 square feet on the second floor, and 7,077 square feet on the third floor, for a total of 17,266 square feet of new residential floor area. A total of 37 parking spaces and 34 bike parking spaces will be provided on the ground floor. The maximum height of the building is 43'-2". Grading excavation of 20 cubic yards is also proposed. Under the Average Unit-Size Density Incentive Program (AUD), the proposed residential density is 63 dwelling units per acre, with a maximum of 63 units per acre (29 units) allowed on this 20,670 square foot parcel within the Priority Housing Overlay. The average unit size of the apartments is 595 square feet.</p>				

**Approved**

**AUD Priority Housing Rental Units**

**4**

**75**

**71**

**75**

Total Units: Approved

**330**

Case Address	Case Number	APN	Zone	AUD type
312 RANCHERIA ST	MST2014-00567	037-231-010	R-4	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				7
				7
				7
Case Description:				
<p>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.</p>				

Case Address	Case Number	APN	Zone	AUD type
522 GARDEN ST	MST2013-00464	031-211-023	C-M	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				2
				2
				2
Case Description:				
<p>This is a revised project description: Proposal to construct a new three-story mixed-use building on a 3,320 square foot vacant lot. The project consists of two commercial tenant spaces of 247 and 221 square feet on the ground floor, an 884 square foot residential unit with a 481 square foot deck on the second floor, a 718 square foot unit with a 175 square foot deck on the third floor and a 692 square foot roof deck. Parking consists of two residential parking spaces and two bicycle parking spaces in a two-car garage, and two uncovered parking spaces for the commercial units. The project is proposed under the Average Unit-size Density Incentive Program with the average unit size of 718 square feet.</p>				

Case Address	Case Number	APN	Zone	AUD type
810 E CANON PERDIDO ST A	MST2013-00456	031-042-003	R-3	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				3
				4
				1
				1
Case Description:				
<p>Proposal to legalize the conversion of an existing 1,545 square foot, one-story duplex to a triplex under the Average Unit Density (AUD) Incentive Program. The project includes "as-built" interior remodel of the duplex and the legalization of an "as-built" illegal unit, which includes a new "as-built" 220 square foot upper loft floor area on this 11,250 square foot parcel. Also proposed is to permit the after-the-fact demolition of a two-car garage, approval of five new uncovered parking spaces, associated landscape changes, and removal of unpermitted structures located within the setbacks. An existing one-story 445 square foot single-family dwelling on site will remain unaltered. This application addresses violations identified in enforcement case ENF2013-00402. The project received an environmental finding for CEQA Guidelines Section 15183 Exemption.</p>				

**Building Permit Issued**

**AUD Medium High Rental Units**

<b>3</b>	<b>13</b>	<b>10</b>	<b>10</b>
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Case Address	Case Number	APN	Zone	AUD type
1330 CHAPALA ST	MST2013-00169	039-131-001	C-2	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				33
				33
				33
Case Description:				
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."				

Case Address	Case Number	APN	Zone	AUD type
3885 STATE ST	MST2013-00411	051-022-012	C-2/SD-2	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				89
				89
				89
Case Description:				
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.				

<b>Building Permit Issued</b>	<b>AUD Priority Housing Rental Units</b>	<b>0</b>	<b>122</b>	<b>122</b>	<b>122</b>
Total Units: Building Permit Iss		135			

Case Address	Case Number	APN	Zone	AUD type
1023 CACIQUE ST A	MST2014-00503	017-213-014	R-3	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
2	4	2	2

Case Description:

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.

<b>Certificate of Occupancy</b>	<b>AUD Medium High Rental Units</b>	<b>2</b>	<b>4</b>	<b>2</b>	<b>2</b>
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Total Units: Certificate of Occu

	Existing Units	Total Units	Net New Units	New Units
<b>AUD Affordable</b>				
Pending	1	17	16	17
Approved	0	188	188	188
<b>Subtotal of AUD Affordable</b>	<b>1</b>	<b>205</b>	<b>204</b>	<b>205</b>
<b>AUD High Density Rental Units</b>				
Pending	8	31	23	31
<b>Subtotal of AUD High Density Rental Units</b>	<b>8</b>	<b>31</b>	<b>23</b>	<b>31</b>
<b>AUD Medium High Ownership Units</b>				
Approved	1	4	3	3
<b>Subtotal of AUD Medium High Ownership Units</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>3</b>
<b>AUD Medium High Rental Units</b>				
Pending	19	30	11	18
Approved	21	63	42	48
Building Permit Issued	3	13	10	10
Certificate of Occupancy	2	4	2	2
<b>Subtotal of AUD Medium High Rental Units</b>	<b>45</b>	<b>110</b>	<b>65</b>	<b>78</b>
<b>AUD Priority Housing Rental Units</b>				
Pending	14	351	337	351
Approved	4	75	71	75
Building Permit Issued	0	122	122	122
<b>Subtotal of AUD Priority Housing Rental Units</b>	<b>18</b>	<b>548</b>	<b>530</b>	<b>548</b>
<b>Grand Total:</b>	<b>73</b>	<b>898</b>	<b>825</b>	<b>865</b>

The AUD Program has an initial duration of eight years or until 250 new units under the Program have been constructed in the High Density Residential or Priority Housing Overlay areas, whichever occurs first. Any application for new units that is deemed complete prior to the expiration of the Program may continue to be processed under the AUD Incentive Program.

The below units count toward the 250 unit total - Once 250 units of these are completed with a Certificate of Occupancy the initial Program ends

Pending	22	382	360	382
Approved	4	75	71	75
Building Permit Issued	0	122	122	122
<b>Grand Total:</b>	<b>26</b>	<b>579</b>	<b>553</b>	<b>579</b>