

Projects with New Residential Units

Pending, Approved or Building Permits Issued as of 5/1/2017

City of Santa Barbara, Planning Division

Address	APN	Case Number	Net New Units	
Status: Pending				
401 & 409 E HALEY STREET	031-212-018	MST2016-00508	27	MEA
<p>Proposal for a new mixed-use development using the Average Unit Density Incentive Program (AUD), in the C-M, Commercial zone. The project will include a voluntary lot merger of Assessor parcels 031-212-017 and 031-212-018 which will result in one parcel of 22,500 square feet. All existing residential and commercial structures totaling 5,828 square feet will be demolished. The proposal will include construction of a three-story, mixed-use building with 29 residential units totaling 22,497 square feet and three commercial spaces totaling 3,306 square feet. A ground level parking garage will provide 58 parking spaces. Roof decks are also proposed. The residential unit mix will include six studios, nine, 1-bedroom units and 14, 2-bedroom units, with an average unit size of 775 square feet. The proposed density on this parcel will be 56 dwelling units per acre on a parcel with a General Plan Land Use Designation of Commercial, Industrial, Priority Housing, 37-63 dwelling units per acre. No grading is proposed. This project requires Planning Commission comments.</p>				
Owner	LAGUNA HALEY STUDIOS II, LLC, PO BOX 41459, , SANTA BARBARA, CA 93140			
Architect	DESIGNARC INC, ATTN: MELISSA TURNER, 29 W CALLE LAURELES, SANTA BARBARA, CA 93105			
1220 & 1222 SAN ANDRES ST	039-151-010	MST2016-00211	7	ABR
<p>Proposal for a multifamily residential project using the Average Unit Density Incentive Program (AUD) and a voluntary lot merger of the parcels at 1220 and 1222 San Andres Street (APNS 039-151-010 and -011). The proposal includes the demolition of an existing duplex and three single-family dwellings totaling 4,831 square feet, and construction of seven new buildings comprising five duplexes and two single-family dwellings, for a total of 12 new dwelling units. Six buildings will have two stories and one building will have three stories. The unit mix will include 10, 3-bedroom units, one, 2-bedroom unit, and one, 1-bedroom unit, ranging in size from 673 to 1,184 square feet with an average unit size of 995 square feet. The proposed density on this 29,291 square foot merged parcel will be 20 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Residential, 15-27 dwelling units per acre. There will be 18 uncovered and three covered parking spaces, for a total of 21 spaces, and 12 covered and secured bicycle parking spaces. Grading excavation and fill of 1,196 cubic yards will be balanced on site. Also proposed is the removal of nine trees. Total development on site will be 13,313 square feet. This project will address zoning violations identified in Zoning Information Reports ZIR2016-00211 and ZIR2015-00389 and Enforcement cases ENF2014-000621, ENF2015-00771, and ENF2016-00718.</p>				
Owner	EDWARD ST. GEORGE, 831 CLIFF DRIVE, #100, SANTA BARBARA, CA 93109			
Applicant	INTERDISCIPLINARY ARCHITECTS, ATTN: SHELBY MESSNER, P.O. BOX 598, SANTA BARBARA, CA 93102			
Architect	INTERDISCIPLINARY ARCHITECTS, ATTN: TIM GORTER, 858 HIGHLAND DRIVE, #8, SANTA BARBARA, CA 93109			
740 E ALAMAR AVE	055-204-002	MST2017-00176	1	AJN
dummy case to track ADU				
Owner	ROBERTS LIVING TRUST 9/16/14, 740 E ALAMAR AVE, , SANTA BARBARA, CA 93105			
601 ALAMEDA PADRE SERRA	031-261-004	MST2014-00422	1	MEA
<p>This is a revised project description: Proposal for a new 1,326 square foot, 3-story affordable dwelling unit and a 523 square foot, 2-car attached garage on a 7,405 square foot lot. There is currently an existing 2-story, 2,159 square foot dwelling unit and garage on site which will be altered to remove a fireplace and add a 529 square foot rooftop deck. Total development on site will be 4,008 square feet. Staff Hearing Officer review is requested for a lot area modification and a zoning modification to encroach into the required front setback.</p>				
Owner	TERI TUASON, 601 ALAMEDA PADRE SERRA, , SANTA BARBARA, CA 93103			
Designer	FRANK ROGUE, 775 W RODERICK AVENUE, , OXNARD, CA 93030			

Status: Pending

119 S ALISOS ST	017-213-020	MST2013-00034	2	ABR
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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.

Owner ALAMAR, LLC (CA), PO BOX 4853, , SANTA BARBARA, CA 93140
 Architect GIL BARRY, 315 MEIGS RD, SUITE A 129, SANTA BARBARA, CA 93109

802 ALSTON LN	015-120-013	MST2017-00087	1	
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"Dummy" MST to track ADU

Owner RIDEOUT, KENNETH R, 802 ALSTON LN, , SANTA BARBARA, CA 93108

940 ALSTON RD	015-173-028	MST2016-00444	1	BTT
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This is a revised project description. Proposal to construct a new 5,126 square foot two-story single family residence with a 393 square foot basement, 440 square foot detached garage and 499 square foot detached accessory structure on a previously undeveloped site. Proposed site improvements include 978 square feet of decks, a 22'x12' swimming pool, spa and new site landscaping including the removal of one palm tree. Approximately 711 cubic yards of cut and 677 cubic yards of fill will occur with 34 cubic yards to be balanced on-site. The proposed total of 5,625 square feet on 1.72 acre lot located in the Hillside Design District is 105% of the guideline maximum floor to-lot-area ratio (FAR). Project requires Staff Hearing Officer Review for a requested Zoning Modification to allow an accessory building to be located in the remaining front yard.

Owner INKEN H GERLACH AND CHARLES R RUDD, 133 E DE LA GUERRA, #13, SANTA BARBARA, CA 93101
 Agent KAS SEEFELD, 524 CASITAS RD, , SANTA BARBARA, CA 93103

500 ANACAPA ST	031-201-031	MST2017-00120	8	UNA
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Proposal for a new mixed-use project using the Average Unit-Size Density Incentive Program (AUD). Project is comprised of the adaptive re-use of an existing 6,392 square foot mixed-use building and an existing 4,548 square foot commercial building; demolition of three commercial buildings, three residential buildings, a storage yard, and a shop canopy totaling 7,389 square feet, and the construction of two new 8-unit apartment buildings measuring 16,221 and 24,425 square feet. Unit mix will include 8 one-bedroom units, and 8 two-bedroom units ranging in size from 722 to 955 square feet with an average unit size of 839 square feet. The proposed density on those lots being developed with residential units (APNs:031-201-021 and 031-201-017) is 34 dwelling units per acre on parcels within the Priority Housing Overlay, which allows for 37-63 dwelling units per acre. Also proposed are 16 uncovered parking spaces and 45 covered parking spaces, a lot line adjustment for APNs 031-201-031 and 031-201-021, and roof mounted photovoltaic paneling. Project requires Planning Commission review and Development Plan Approval findings.

Owner SANCHEZ LOUIS/LEONILA A, PO BX 549, , SUMMERLAND, CA 93067
 Agent TRISH ALLEN, SEPPS, 1625 STATE ST., SUITE 1, , SANTA BARBARA, CA 93103

Status: Pending

226 E ANAPAMU ST	029-162-006	MST2017-00092	47	HLC
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Project site contains twin Queen Anne Free Classic style homes constructed in 1905 that are eligible to be designated as Structures of Merit. Proposal for a new mixed-use apartment/commercial structure using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of eight parcels (APNs 029-162-006, 029-162-007, 029-162-008,-029-162-009, 029-162-010, 029-162-012, 029-162-020, 029-162-021). Proposal includes demolishing all existing improvements, except the twin Queen Anne Free Classic style homes, which will be relocated to the Garden Street frontage to provide better context for the early 19th century buildings, and constructing a new four-story apartment/commercial building. The unit mix will be 24 one-bedroom apartments, 22 two-bedroom apartments, and 6 three-bedroom apartments, for a total of 52 residential units, and an average unit size of 809 square feet per unit. Also proposed are 87 parking spaces provided in a new 34,079 square foot, two-level basement parking garage, and 52 bike parking spaces. Project is within the Priority Housing Overlay (37-63 du/ac). A Historic Structures/Sites Report will be required to evaluate all structures on the site and to evaluate the impacts of the proposed project on the potential historic resources. Project also requires review by Planning Commission.

Owner BARRANCA ENTERPRISES, INC, 232 E ANAPAMU ST, BARRANCA ENTERPRISES, INC, SANTA BARBARA, CA 93101
 Architect DESIGNARC, C/O MELISA TURNER, 29 W CALLE LAURELES, SANTA BARBARA, CA 93105

530 E ANAPAMU ST	029-180-007	MST2017-00003	2	ABR
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Proposal for a new residential project using the Average Unit Density Incentive Program. The project comprises the conversion of an existing 653 square foot garage and a 702 square foot storage area into separate apartment units to bring the total number of units on site to seven, with the proposed new units averaging 642 square feet. The proposed density on this 12,147 square foot parcel will be 25 units per acre on a parcel with a General Plan land use designation of Medium-High Density, 15-27 dwelling units per acre. Also proposed is the relocation of a 180 square foot driveway and the replacement of landscaping near the street-side of the parcel. No excavation or additional floor space is proposed.

Owner STEVENS, ROBERT A TRUST 10/26/12, 1915 GARDEN ST, , SANTA BARBARA, CA 93101

115 W ANAPAMU ST	039-222-002	MST2016-00436	38	TB
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PRT Application: Existing development on site consists of two single-story detached residential units, one 8-unit apartment building, and 20 uncovered parking spaces. The proposal would demolish the two detached residential units and the parking lot, maintain the 4,574 square foot 8-unit apartment building, and construct a new 27,167 square foot four-story building. This building would consist of 28 studio apartments, 10 single occupancy studio apartments with communal living/kitchen/dining areas, a tenant communal space, laundry, offices for staff and small medical/dental clinic. One accessible on-site parking space, and 12 off-site parking spaces are proposed. The project requests a Parking Modification, a Lot Area Modification, Community Benefit findings for 47 foot building height, as well as City vacation of a public alley. A parking demand study was submitted with the application.

Owner SANCTUARY HOUSE OF SANTA BARBARA IN, PO BOX 551, , SANTA BARBARA, CA 93102
 Applicant CHRISTINE PIERRON, 1205 DE LA VINA, , SANTA BARBARA, CA 93101

325 W ANAPAMU ST	039-212-004	MST2016-00101	7	ABR
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This is a revised project description: 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 4,986 square foot, two-story residential apartment building housing eight rental units. Unit mix will include eight one-bedroom units ranging in size from 552 to 833 square feet with an average unit size of 623 square feet. The proposed residential density is 37 dwelling units per acre, with a maximum of 63 dwelling 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. Also proposed are a 2,687 square foot carport with 8 parking spaces, 8 covered bicycle parking spaces, and a 144 square foot trash enclosure. No grading is proposed. Also proposed is the removal of five trees.

Owner CYNTHIA D HOWARD, 127 W. ORTEGA STREET, , SANTA BARBARA, CA 93101
 Architect CEARNAL COLLECTIVE LLP, ATTN: JEFF HORNBuckle, 521-1/2 STATE STREET, SANTA BARBARA, CA 93101

Status: Pending

21 W ARRELLAGA ST	027-231-021	MST2015-00088	-1	HLC
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Proposal to permit the "as-built" change of use for the existing 1,495 square foot building at 21 W Arrellaga Street from residential to nonresidential. The project includes the following associated site work to be conducted over two existing parcels at 21 W Arrellaga Street (APN: 027-231-003) and 1530 Chapala Street (APN: 027-231-021). Proposed project creates a total of six uncovered parking spaces to serve 21 W. Arrellaga. The existing legal non-conforming, one-car garage serving 1530 Chapala will remain unaltered. This project will address violations in enforcement cases (ENF2014-01017 and ENF2012-00036). The building at 21 W Arrellaga is on the City's Potential Historic Resources List and the State Historic Resources Inventory: Philip Raffour Residence; Craig Residence; c. 1890. The building at 1530 Chapala is a designated Structure of Merit: Hiscock Residence.

Owner HUTTON FOUNDATION, 26 W ANAPAMU ST # 4, , SANTA BARBARA, CA 93101
 Applicant LAUREN DEASON, 535 SANTA BARBARA, , SANTA BARBARA, CA 93101
 Architect DAWN SHERRY, 535 SANTA BARBARA ST, , SANTA BARBARA, CA 93101

711 BATH ST	037-073-010	MST2016-00240	7	ARB
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Proposal for a PRT project is a new Priority Overlay AUD project on a 8,995 square foot lot in the R-4 Zone with a density of 44 du/acre. The project is proposed as a 3 story, 33 foot tall building, with 9 units and 10 parking spaces. The units include one (1) studio, four (4) 1-bedrooms and four (4) 2-bedroom units, with an average unit size of 589 square feet. Existing 2 unit structure and garage on site are to be demolished.

Owner HUERTA, CARMEN, 711 BATH ST, , SANTA BARBARA, CA 93101
 Applicant BILDSTEN ARCHITECTURE & PLANNING, 424 OLIVE ST, , SANTA BARBARA, CA 93101
 Architect BILDSTEIN ARCHITECTURE, 424 OLIVE ST, , SANTA BARBARA, CA 93101

1624 BATH ST	027-171-026	MST2017-00015	-1	BTT
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This is a designated Structure of Merit constructed 1873-1875 in the Stick style. Proposal to convert the existing two-story 1,720 square foot historic single-family house into a vacation rental. Project includes removal of an "as-built" parking pad abutting Bath Street, addition of a new parking space in the backyard, relocation of an existing trash and recycling enclosure, and alterations to an existing fence to add a man and vehicle gate.

Interior Setback Modification required for the window and closet on the side of the house (change of use).

Owner BERGHOFF, PAUL H, 24 S MORGAN, , CHICAGO, IL 60607
 Applicant PAUL & KAT BERGHOFF, , , ,
 Architect DMHA, 1 N CALLE CESAR CHAVEZ, , SANTA BARBARA, CA 93103

2017 BATH ST	025-292-014	MST2017-00146	-1	ABR
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Proposal for the conversion of a single family residence into a short-term vacation rental. Project is comprised of the conversion of a 1,260 square foot one-story, three-bedroom single family residence into commercial hotel floor space. Exterior changes include the replacement of a 951 square foot gravel driveway with permeable pavers, and the removal of a driveway gate at the northeast property line. No changes are proposed for the existing structures. Project requires Development Plan Approval findings.

Owner DREW RUDMAN, PO BOX 1051, , SOLANA BEACH, CA 92075
 Owner DEANNE RUDMAN, PO BOX 1051, , SOLANA BEACH, CA 92075

3091 CALLE ROSALES	053-341-004	MST2017-00182	1	AJN
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dummy case to track ADU

Owner ROBERT & TING TRUST 4/25/12, 3091 CALLE ROSALES, , SANTA BARBARA, CA 93105

Status: Pending

101 S CANADA ST	017-231-016	MST2016-00536	2	ABR
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Proposal to construct a 4,176 square foot two-story duplex and a 631 square foot three-car garage on a 13,153 square foot lot. An existing 1,046 square foot single-family residence would remain, and would be remodeled to include a 754 square foot second story addition above a new 457 square foot two-car garage and one-car carport. Total development on site will be 7,064 square feet. There will be 525 cubic yards of grading excavation and 635 cubic yards of fill dirt. Also proposed is to demolish two unpermitted sheds and two-car garage. This proposal will address violations identified in Enforcement Case ENF2016-01675.

Owner EDWARD ST. GEORGE, 831 CLIFF DRIVE, UNIT 100, SANTA BARBARA, CA 93109
 Applicant ON DESIGN LLC, ATTN: SHELBY MESSNER, P.O. BOX 598, SANTA BARBARA, CA 93102

288 CANON DR	053-142-010	MST2017-00175	1	
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dummy case to track ADU

Owner LABRIE L WAYNE/ELIZABETH B, 288 CANON DR, , SANTA BARBARA, CA 93105

835 E CANON PERDIDO ST	029-312-008	MST2016-00531	50	MEA
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Proposal for a three-story, 50-unit multi-family residential development using the Average Unit Density Incentive Program (AUD). The proposal will include a voluntary lot merger of three lots totaling 34,780 square feet and the demolition of approximately 19,000 square feet of one- and two-story commercial and industrial buildings. The unit mix will include 26, 2-bedroom units and 24 studio units with an average unit size of 642 square feet. The proposed density will be 63 dwelling units per acre, the maximum allowed on a parcel with a General Plan Land Use designation of Commercial/High Density Residential, 37 - 63 dwelling units per acre within the Priority Housing Overlay. There will be 50 covered parking spaces and 50 covered bicycle spaces. Also proposed is a 1,842 square foot rooftop deck, photovoltaic panels, and a trash enclosure. Grading is yet to be determined. This project requires Planning Commission review for an AUD project on a parcel exceeding 15,000 square feet.

Owner PHILINDA PROPERTIES, , ,
 Architect RRM DESIGN GROUP, ATTN: LISA PLOWMAN, 10 E FIGUEROA ST #1, SANTA BARBARA, CA 93101
 Applicant OLD DAIRY PARTNERS LLC, PO BOX 30157, , SANTA BARBARA, CA 93101

810 CASTILLO ST	037-032-020	MST2016-00228	4	KAB
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Proposal for a new residential development of approximately 4,543 square feet using the Average Unit Density Incentive Program (AUD). The proposal includes the construction of four, 4-story condominium units with one attached, covered parking space for each unit. The unit mix will include two, 1-bedroom units, and two, 2-bedroom units, with an average size of 1,130 square feet. All four units will have either a balcony or deck or both. The proposed density on this 10,737 square foot vacant lot adjacent to Mission Creek is 17 dwelling units per acre on a parcel with a General Plan land use designation of High Density Residential, 28-36 dwelling units per acre. No grading excavation is proposed. Two trees are proposed to be removed. This project requires Planning Commission approval of a Tentative Subdivision Map and a modification.

Owner GIBRALTAR HILLSIDE RESIDENCE, LLC
 , 4280 CALLE REAL #63, , SANTA BARBARA, CA 93110
 Applicant EMPRESA, ATTN: ERNESTO BOTELLO, 4280 CALLE REAL, #63, SANTA BARBARA, CA 93110

Status: Pending

923 CASTILLO ST	039-301-014	MST2015-00468	3	KAB
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Proposal for a three-story, three-unit residential condominium development on an approximately 9,100 square foot vacant lot adjacent to Mission Creek. The three bedroom units will total 4,816 square feet and will comprise the second and third levels, with three covered parking spaces provided in a carport on the ground level. Three uncovered parking spaces are also proposed, as well as rooftop decks. One 20" diameter palm tree will be removed. The property is zoned R-3 and has a General Plan Land Use Designation of Medium High Residential (28-36 du/acre).

Owner TAYLOR TATMAN, 120 E DE LA GUERRA STREET, , SANTA BARBARA, CA 93101
 Architect EDWARDS- PITMAN ARCHITECTS, ATTN: RICHARD REDMOND, 120 E. DE LA GUERRA ST, SANTA BARBARA, CA 93101
 Agent TATMAN REAL ESTATE, , ,

1124 CASTILLO ST	039-212-035	MST2017-00004	11	ABR
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Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise the demolition of an existing 3,690 square foot daycare building and construction of a 7,170 square foot, three-story building containing 11 residential units. The unit mix will be four, one-bedroom units and seven, two-bedroom units ranging in size from 644 to 1,008 square feet with an average unit size of 835 square feet. The proposed density on this 10,558 square foot parcel will be 45 units per acre on a parcel within the Priority Housing Overlay, 37-63 dwelling units per acre. Also proposed is a 5,359 square foot ground-floor garage containing 11 spaces, covered bicycle parking, a trash enclosure, and 372 square feet of private outdoor living space.

Owner HUTTON FOUNDATION, 26 W ANAPAMU ST 4TH FL, , SANTA BARBARA, CA 93101
 Applicant DESIGN ARC, , ,

1062 COAST VILLAGE RD	009-211-014	MST2016-00451	-5	JWG
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Proposal for a new 30,316 square foot, 3-story mixed use development on a 25,215 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The parcel is currently developed with a 10,872 square foot apartment building and carport, and the proposal involves the demolition of all buildings and paving, and the removal of all site trees. The project comprises nine condominium units totaling 20,192 square feet, and a 5,913 private residential garage area providing 18 spaces. The project also includes 966 square feet of commercial space, and 8,724 square feet of commercial and common garage areas providing six parking spaces and one commercial bicycle space. There will be 8,500 cubic yards of grading excavation. This project requires Planning Commission review for a Tentative Subdivision Map.

Owner DAVID BACK REVOCABLE TRUST, 302 E HALEY ST # B, , SANTA BARBARA, CA 93101
 Architect THE CEARNAL COLLECTIVE, LLP, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101

610 E COTA ST	031-470-001	MST2017-00093	7	ABR
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Proposal for a mixed-use development using the Average Unit-Sized Density Incentive Program (AUD). Project is comprised of the renovation of an existing 8,794 square foot mixed-use building containing two residential units and four commercial spaces to include nine residential units and one commercial space. Unit mix will include 3 two-bedroom units, 5 two-bedroom units, and 1 studio unit ranging from 400 to 1286 square feet. The proposed density on this 15,105 square foot lot will be 26 dwelling units per acre on a parcel within the Priority Housing Overlay, which allows for 37-63 dwelling units per acre. Also proposed are 13 new uncovered parking spaces, 2,253 square feet of private outdoor living space, and nine covered bike parking spaces. Project requires Planning Commission review and Development Plan Approval findings.

Owner RR & F ENTERPRISES, 5034 CARPINTERIA AVE, , CARPINTERIA, CA 93013
 Architect RRM DESIGN GROUP, , 10 E FIGUEROA ST, #1, SANTA BARBARA, CA 93101

726 E COTA ST	031-231-007	MST2017-00174	1	
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Owner COHEN, SCOTT, 726 E COTA ST, , SANTA BARBARA, CA 93103

Status: Pending

1025 E COTA ST	031-185-014	MST2012-00054	1	ABR
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Proposal for a new two-story, 1,200 square foot dwelling unit and an attached 600 square foot accessory dwelling unit on a 5,000 square foot vacant lot. The proposal includes roof decks, two attached one-car garage spaces, and one uncovered parking space.

06/25/2012 ABR-Project Design Approval

Owner RIAD BAHHU AND DAVID COSTATINO, 1307 U STREET, , SACRAMENTO, CA 95818

Designer RAYMOND COSTANTINO, 1307 U STREET, , SACRAMENTO, CA 95818

214 E DE LA GUERRA ST	031-082-002	MST2016-00447	19	JWG
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The project contains the Louise Ygnacio Residence, an Italianate house constructed in 1875, and scheduled to become a designated City Landmark in the spring of 2017. The proposal consists of a 26-unit mixed-use development to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot four unit apartment complex (226 E. De La Guerra St.), three sheds, and a surface parking lot. The project proposes to construct a four-story (subterranean parking plus three stories fully above grade), 30,835 square foot mixed-use building that includes 14,004 square feet of residential area and 4,749 square feet of commercial floor area. 44 parking spaces will be provided by a partially subterranean parking garage. The residential component comprises 26 AUD rental apartments with an average unit size of 539 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 dwelling units per acre). The proposed density on the total of .44 acres will be 60 units per acre, as allowed by the AUD Priority Housing Overlay. The project includes Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and a Development Plan. The Louisa Ygnacio Residence and duplex at 214 E. De La Guerra, will be preserved and renovated. The existing residences are part of the 26 unit count.

Owner LAURITSON, BETTY JO TRUST 4/22/03, 1725 OCEAN OAKS RD, , CARPINTERIA, CA 93013

Applicant THE CEARNAL COLLECTIVE, LLP, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101

113 W DE LA GUERRA ST	037-082-027	MST2015-00626	23	IVU
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The building at 113 W. De La Guerra Street is on the City's Potential Historic Resources List, eligible as a Structure of Merit: W.D. Smith Building, constructed in 1928. Pre-Application Consultation Review of a proposal for a 23-unit mixed-mixed use project to be developed on two parcels under the Average Unit-Size Density (AUD) program. The project proposes the demolition of two existing 1,113 and 923 square foot commercial buildings, two outdoor patios, 15 surface parking spaces, and the near complete demolition of a 4,455 square foot commercial building, of which the historic façade and tile roof will be preserved. The project proposes to construct an 18,298 square foot, two- and three-story mixed-use building that includes 16,669 square feet of residential area and 1,629 square feet of commercial area. Twenty-seven parking spaces will be provided by an at-grade parking garage. The residential component comprises 23 residential units with an average unit size of 724 square feet. The two parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 du/ac). The proposed density on the lots totaling 16,325 square feet will be 61 units per acre, as allowed by the AUD Priority Housing Overlay. The project requires Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and will require a voluntary lot merger.

Owner DEWILDE, JOHN R, 115 W DE LA GUERRA, , SANTA BARBARA, CA 93101

Architect DMHA, 1 N CALLE CESAR CHAVEZ, ATTN: SHAUN LYNCH, SANTA BARBARA, CA 93101

Status: Pending

809 DE LA VINA ST	037-041-009	MST2017-00017	31	HLC
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The parcel at 815 De La Vina includes a Queen Anne style building constructed in 1888 that is eligible to be designated a City Landmark. Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of three parcels (APNs 037-041-008, 037-041-009, 037-041-010). Proposal includes demolishing all existing improvements, except the historic Queen Anne building, and constructing 2 new, three-story apartment buildings. The unit mix will be 4 studio apartments, 21 one-bedroom apartments, and 9 two-bedroom apartments, with an average unit size of 647 square feet. Also proposed are 34 parking spaces to be housed in two first-floor parking garages, and 34 bike parking spaces. The proposed density on this 29,375 square foot parcel is 51 units per acre on a parcel within the Priority Housing Overlay (37-63 du/ac).

Owner 809 DE LA VINA STREET LLC, 350 FIFTH AVE # 3505, C/O SHELDER AND COHEN LLP, NEW YORK, NY 10118
 Architect DESIGN ARC, 29 WEST CALLE LAURELES, , SB, CA 93105
 Owner JEREMY BASSAN, , ,

825 DE LA VINA ST	037-041-024	MST2015-00213	21	TB
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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.

Owner JADE CAPITAL, LLC, 300 SHEFFIELD DR, , SANTA BARBARA, CA 93108
 Architect JAN HOCHHAUSER, 122 E. ARRELLAGA STREET, , SANTA BARBARA, CA 93101

1527 DOVER RD	019-194-001	MST2016-00461	1	SFDB
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Proposal to construct a 2,770 square-foot, two-story single family residence with a 467 square-foot, detached two-car garage and a 374 square-foot detached accessory space on a 13,991 square foot vacant lot. The project also includes a new 12'5" x 22'5" swimming pool with associated equipment, 1,935 square feet of covered and uncovered decks, landscaping and other site improvements. There is a total of 815 cubic yards of proposed grading on the site, 329 cubic yards is located within the building footprint, and 486 cubic yards is outside the building footprint and 388 cubic yards of import. Of the total site pavements, impermeable surfaces comprise 4,279 square feet of the lot and 1,437 square feet of paving is permeable. The proposed total of 3,611 square feet on a 13,991 square foot lot located in the Hillside Design District is 85% of the maximum allowable floor-to-lot area ratio (FAR).

Agent JARRETT GORIN, 735 STATE ST, SUITE 204, SANTA BARBARA, CA 93191-5502
 Architect BREWER GORDON, 10 E. FIGUEROA STREET, SUITE 1, SANTA BARBARA, CA 93101
 Owner RMCX07, LLC, 5124 60TH STREET, , GRAND RAPIDS, MI 49512

1837 1/2 EL CAMINO DE LA LUZ	045-100-065	MST2002-00214	1	KAK
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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 BARTHEL, TRUSTEE, 1701 SHORELINE DRIVE, , SANTA BARBARA, CA 93109
 Agent MARK LLOYD, 3 W CARRILLO ST STE 205, , SANTA BARBARA, CA 93101
 Architect RRM DESIGN GROUP, 10 E FIGUEROA STREET, SUITE 1, SANTA BARBARA, CA 93101

1925 EL CAMINO DE LA LUZ	045-100-024	MST2011-00446	1	KAK
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Proposal for new single family residence.

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

Status: Pending

422 E FIGUEROA ST	029-222-005	MST2017-00036	1	HLC
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The residence is eligible for inclusion on the City's List of Potential Historic Resources as an example of the Craftsman Style, constructed in 1922. Proposal includes conversion of an existing accessory structure into a new residential unit under the Average Unit Density Incentive Program (AUD). The unit mix will be one 2-bedroom unit and one studio with an average unit size of 599 square feet. The proposal will also address violations in ENF2016-01616 by permitting as-built improvements including: replacement of the front windows, door, and two side windows. Interior alterations with the addition of a second master bath, reconfiguration of an existing bath, and reconfiguration of the bedroom closets in the existing residence. Project includes conversion of an existing 2-car garage to a 1-car garage, addition of one uncovered parking space, and two bike storage lockers.

Owner PAULETTO, MARIA INDIVIDUAL LIVING T, 506 SWORD CT, , SANTA MARIA, CA 93454
 Owner GINO BRUNELLO, 422 E. FIGUEROA, , SANTA BARBARA, CA 93101
 Applicant JARRETT GORIN, 735 STATE ST, SUITE 204, SANTA BARBARA, CA 93101

422 E FIGUEROA ST	029-222-005	MST2017-00177	1	
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dummy case to track ADU

Owner PAULETTO, MARIA INDIVIDUAL LIVING T, 506 SWORD CT, , SANTA MARIA, CA 93454

125 E GUTIERREZ ST	031-271-012	MST2016-00056	6	TB
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Proposal for a new residential building using the Average Unit-Size Density Incentive Program (AUD). Project consists of the demolition of a 1,100 square foot single family dwelling and detached 220 square foot garage, and the construction of 7,142 square foot, three-story building containing seven residential units. Unit mix will consist of 6 two-bedroom units and 1 one-bedroom unit ranging from 625 to 974 square feet with an average unit size of 815 square feet. The proposed density for this 7,050 square foot lot is 44 dwelling units per acre on a parcel within the Priority Housing Overlay, which allows 37-63 dwelling units per acre. Also proposed are nine covered parking spaces, and seven covered bike spaces.

Owner MICHAEL AND LISA SCHLAGEL, 990 CAMINO MEDIO, , SANTA BARBAA, CA 93110
 Architect FERGUSON ETTINGER ARCHITECTS, ATTN: BRETT ETTINGER, 29 PARKER WAY, SANTA BARBARA, CA 93101

1318 E GUTIERREZ ST	031-392-005	MST2017-00181	1	
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dummy case to track ADU

Owner HABICH, MICHAEL, 1318 E GUTIERREZ ST, , SANTA BARBARA, CA 93103

24 W GUTIERREZ ST	037-211-020	MST2016-00193	7	MEA
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Proposal for pre-application review of a new Mixed Use AUD (Priority Overlay) project on a 6,725 square foot lot in the C-M Zone with a density of 52 du/acre. The project is proposed as a 3 story, 40 foot tall building, with 8 units and 400 square feet of commercial with 10 covered parking spaces. The units include two 1-bedroom and six 2-bedrooms with an average unit size of 935 square feet.

Existing on the site is a single family home and carport that will be demolished.

Owner ROGERS, BEATRIZ V REVOCABLE TRUST 7, 24 W GUTIERREZ ST, , SANTA BARBARA, CA 93101
 Owner SUSAN M BUDINGER, 4410 VIA ESPERANZA, , SANTA BARBARA, CA 93110
 Agent RYAN JEFFREY, 4530 VIA ESPERANZA, , SANTA BARBARA, CA 93110
 Architect JEFF GORRELL, 829 DE LA VINA ST, , SANTA BARBARA, CA 93101

Status: Pending

219 E HALEY ST	031-202-014	MST2016-00078	30	KAB
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This is a one-time pre-application consultation. Proposal for a new mixed-use development using the Average Unit Density Incentive Program. The proposal includes the demolition of seven existing structures housing eight residential units totaling 3,416 square feet and the construction of a four-story (previously three-story) mixed-use development. The new residential unit mix will include 13, 2-bedroom, units and 19, 1-bedroom units and four studios, totaling 26,095 square feet, with an average unit size of 737 square feet. Also proposed are two commercial spaces totaling 2,077 square feet. Total development on site will be 31,151 square feet. The proposed density on this 25,113 square foot parcel will be 63 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential, 37-63 dwelling units per acre in the Priority Housing Overlay. There will be 36 covered parking spaces for the residential units and eight covered parking spaces for the commercial area, with 44 spaces required. Grading is yet to be determined. Planning Commission review is required.

Owner PRICE LIVING TRUST, PO BOX 61106, , SANTA BARBARA, CA 93160
 Architect GREG CHRISTMAN, 1 N CALLE CESAR CHAVEZ, SUITE 102, SANTA BARBARA, CA 93103

927 E HALEY ST	031-241-015	MST2014-00410	1	ABR
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This is a revised project description: Proposal to demolish an existing 144 square foot detached 1-car garage and construct a new 2-story, 1,186 square foot accessory dwelling unit and 524 square foot 2-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 1,804 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

216 W HALEY ST	037-161-016	MST2017-00142	-1	ABR
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Proposal for the conversion of a single family home to a short-term vacation rental. Project consists of the conversion of an approx. 940 square foot, one-story, three-bedroom single family residence to commercial short-term rental floor space. Exterior changes include the demolition of an existing one-car garage, a 96 square foot as-built shed and the construction of two uncovered parking spaces on new permeable pavers. Also proposed are new railings on the existing stairs and permitting as-built laundry hookups. The hedges and fence along the driveway will be reduced to 42" maximum. A 30 inch palm is also proposed to be removed. Project addresses violations identified in Zoning Information Report ZIR2016-00516.

Applicant DWIGHT GREGORY, 2800 EXETER PLACE, , SANTA BARBARA, CA 93105

223 W ISLAY ST dummy case to track ADU	027-091-002	MST2017-00185	1	
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Owner GUEHR, BRIGITTE G, 2644 MISSION DR, , SOLVANG, CA 93463

812 JENNINGS AVE	017-043-003	MST2017-00109	-1	ABR
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Proposal for a short-term vacation rental conversion. The project is comprised of the conversion of a 1,081 square foot single house and 197 square foot single car garage into a short-term vacation rental. Exterior changes include the addition of two new uncovered parking spaces, removal of garage door on accessory structure, a new three foot fence along the front property line, new landscaping, and widening of the existing driveway apron.

Owner JOE ARMEL, 33 BAY VISTA DRIVE, , MILL VALLEY, CA 94941
 Applicant MAX MIRAMOV, , , ,

Address	APN	Case Number	Net New Units	
Status: Pending				
707 KIMBALL AVE	017-161-006	MST2017-00052	-2	ABR
Proposal for a new commercial addition. Project is comprised a voluntary lot merger of two parcels (APNs 017-161-006 017-161-005), the demolition of two single-family residences, and the construction of a 3,000 square foot two-story addition to an existing 3,325 square foot industrial building. Also proposed are four new parking spaces. The two existing single family dwellings will be demolished under separate permit. This project requires Staff Hearing Officer review for a Coastal Development Permit.				
Owner	NOPAL INVESTMENT COMPANY, LLC, 8 N NOPAL STREET, , SANTA BARBARA, CA 93103			
Architect	EDWARDS - PITMAN ARCHITECTS, 120 E DE LA GUERRA ST, , SANTA BARBARA, CA 93101			
852 LA MILPITA RD	053-012-022	MST2017-00184	1	
dummy case to track ADU				
Owner	KAUFMANN, KENT AND EMILY, 852 LA MILPITA, , SANTA BARBARA, CA 93101			
70 LOMA MEDIA RD	019-300-039	MST2017-00187	1	
dummy case to track ADU				
Owner	THOMPSON LAWRENCE E/LESLIE S, 70 LOMA MEDIA RD, , SANTA BARBARA, CA 93103			
232 E LOS OLIVOS ST	025-252-002	MST2017-00089	1	
"Dummy" MST case to track ADU				
Owner	J & J TRUST 11/21/2013, 232 E LOS OLIVOS ST, , SANTA BARBARA, CA 93105			
414 W LOS OLIVOS ST	025-171-043	MST2017-00163	1	ABR
Proposal for a new residential unit using the City's Average Unit-Size Density Inventive Program (AUD). The project consists of the demolition of an existing two-car garage, as well as 58 square feet at the rear of the existing duplex and construction of a 1,290 square foot addition to the rear of the existing duplex containing a 630 square foot three-car garage and a 660 square foot second story residential unit. Unit mix will include 3 one-bedroom units ranging in size from 648 to 836 square feet with an average unit size of 715 square feet. The proposed density for this 5,234 square foot lot is 27 dwelling units per acre on a parcel with a General Plan Land Use Designation of Medium High Density Residential, which allows for 15-27 dwelling units per acre. Also proposed is a new trash enclosure, new private outdoor living spaces to be enclosed with fences and gates, and replacement and reconfiguration of the existing driveway.				
Owner	FARWELL PAT W TRUSTEE (for) FARWELL, PO BOX 125, , LOS OLIVOS, CA 93441			
Applicant	DENNIS THOMPSON, 900 PHILINDA AVE., , SANTA BARBARA, CA 93103			
1209 MANITOU RD	041-010-029	MST2017-00183	1	
dummy case to track ADU				
Owner	PAINE, MILES, 1209 MANITOU RD, , SANTA BARBARA, CA 93101			

Status: Pending

121 E MASON ST	033-084-005	MST2016-00439	125	ALD
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Proposal for a four-story, mixed-use development with a tentative subdivision map for apartments and commercial condominiums. The residential portion of the project consists of 125 apartments with an average unit size of 577 square feet, including 14 units affordable to low income households. The proposed density is 166% greater than the base density of 47 studios provided by the Variable Density Program. The 21,319 square foot non-residential portion of the project includes 3,492 square feet of restaurant use, 5,384 square feet of retail and 12,443 square feet of light industrial/manufacturing arts-related uses. The project would provide 75 residential parking spaces and 76 commercial parking spaces on site, for a total of 153 parking spaces, of which 138 would be provided as stacked parking. The project includes requests for two concessions/incentives per State Density Bonus Law: (1) to provide 61 additional apartments beyond the 17 required under State Density Bonus Law, and (2) to allow for additional bedrooms. The project also requests the following development standard reductions per State Density Bonus Law: (1) to allow a four story development; (2) to increase the maximum height limit from 45 feet to 56 feet; (3) to allow the required common outdoor living space to be located above grade; and (4) to waive the 70% limitation on residential uses in the OC Zone.

Architect DAN WEBER, 235 E CANON PERDIDO, , SANTA BARBARA, CA 93101
 Owner SOMO SB, LLC, ATTN: SAM WHITE, PO BOX 92251, SANTA BARBARA, CA 93190

210 MEIGS RD	045-110-011	MST2015-00138	5	ALD
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Concept review of a proposal to construct five new single-family residences in a five-lot subdivision that was approved by the Planning Commission on March 5, 2009 under separate application MST2006-00476. Each of the five lots is located within the non-appealable jurisdiction of the Coastal Zone. Lot 1: Proposal for a one-story, 2,831 square foot single-family residence with an attached two-car garage on an 8,630 square foot lot. This proposal is 85% of the required maximum floor-to-lot area ratio (FAR). Lot 2: Proposal for a two-story, 3,025 single-family residence with an attached two-car garage on a 7,313 square foot lot. This proposal is 100% of the required maximum FAR. Lot 3: Proposal for a two-story, 3,025 square foot single-family residence with an attached two car garage. This proposal is 92% of the required maximum FAR. Lot 4: Proposal for a two-story, 3,178 square foot single-family residence with an attached two car garage. This proposal is 100% of the required maximum FAR. Lot 5: Proposal for a two-story, 2,831 square foot single-family residence with an attached two car garage. This proposal is 73% of the required maximum FAR. Each project shall comply with Planning Commission Resolution No. 007-09.

Owner 210 MEIGS ROAD LLC, 121 GRAY AVE #300, , SANTA BARBARA, CA 93101
 Agent RICH RIDGEWAY, 200 E. CARRILLO STREET, SUITE 200, SANTA BARBARA, CA 93101
 Architect PETE EHLEN, 401 B EAST HALEY ST., , SANTA BARBARA, CA 93101

228 W MICHELTORENA ST	027-221-017	MST2016-00496	-1	ABR
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Proposal to convert an existing 1,215 square foot, two-story, two-bedroom dwelling unit located at 228 W. Micheltorena Street to a hotel. No changes are proposed for the existing, detached, one-story, 1,097 square foot dwelling unit at 224 W. Micheltorena Street. Two uncovered parking spaces will be provided for the hotel. Also proposed is to reduce the hedge height along the driveway to meet visibility requirements. A Parking Design Waiver is required from the Transportation Division to back out onto the street for a distance exceeding 75 feet. No new square footage is proposed on this 7,000 square foot parcel. This project will address a violation identified in Enforcement Case ENF2015-01155.

Owner LEO & MSTISLAV KOSTRUBA, 224 W MICHELTORENA ST, , SANTA BARBARA, CA 93101
 Applicant VANGUARD PLANNING LLC, ATTN: JARRETT GORIN, 735 STATE ST, SUITE 204, SANTA BARBARA, CA 93101-5502

2131 MODOC RD	043-042-017	MST2017-00178	1	
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dummy case to track ADU

Owner YTURREALDE, YOLANDA M, 2131 MODOC RD, , SANTA BARBARA, CA 93101

Status: Pending

302 W MONTECITO ST	037-232-011	MST2016-00426	-4	KAK
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Proposal for a three-story mixed-use development consisting of a boutique hotel, commercial space, and public art gallery. The project will comprise a voluntary lot merger of two lots at 302 & 308 W. Montecito Street (APNs 037-232-011 & 037-232-002). All existing development on the two lots, consisting of four residential apartments totaling 2,540 square feet and 517 square feet of office space, will be demolished. New development on this merged 18,927 square foot parcel will be a 56,302 square foot, three-story building containing a 16,447 square foot, 32-room hotel; 1,869 square foot commercial component; an 847 square foot public art and a 24,266 square foot subterranean parking garage with 52 parking spaces (42 spaces for on-site use and 10 spaces for a new development project to be constructed at 311 W. Montecito Street). 18 covered bicycle parking spaces will also be provided. There will be approximately 7,900 cubic yards of grading excavation. Planning Commission approval is required, as this project involves a Transfer of Existing Development Rights from the Sandman Hotel located at 3714-3744 State Street for 29 hotel rooms, and a Development Plan for commercial square footage allotments from the Minor and Small Additions categories on both parcels.

Owner EDWARD ST. GEORGE, PO BOX 598, , SANTA BARBARA, CA 93102
 Applicant ON DESIGN LLC, ATTN: SHELBY MESSNER, P.O. BOX 598, SANTA BARBARA, CA 93102
 Architect ON DESIGN LLC, ATTN: KEITH NOLAN, PO BOX 598, SANTA BARBARA, CA 93102
 Agent SEPPS, ATTN: TRISH ALLEN, 1625 STATE ST, STE 1, SANTA BARBARA, CA 93101
 Architect INTERDISCI ARCHITECTURE, 858 HIGHLAND DRIVE, #8, , SANTA BARBARA, CA 93109

125 W MOUNTAIN DR	021-061-022	MST2017-00148	1	
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Dummy MST case to track ADU

Owner BERRY FAMILY TRUST 9/19/97, 125 W MOUNTAIN DR, , SANTA BARBARA, CA 93103

128 NATOMA AVE	033-062-012	MST2016-00543	-1	JWG
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Proposal to abate violations identified in ENF 2016-00152 by legally converting one 1,709 square foot three bedroom residential unit to a short term vacation rental, which is considered a hotel as defined in SBMC Section 28.04.395. The project requires Staff Hearing Officer review for a Coastal Development Permit for the change of use in the non-appealable jurisdiction of the coastal zone and Modification to interior and rear setbacks due to conversion of use of a building within the legal non-conforming portions of the building. No exterior changes are proposed.

Owner CAIRD FAMILY REVOCABLE TRUST 6/1/01, PO BOX 60307, , SANTA BARBARA, CA 93160
 Agent JARRETT GORIN, 735 STATE ST STE 204, , SANTA BARBARA, CA 93101

1108 OLIVE ST	029-180-012	MST2017-00108	1	ABR
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This is a revised project description: Proposal for various additions to a one-story single family residence to convert into into a two story duplex. Project is comprised of the construction of a two-story 1,529 square foot dwelling unit at the rear of the parcel as well as an 874 square foot second story addition to an existing 1,292 square foot single-family residence. Unit mix will include 1 four-bedroom unit and 1 three-bedroom unit. Also proposed are 2 two-car attached garages ranging from 401 to 520 square feet.

Owner SCHNEIDER, ANDRE R, 1108 OLIVE ST, , SANTA BARBARA, CA 93101
 Architect BRYAN POLLARD, 229 W MISSION ST, , SANTA BARBARA, CA 93101

103 ONTARE HILLS LN	055-160-061	MST2017-00180	1	
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dummy case to track ADU

Owner MAXWELL COMMUNITY PROPERTY TRUST 1, 1595 MIRAMAR LN, , SANTA BARBARA, 93108

Status: Pending

115 W PEDREGOSA ST	027-022-004	MST2016-00448	1	JAL
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Proposal for one new dwelling unit using the Average Unit Density Incentive Program (AUD). The proposal is to demolish an existing 270 square foot detached garage and construct a new 318 square foot detached one-car garage with workshop and 92 square foot entry and stair leading to a 310 square foot studio apartment on the second floor. Total square footage of this new structure would be 720 square feet. Also proposed is one uncovered parking space. An existing 926 square foot 1-story dwelling unit at the front of the parcel would only have a very minor alteration at the rear. There will be 17 cubic yards of grading excavation and 11 cubic yards of gravel fill, with two small fruit trees removed. The residential mix will be one 2-bedroom unit and one studio unit, with an average size of 664 square feet. The proposed density on this 4,200 square foot parcel will be 27 dwelling unit per acre on a parcel with a General Plan land use designation of Medium-High Residential 15-27 dwelling units per acre. Staff Hearing Officer approval is required for zoning modifications to encroach into the interior and rear required setbacks.

Owner NANCY BOUHABEN MULHOLLAND TR, 115 W PEDREGOSA ST, , SANTA BARBARA, CA 93101

Architect MULHOLLAND DESIGN, ATTN: TERRY MULHOLLAND, 3433 21ST AVENUE SOUTH, SEATTLE, WA 98144

30 W QUINTO	025-031-008	MST2017-00113	1	
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dummy to track adu

Owner MITCHENER, MICHAEL J, 30 W QUINTO ST, , SANTA BARBARA, CA 93105

31 W QUINTO ST	025-071-001	MST2017-00115	1	
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dummy case to track adu

Owner BISHOP, ANTHONY, 31 W QUINTO ST, , SANTA BARBARA, CA 93105

1339 RIALTO LN	049-242-029	MST2017-00179	1	AJN
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dummy case to track ADU

Owner JOSTES LIVING TRUST 12/31/07, 1339 RIALTO LN, , SANTA BARBARA, CA 93105

601 SAN PASCUAL ST	037-101-014	MST2013-00019	2	ABR
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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

1810 SAN PASCUAL ST	043-163-010	MST2016-00443	3	ABR
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Proposal for a new residential project using the Average Unit-Size Density Incentive Program (AUD). An existing 1,212 square foot single family dwelling and 512 square foot detached garage will be demolished and a two-story building with four, two-bedroom apartments totaling 4, 160 square feet and four, 517 square foot 2-car garages will be constructed. Bicycle parking will be provided. The proposed density on this 8,503 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan Land Use designation of 15-27 dwelling units per acre, and the average unit size will be 1,040 square feet. There will be 2,027 square feet of new paving. No grading is proposed, and no trees will be removed.

Owner ANTONIO & NORMA GIJON, 2043 CHINO ST., , SANTA BARBARA, CA 93103

Applicant JOSE LUIS ESPARZA, 1746 CALLE PONIENTE, , SANTA BARBARA, CA 93101

Status: Pending

800 SANTA BARBARA ST	031-012-028	MST2015-00023	23	MEA
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Revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 19,253 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 53 dwelling units per acre and with an average unit size of 777 square feet.

Owner 800 SANTA BARBARA, LLC, 800 SANTA BARBARA ST, , SANTA BARBARA, CA 93101
 Applicant JAN HOCHHAUSER, 122 E ARRELLAGA, , SANTA BARBARA,
 Architect JAN HOCHHAUSER, 122 E ARRELLAGA ST, , SANTA BARBARA, CA 93101

2027 SANTA BARBARA ST	025-322-002	MST2017-00186	1	
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dummy case to track ADU

Owner FERER-NISSENSON FAMILY LIVING TRUST, 2027 SANTA BARBARA ST, , SANTA BARBARA, CA 93105

2311 SANTA BARBARA ST	025-131-007	MST2017-00086	1	
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"Dummy" MST case to track ADU

Owner BARTOLINI LIVING TRUST 4/24/07, 1187 COAST VILLAGE RD #, , SANTA BARBARA, CA 93108

2421 STANWOOD DR	019-360-011	MST2017-00192	1	
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dummy case to track ADU

Owner GOODMAN JERRY H/ANNE F TRUSTEES (fo, 2421 STANWOOD DR, , SANTA BARBARA, CA 93103

3891 STATE ST	051-022-035	MST2016-00147	85	JWG
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Proposal for a new mixed-use project using the Average Unit Density Incentive Program (AUD). The proposal includes the demolition of an existing two-story, 30,000 square foot commercial retail building and the construction of a new four-story mixed-use development including 85 residential units and 11,065 square feet of commercial floor area. The residential unit mix will include 12, 1-bedroom units, 68, 2-bedroom units, and 5, 3-bedroom units, with an average size of 811 square feet. The proposed density on this 1.36 acre parcel will be 63 dwelling units per acre, which is the maximum allowed on a parcel with a General Plan land use designation of Commercial/High Residential 49-63 dwelling units per acre in the Priority Housing Overlay. There will be a total of 192 parking spaces, including 126 covered residential spaces and 66 covered commercial spaces. Grading excavation will comprise 22,250 cubic yards. There will be 7,625 square feet of landscaping on all levels, and a 12,995 square foot roof deck with swimming pool. Planning Commission review is required.

Owner WATABUN USA, INC., ATTN: MICHAEL RUSSELL, 3891 STATE STREET, SANTA BARBARA, CA 93105
 Architect DESIGNARC, C/O MELISA CINARLI TURNER, 29 W. CALLE LAURELES, SANTA BARBARA, CA 93105

403 E VALERIO ST	027-123-001	MST2017-00172	1	AJN
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Dummy Case to track ADU

Owner BRADY JONATHAN E/LIZABETH D, 403 E VALERIO ST, , SANTA BARBARA, CA 93101

1414 W VALERIO ST	041-040-022	MST2017-00173	1	
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Dummy case for ADU

Owner THOMAS, GARETH V, 1412 W VALERIO, , SANTA BARBARA, CA 93101

Status: Pending

502 VERA CRUZ LN	031-201-024	MST2016-00272	5	MEA
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Proposal for PRT of a new Medium High Density AUD project in the C-M zone on a 10,146 square foot lot with a density of 22 dwelling units per acre. The project is proposed as 4 buildings with five (5) units and 6 covered and 1 uncovered parking spaces. The units include five 2-bedroom units with an average unit size of 1,000 square feet to be built in 4 buildings of 1, 2, and 3 stories with a maximum height of 32.5 feet high. The existing 4,496 square foot non-residential industrial buildings are to be demolished.

Owner SANCHEZ LOUIS/LEONILA A, PO BX 549, , SUMMERLAND, CA 93067
 Architect SCOTT ELLINWOOD, 1300 CRAVENS LN, , CARPINTERIA, CA 93103

812 VINCENTE WAY	049-060-013	MST2017-00149	1	
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dummy MST case to track ADU

Owner GAETE, RODRIGO L/CECILLIA O, 812 VINCENTE WAY, , SANTA BARBARA, CA 93105

23 WADE CT	047-071-020	MST2017-00073	1	SFDB
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Proposal to construct a new two-story, 3,198 square foot single-family residence with an attached 495 square foot two-car garage and 982 square foot basement. The proposed project also includes 606 square feet of second-story decks, new permeable paving, site landscaping and a grading total of approximately 70 cubic yards of fill. The proposed total of 2,711 square feet on a 9,077 square foot vacant lot located in the Hillside Design District is 79% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the non-appealable jurisdiction of the Coastal Zone and requires a Coastal Exclusion.

Architect JEFF SHELTON, 519 FIG AVENUE, , SANTA BARBARA, CA 93101
 Owner CAROL/CAME SHAW, 601 WALNUT ST, , NEWTONVILLE, MA 02460

843 WELDON RD	035-232-019	MST2017-00190	1	
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dummy case to track ADU

Owner ALMO, MARY TRUST 03/19/1999, 843 WELDON RD, C/O GLADYS ALMO, SANTA BARBARA, CA 93109

845 WELDON RD	035-232-020	MST2017-00189	1	
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dummy case to track ADU

Owner MESKIMEN, ALLEN, 845 WELDON RD, , SANTA BARBARA, CA 93109

Status: Approved

1120 & 1122 INDIO MUERTO ST	017-291-027	MST2016-00197	1	ABR
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This is a revised project description. Proposal for a revision to a previously approved residential project (MST2016-000174) using the Average Unit-Size Density Incentive Program. This proposed revision consists of the conversion of an approved 400 square foot garage into an additional dwelling unit. The revision will add one additional unit, bringing the total number of units to 12 with an average unit size of 1,231 square feet. The proposed density on this 41,479 square foot parcel will be 13 dwelling units per acre on a parcel with a General Plan designation of Medium-High Density Residential (15-27 dwelling units per acre). This project will address violations identified in enforcement case ENF2014-00343.

01/30/2017 ABR-Final Approval - Project

Owner EDWARD ST GEORGE REVOCABLE TRUST, , ,

Status: Approved

402 ANACAPA ST	031-271-016	MST2016-00514	-1	ABR
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Proposal to convert an existing single family dwelling unit to a two-sleeping unit hotel on a 5,025 square foot parcel in the C-M Zone. Existing development on the site consists of a two-story, 1,568 square foot, two-bedroom residence with two uncovered parking spaces. There will be no new floor area and no changes to the exterior of the building. This project will require Development Plan Approval findings for conversion of residential use to commercial use. Minor alterations are proposed to the existing fence to improve parking visibility on the site.

12/05/2016 ABR-Proj Des & Final Approval

Owner INGA FRICK, , ,

634 ANACAPA ST	031-151-001	MST2015-00300	29	JWG
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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. The project includes Staff Hearing Officer review for a zoning modification to allow the project to exceed the allowed density.

08/03/2016 SHO-APVD-Design Review Req'd

08/10/2016 HLC-Project Design Approval

12/07/2016 HLC-Final Approval - Project

Owner CRAVIOTTO GEORGETTA TRUSTEE (for) G, 999 WINTHER WAY, , SANTA BARBARA, CA 93110

Architect THE CEARNAL COLLECTIVE, LLP, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101

Applicant ANATEGA PARTNERS LLC, 1999 AVENUE OF THE STARS, SUITE 2850, LOS ANGELES, CA 90067

Owner CRAVIOTTO PRIMO INVESTMENTS, LLC, 1806 ROBBINS ST, , SANTA BARBARA, CA 93101

915 E ANAPAMU ST	029-201-003	MST2007-00331	23	KAB
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This is a revised project description using the 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 & 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.

04/19/2010 ABR-Prelim Approval - Project

04/13/2015 ABR-Project Design Approval

03/28/2016 ABR-Project Design Approval

04/10/2017 ABR-Final Approval - Project

Owner RIVIERA PARTNERS, 1660 DELL AVENUE, , CAMPBELL, CA 95008

Contractor VERNON CONSTRUCTION, ATTN: BRAD VERNON, , ,

Contractor VERNON CONSTRUCTION***, 132 GARDEN ST. #3B1, , SANTA BARBARA, CA 93101

Status: Approved

515 E ARRELLAGA ST	027-132-013	MST2005-00475	-2	KAB
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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

1929 BATH ST	025-352-007	MST2016-00369	-1	ABR
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Proposal to convert an existing 1,230 square foot, two-bedroom dwelling unit to a two-room hotel. Two uncovered parking spaces will be provided. There will be no new floor area and no changes to the exterior of the building. This project will require a Fence Height Exception to allow an as-built over-height wood entry gate and Development Plan Approval findings for conversion of residential use to commercial use.

08/22/2016	ABR-Final Approval - Project
10/06/2016	EXC-Zoning Exception Approved

Owner	FRIEDMAN FAMILY TRUST, 1027 ALVIRA STREET, , LOS ANGELES, CA 90035
Applicant	VANGUARD PLANNING INC., ATTN: SARAH BRONSTAD, 735 STATE STREET #204, SANTA BARBARA, CA 93101

715 BOND AVE	031-231-015	MST2015-00198	2	ABR
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This is a revised project description. Proposal for a new multifamily development using the Average Unit Density Incentive Program (AUD). The project includes a 1,577 square foot, one-story addition to an existing 1,136 square foot, one-story single-family dwelling, resulting in a 3-unit apartment building. An existing carport and shed foundation will be removed, the existing driveway will be replaced with permeable pavers, and three uncovered parking spaces will be provided at the rear. Also proposed are new decks and six covered bicycle parking spaces. The unit mix will comprise two, one bedroom units and one, three bedroom unit, with an average of 518 square feet. The proposed density on this 5,000 square foot parcel will be 26 dwelling units per acre with a General Plan land use designation of 37-63 dwelling units per acre in the Priority Housing Overlay. There will be no grading. One tree is proposed to be removed from the rear yard.

01/30/2017	ABR-Proj Des & Final Approval
04/03/2017	ABR-Final Approval - Project
04/03/2017	ABR-Final Approval - Project

Owner	MONICA ELIAS CALLES-GONZALEZ, 1450 ALAMEDA PADRE SERR, , SANTA BARBARA, CA 93103
Architect	KEVIN MOORE, 530 SANTA BARBARA STREET, , SANTA BARBARA, CA 93101

Status: Approved

617 BRADBURY AVE	037-122-006	MST2007-00559	1	TB
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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.

07/15/2009	SHO-APVD-Design Review Req'd
05/25/2010	CC-HLC Appeal (Proj APVD)
11/29/2010	ABR-Prelim Approval - Project
12/21/2015	ABR-Final Approval - Project
12/07/2016	SHO-APVD-Design Review Req'd

Owner	LEED SANTA BARBARA LLC, , ,
Architect	GARCIA ARCHITECTURE + DESIGN, 1308 MONTEREY ST, SUITE 230, SAN LUIS OBISPO, CA 93401
Agent	DAVID MIRES, 1436 STATE STREET, , SANTA BARBARA, CA 93101
Agent	JUSTIN SLADE, EMAIL ONLY, , ,

1330 CACIQUE ST	017-233-024	MST2016-00119	2	JAL
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The proposed project involves interior and exterior alterations to convert an existing commercial complex to a mixed-use project. The proposal includes an interior remodel and alterations to the rear portion of the building including converting 1,240 square feet commercial space on the second-floor to two residential units; a one bedroom and a studio unit, and exterior alterations including window and door changes and new Juliet balconies. The proposal also includes an interior remodel and alterations to the one-story portion of building at the front of the property, including the removal of two existing trellises, exterior alterations including window and door changes and new private patios over the existing rooftop of the breezeway for the residential units. Site alterations proposed include a new trash enclosure, new covered bicycle storage, a revised parking layout, landscape changes, removal of two trees and removal of an existing driveway gate. No new square footage is proposed. Staff Hearing Officer review is requested for zoning modifications to allow the alterations in two required interior setbacks.

08/17/2016	SHO-APVD-Design Review Req'd
08/17/2016	SHO-Partial Approval:See Notes
09/26/2016	ABR-Proj Des & Final Approval
03/13/2017	ABR-Final Approval - Project

Owner	ORNELLA FACCIN, C/O BECKER STUDIOS, PO BOX 41459, SANTA BARBARA, CA 93140
Applicant	BECKER STUDIOS, INC., PO BOX 41459, , SANTA BARBARA, CA 93140
Applicant	DIANA KELLY, 1323 OLIVE STREET, APT B, SANTA BARBARA, CA 93101

718 CASTILLO ST	037-073-020	MST2017-00117	-1	ABR
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Proposal to convert an existing 831 square foot, one-story, single-family dwelling into commercial use as a short-term vacation rental. The project includes three new uncovered off-street parking spaces, the removal of an unpermitted addition at the rear of the dwelling, the removal of an exterior sink and table, and the removal of two storage sheds from the interior setbacks. This project will address violations in Zoning Information Report ZIR2016-00539 and enforcement case ENF2016-01682.

04/10/2017	ABR-Final Approval - Project
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Owner	DAVID CHASE AND PAIGE CHASE, 6539 CAMINO VENTUROSO, , SANTA BARBARA, CA 93117
Applicant	AMY VON PROTZ, 217 SAN NAPOLI DRIVE, , GOLETA, CA 93117
Applicant	DANIEL GIRDLER, , , ,

Status: Approved

517 CHAPALA ST	037-163-007	MST2005-00088	6	KAK
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Proposal to construct a new three-story, mixed-use development on an 11,500 square foot lot, with six residential condominium units (totaling 11,049 square feet), one 1,607 square foot commercial condominium space, and 15 parking spaces. 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

1703 CHAPALA ST	027-092-014	MST2016-00274	3	BTT
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This property is listed on the City's Potential Historic Resources List, eligible as a Landmark as a Queen Anne Free Classic style building constructed in 1903. Proposal for a new multi-family residential project using the Average Unit-Size Density (AUD) program. The proposal includes three new dwelling units to be constructed partially below grade in the basement of an existing three story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit. The residential unit mix will include three new 1-bedroom units at the basement level totaling 1,374 square feet and one 2,760 square foot five-bedroom unit on the existing ground and second floor levels. Also proposed is a 60 square foot one-story addition to the existing 328 square foot detached garage, and a 72 square foot laundry room attached to the garage. The average unit size will be 1,034 square feet. The proposed density on the 9,750 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. There will be two covered and two uncovered parking spaces, one Americans with Disabilities accessible isle and parking space, and bicycle parking. Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches. Staff Hearing Officer review is required for zoning modifications to allow the garage addition to encroach into the required interior setbacks and front setback and for the Americans with Disabilities accessible isle and parking space to encroach in the interior setback.

03/29/2017	SHO-APVD-Design Review Req'd
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Applicant	JUSTIN HENDRIX, 618 ANACAPA STREET #2, , SANTA BARBARA, CA 93101
Owner	WELL BEING AND CAPITAL FUNDS TRUST, ATTN: MARK L DODDS, 2520 ST ROSE PKWY 319, HENDERSON, NV 89074
Architect	BRYAN MURPHY, 3040 STATE ST, SUITE C, SANTA BARBARA, CA 93105

Status: Approved

1298 COAST VILLAGE RD	009-230-043	MST2004-00493	8	PDL
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This is a revised project description. Project has been revised as follows: Proposed height of project has increased from 35'-6" to 36'-7", units have been reconfigured and reduced in number from six to five, outdoor space has been reconfigured, and the exterior façade has been altered. The entire proposal consists of the demolition of the existing gas station and service bays and the construction of a new three-story, mixed-use building on an 18,196 square foot lot. The 18,595 square foot building would include 4,800 square feet of commercial space on the ground floor and 13,795 square feet of residential space on the second and third floors. The residential component includes two, three-bedroom units, and three, two-bedroom units. A total of 36 parking spaces are proposed. A total of 11,000 cubic yards of cut and fill is proposed. The project requires compliance with City Council Resolution No. 08-084. Project requires Planning Commission review for a Substantial Conformance Determination.

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)
04/23/2013	PC-Time Extension APVD
04/23/2015	PC-Time Extension APVD
06/08/2015	ABR-Final Approval - Project

Architect JEFF GORRELL, 829 DE LA VINA ST, STE 205, 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

116 E COTA ST	031-201-003	MST2015-00627	15	ABR
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This is a revised project description for a project using the Average Unit Density Incentive Program (AUD): 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. 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 parcel with a General Plan Land Use designation of Medium-High Density within the Priority Housing Overlay area.

06/06/2016	ABR-Project Design Approval
10/24/2016	ABR-Project Design Approval
04/24/2017	ABR-Final Approval - Project

Owner COTA STREET, LLC, 725 DE LA GUERRA PLAZA, , SANTA BARBARA, CA 93101

Architect DESIGNARC DESIGNARC, ATTN: KEN VERMILLION, 29 W CALLE LAURELES, SANTA BARBARA, CA 93105

Status: Approved

228 COTTAGE GROVE AVE	037-201-021	MST2016-00347	1	ABR
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Proposal for a multifamily residential project using the Average Unit Density Incentive Program (AUD). The proposal includes a legal change of use and the conversion of 1,249 square feet of second floor garage office space (addressed at 232 Cottage Grove Avenue) to a new residential unit. An existing half bathroom in the garage for 232 Cottage Grove Avenue will be converted to a 25 square foot laundry room. A new uncovered outdoor living space on the second floor will connect the front existing structure with newly-converted rear structure. Units A and B at 228 Cottage Grove Avenue will remain unchanged at 579 square feet and 375 square feet, respectively. Five legal, covered detached parking spaces will remain. The proposed density on this 6,241 square foot parcel will be three dwelling units per acre on a parcel with a General Plan Land Use designation of Medium-High Density 15-27 Dwelling Units per acre. The average unit size will be 734 square feet. No grading or new square footage is proposed. This project requires a Waiver to not screen the private outdoor living space within the remaining front yard.

10/24/2016 ABR-Proj Des & Final Approval

Owner RICK SPANN INCORPORATED, 232 COTTAGE GROVE AVE, , SANTA BARBARA, CA 93101

Applicant WADE DAVIS DESIGN, ATTN: JIM DAVIS, 512 BRINKERHOFF AVE, SANTA BARBARA, CA 93101

1035 COYOTE RD	021-061-005	MST2016-00003	1	MJB
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Proposal for a change of use of the existing non-conforming 428 square foot single-story building located within the required 35 foot front setback from accessory to single-family use. A portion of the building was permitted as a workshop and storage building at 402 square feet but is actually 428 square feet. Construction of a new 361 square foot two-car carport is also proposed. Zoning Modifications are requested to allow the conversion of the workshop/storage to be converted to a single-story residential unit and for the construction of a new two-car carport located within the required front setback. Other site improvements include the demolition of structures within the required setbacks. The proposal will address violations listed in ENF2015-00314 and ZIR2015-00535. The proposed total of 809 square feet on a 25,177 square foot lot in the Hillside Design District is 18% of the guideline maximum floor to-lot-area ratio (FAR).

12/07/2016 SHO-APVD-Design Review Req'd

Owner BERRETT 2009 FAMILY TRUST 4/11/09, 814 W PEDREGOSA ST, , SANTA BARBARA, CA 93101

Applicant RICK STARNES, 2270 SYCAMORE CANYON RD, , SANTA BARBARA, CA 93108

Architect RICK STARNES, SAME AS APPLICANT, 2270 SYCAMORE CYN RD, SANTA BARBARA, CA 93108

1308 DE LA GUERRA RD	031-142-003	MST2013-00519	1	SFDB
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Proposal for interior and exterior alterations to an existing 3,090 square foot, two-story, single-family residence, located on a 10,800 square foot lot within the Hillside Design District. Exterior changes include: minor façade alterations; door and window alterations; improvements to existing site walls, patio and stairs; and replacement of hand-rails at the lower deck. The proposal will address violations identified within enforcement case ENF2013-00777. FYI. this project was later amended to include an Accessory Dwelling Unit.

01/06/2014 SFDB-Proj Des & Final Approval

Owner LUIKART, RALPH H, 1308 DE LA GUERRA RD, , SANTA BARBARA, CA 93103

Status: Approved

523 W FIGUEROA ST	039-250-012	MST2016-00017	2	HLC
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Proposal for the relocation of two existing potentially historic single-family residences located at the Cancer Center of Santa Barbara project site to an existing 20,306 SF lot adjacent to Old Mission Creek. The existing 1,000 square foot residence and 1,400 square foot residence will be converted into an attached duplex. Two covered and two uncovered parking spaces are proposed for a total of four parking spaces. Four parking spaces with a minimum of two covered parking spaces are required. A new driveway and covered trash enclosure are also proposed. The existing single-family residence and covered parking are to remain unaltered. The relocation of these potentially historic structures were part of the Conditions of Approval for the Cancer Center of Santa Barbara project (MST2007-00092).

01/27/2016	HLC-Project Design Approval
04/06/2016	HLC-Final Approval - Project

Owner	MEZA CELIA S, 24 CALLE ALAMO, , SANTA BARBARA, CA 93105
Agent	BENJAMIN LUCAS, 1220 COAST VILLAGE RD, , SANTA BARBARA, CA 93108
Applicant	MARK MEZA, 3463 STATE ST, , SANTA BARBARA, CA 93105
Applicant	JOHN CUYKENDALL, DUDEK, 621 CHAPALA STREET, SANTA BARBARA, CA 93101

814 W FIGUEROA ST	039-191-023	MST2006-00271	-1	ALD
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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

1115 GARDEN ST	029-162-013	MST2016-00170	4	BTT
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The proposed project is a new three-story building, with four units and four covered parking spaces. The units will include 1 three-bedroom unit and 3 two-bedroom units totaling 3,625 square feet, a roof deck above the third level, and 800 square feet of covered parking (carports). Existing on the site is an office building that will be partially demolished and converted to residential use. The project is being developed using the Average Unit-Size Density (AUD) Program (Priority Housing Overlay) on a 4,658 square foot lot.

12/07/2016	SHO-APVD-Design Review Req'd
01/11/2017	HLC-Project Design Approval
02/08/2017	HLC-Final Approval - Project

Architect	STEVE HARREL, 141 DUESENBERG DRIVE, SUITE 14, WESTLAKE VILLAGE, CA 91362
Owner	HARREL PROPERTIES LLC, 141 DUESENBERG DR 14, , WESTLAKE VILLAGE, CA 91362

Status: Approved

15 S HOPE AVE	051-040-058	MST2006-00682	16	PDL
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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

15 S HOPE AVE	051-040-058	MST2015-00010	46	ALD
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This is a revised project description. Proposal for a new mixed-use building using the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 8,368 square foot non-residential building and construction of 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, all on a 33,910 square foot lot. The project consists of 631 net square feet of commercial floor area and 46 residential units (comprising 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 also proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of grading 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 proposed density will be 60 du/ac with an average unit size of 794 square feet.

04/11/2016	ABR-Project Design Approval
12/19/2016	ABR-Final Approval - Project
01/09/2017	ABR-After Final (Approved)

Owner	JOHNMAN HOLDING LLC, 8687 MELROSE AVE B538, , LOS ANGELES, CA 90069
Architect	R & A ARCHITECTURE + DESIGN, INC., 4200 SEPULVEDA BLVD., SUITE 100, CULVER CITY, CA 90230
Agent	DUDEK, ATTN: KEN MARSHALL, 621 CHAPALA, SANTA BARBARA, CA 93101

Status: Approved

251 S HOPE AVE	051-240-008	MST2014-00142	90	KAK
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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 senior residents on a vacant 1.76 acre lot adjacent to Arroyo Burro Creek. The proposal would be developed under the City's Average Unit-Size Density (AUD) Incentive Program and the City's Density Bonus Program with a proposed density of 51 dwelling units per acre. The project includes 89 studio apartments, one-bedroom manager's unit, kitchen, dining facilities, storage, and common areas (lobby/reception area, conference room, offices, gift shop, salon, and gym). The total building area is 52,516 square feet (gross). The average unit size is 347 square feet. The proposal includes 30 uncovered vehicular parking spaces and 5 bicycle lockers. The Planning Commission approved a Front Setback Modification to allow the building to encroach into the required front setback (based on AUD requirements for R-3); an Interior Setback Modification to allow uncovered parking to encroach into the required interior 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. Council approved the Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as the uses in Area A-2, a Zone Change to Rancho Arroyo Specific Plan Area A-2 from E-3/PD/SP-4/SD-2 (One-Family Residence, Planned Development, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones to R-3/SP-4/SD-2 (Limited Multiple-Family Residence Zone, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones), and a further reduction in the number of parking spaces.

02/18/2016	PC-APVD-Design Review Required
05/03/2016	CC-PC Appeal (Proj APVD)
05/03/2016	CC-PC Appeal (Proj APVD)
06/06/2016	ABR-Project Design Approval
09/19/2016	ABR-Project Design Approval
12/19/2016	ABR-Final Approval - Project
12/19/2016	ABR-Final Approval - Project
02/06/2017	ABR-After Final (Approved)

Owner	HOUSING AUTHORITY OF THE CITY OF SB, 808 LAGUNA ST, , SANTA BARBARA, CA 93101
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

101 JORGENSEN LN	021-110-036	MST2015-00151	1	SFDB
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Proposal to construct a new 2,994 square foot, one-story, single-family residence with a 500 square foot, detached, two-car carport. The project includes a pool, spa, patios, new driveway and site paving, and landscaping. It also includes 750 cubic yards of cut and fill grading of which 150 cubic yards will occur outside of the building footprint. All grading will be balanced on the site. The proposed total of 3,290 square feet on a 1.37 acre vacant lot in the Hillside Design District is 62% of the guideline maximum floor-to-lot area ratio (FAR).

02/08/2016	SFDB-Project Design Approval
05/09/2016	SFDB-Final Approval - Project

Owner	LEE, JAMES LOVE, 83 BUENA VISTA RD, , FAIRFIELD, CT 06825
Architect	DESIGNARC, MARK SHIELDS, 29 W CALLE LAURELES, SANTA BARBARA, CA 93105

Status: Approved

85 N LA CUMBRE RD	057-233-010	MST2005-00295	-1	ALD
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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

1632 LA VISTA DEL OCEANO DR	035-180-081	MST2014-00200	1	SFDB
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This is a revised project description. Proposal to construct a new three-level, 2,895 square foot, single-family residence including an attached, 442 square foot, two-car garage and basement located on a 10,145 square foot vacant lot in the Hillside Design District. The proposal includes a total of 498 cubic yards of grading, new site walls, a new pool, a covered loggia, and future ground-mounted solar system. The proposal is 77% of the maximum required floor-to-lot area ratio (FAR). The proposal for the new residence received Project Design Approval on December 1, 2014. The scope has been revised to include an expanded driveway area and new retaining wall of up to 11 feet tall in the front yard. The project includes an Administrative Exception to allow the new retaining wall to exceed 8 feet in height within the interior setback.

12/01/2014	SFDB-Project Design Approval
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Owner	YOUNG-SAARI LIVING TRUST, , , NY
Architect	JAMES LECRON, ARRI/LECRON ARCHITECTS, 109 OLIVER ROAD, SANTA BARBARA, CA 93109

124 LOS AGUAJES AVE	033-041-007	MST2004-00725	2	SMR
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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
09/16/2015	SHO-Time Extension APVD

Owner	MARK T EDWARDS, 922 LAGUNA STREET, , SANTA BARBARA, CA 93101
Architect	EAST BEACH VENTURES ARCHITECTURE, ATTN: PETER EHLEN, P.O. BOX 2220, SANTA BARBARA, CA 93120
Agent	FERMINA MURRAY, 442 DANBURY COURT, , GOLETA, CA 93117
Agent	COMPASS ROSE, , ,

Status: Approved

505 W LOS OLIVOS ST	025-210-012	MST2007-00470	6	JWG
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THIS IS A REVISED PROJECT: The Planning Commission approved a 13 unit condominium project which included 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, two-bedroom condominiums. Westmont College is proposing a revision to the approved project. The project has been changed to demolish the existing four unit apartment building that was to be converted and build three new condominiums in two separate buildings, with the same bedroom count as the approved project. Parking for the converted apartment building will be provided with one uncovered and five covered spaces in the existing carport, and parking for the 13 newly-constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces will also be provided. The proposed development will total 26,418 square feet on the 32,550 square foot lot. Two of the two-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. Requires Planning Commission approval of a revised Tentative Subdivision Map.

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
03/15/2017	SHO-Time Extension APVD

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

Architect RRM DESIGN GROUP, ATTN: TONY TOMASELLO, 10 E FIGUEROA ST, # 1, SANTA BARBARA, CA 93101

111 N MILPAS ST	017-083-013	MST2014-00357	-1	ABR
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Proposal to convert 480 square feet of legally recognized residential space to commercial square footage for a new three bedroom youth hostel. The existing 1,150 square feet of commercial floor area will remain, and approval of an as-built 150 square foot enclosed porch is requested. The total commercial floor area will be 1,780 square feet. New exterior changes will include a new 153 square foot roof deck and pergola, 35 square foot trash enclosure, five-space parking lot, minor door and window changes, ADA lift, bicycle parking, and wood fence. This proposal will address violations identified in Enforcement Case ENF2014-00153.

10/12/2015	ABR-Project Design Approval
01/19/2016	ABR-Final Approval - Project

Owner ABRAHAM SAFINA TRUST, 217 E CONSTANCE AVE, , SANTA BARBARA, CA 93105

Architect STUDIO XYZ -DNA, INC., ATTN: NILS HAMMERBECK AIA, PO BOX 1192, SANTA BARBARA, CA 93102

Status: Approved

803 N MILPAS ST	031-042-028	MST2006-00510	8	PDL
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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 3,195 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)
04/27/2016	SHO-Time Extension 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

817 N MILPAS ST	031-042-022	MST2005-00667	5	KAK
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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
04/27/2016	SHO-Time Extension APVD

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, , , ,
Agent	HEATHER MACFARLANE, 7290 MARMOTA STREET, , VENTURA, CA 93003-6845

1005 N MILPAS ST	029-251-012	MST2016-00506	3	ABR
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Proposal for a new residential project using the Average Unit Density Incentive Program. The project will comprise the demolition of an existing 1,055 single-family dwelling and 270 square foot detached garage and construction of a 3,579 square foot, two- and three-story building housing four residential units. The unit mix will be two, 2-bedroom units and two, 3-bedroom units ranging in size from 881 to 902 square feet, with an average unit size of 894 square feet. The proposed density on this 7,579 square foot parcel will be 23 units per acre on a parcel with a General Plan Land Use Designation of Medium High Density Residential, 15-27 dwelling units per acre. Also proposed are four, 1-car garages, covered bicycle parking, a trash enclosure, and 1,017 square feet of second and third story patio areas. There will be 60 cubic yards of grading excavation and 630 cubic yards of fill dirt.

01/30/2017	ABR-Proj Des & Final Approval
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Owner	STEVEN DAHL, 2309 VISTA MADERA, , SANTA BARBARA, CA 93101
Architect	BANYAN ARCHITECTS, ATTN: KIRK GRADIN, 902 CALLE CORTITA, SANTA BARBARA, CA 93109

Status: Approved

612 W MISSION ST	043-092-015	MST2011-00296	1	ABR
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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

2225 MOUNT CALVARY RD	021-040-037	MST2016-00263	1	
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Proposal to construct a 1,350 square foot one-story single family dwelling with an attached 465 square foot garage and related site work including new landscape and hardscape improvements. Access will be provided off the existing private road. Also proposed is approximately 330 cubic yards of cut and fill on site. The proposed total of 1,150 square feet on a 1.5 acre lot is 35% of the guideline maximum floor-to-lot area ratio (FAR).

07/25/2016 SFDB-Project Design Approval

12/05/2016 SFDB-Final Approval - Project

Architect RAY TWYFORD, 235 PALM AVE, , SANTA BARBARA, CA 93101

Owner JON CLARK, 3211 BEACH CLUB LANE, , CARPINTERIA, CA 93013

2101 MOUNTAIN AVE	043-280-030	MST2014-00091	1	JAL
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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. No exterior changes are proposed for the accessory space. 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

01/20/2015 SFDB-Proj Des & Final Approval

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

133 W MOUNTAIN DR	021-061-024	MST2015-00148	1	SFDB
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Proposal to construct a new 2,347 square foot, two-story, single-family residence with an attached 600 square foot, two-car garage and a 524 square foot workshop. The project includes a new driveway and one uncovered guest parking space, a covered patio, and upper level deck. The proposed total of 3,471 square feet on a 3.1 acre vacant lot in the Hillside Design District is 58% of the guideline maximum floor-to-lot area ratio (FAR).

06/15/2015 SFDB-Project Design Approval

11/16/2015 SFDB-Final Approval - Project

07/28/2016 PC-Subst. Conformance APVD

Designer NATIVE SON DESIGN STUDIO, 3891 STATE STREET, , SANTA BARBARA, CA 93105

Applicant JARRETT GORIN, 735 STATE ST., SUITE 204, , SANTA BARBARA, CA 93101

Owner BRAD HASSE, P.O. BOX 1619, , SUMMERLAND, CA 93067

Status: Approved

2118 OAK PARK LN	025-221-021	MST2016-00089	4	ABR
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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 General Plan Land Use designation of Medium High Density, 15-27 dwelling units per acre.

05/23/2016	ABR-Project Design Approval
10/31/2016	ABR-Final Approval - Project

Owner	ELDAN, INC., ATTN: EMMET HAWKES, 213 W FIGUEROA STREET, SANTA BARBARA, CA 93103
Architect	THOMAS OSCHNER, AIA ARCHITECT, 10 E YANONALI ST, SUITE 2D, SANTA BARBARA, CA 93101
Applicant	JOE L FLYNN, , #7, CARPINTERIA, CA 93013

321 OCEANO AVE	045-071-003	MST2015-00347	2	TB
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This project has been revised from three to two new dwelling units. The current proposal is to construct a new two-story residential duplex consisting of a 1,765 square foot unit with a 444 square foot attached 2-car garage, and a 2,037 square foot unit with a 443 square foot attached 2-car garage. Related site grading, utilities, paving, drainage and landscaping are also proposed. The 7,564-square foot project site is currently developed with a 1,186-square foot one-story single family dwelling, including a 228 square foot attached 2-car garage, which will be demolished.

11/09/2016	SHO-APVD-Design Review Req'd
12/05/2016	ABR-Project Design Approval
04/17/2017	ABR-Final Approval - Project

Owner	BRAD AND CYNTHIA FROHLING LIVING TRUST, 249 SAN NICOLAS, , SANTA BARBARA, CA 93109
Architect	ACME ARCHITECTURE, ATTN: KEITH RIVERA, 339 WOODLEY CT., SANTA BARBARA, CA 93105

725 OLIVE ST	031-092-018	MST2014-00112	1	MJB
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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
01/20/2015	ABR-Project Design Approval
03/16/2015	ABR-Final Approval - Project
10/25/2016	SHO-Time Extension APVD

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

Status: Approved

818 OLIVE ST	031-031-034	MST2015-00179	1	ABR
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Proposal to construct a new, detached, 816 square foot one-story dwelling unit and new detached 2-car carport on a 7,965 square foot parcel. Two existing dwelling units totaling 1,850 square feet will remain unchanged. Total development on site will be 3,085 square feet. One 6" diameter avocado tree is proposed to be removed, and a paved trash area is proposed next to the new carport. No grading is proposed outside of the building footprint.

05/11/2015	ABR-Project Design Approval
08/03/2015	ABR-Final Approval - Project
09/08/2015	ABR-Final Approval - Details

Owner	DEBUSK FAMILY TRUST, 722 KENTIA AVE, , SANTA BARBARA, CA 93101
Architect	BRYAN POLLARD AIA, 229 WEST MISSION ST, , SANTA BARBARA, CA 93101

927 OLIVE ST	029-302-031	MST2006-00421	5	SMR
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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
09/22/2016	PC Approval Expired

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

1028 OLIVE ST	029-230-017	MST2015-00583	1	MEL
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This is a revised project description. Proposal to demolish an existing 409 square foot detached 2-car garage and construct a one story, 750 square foot dwelling unit and 540 square foot 3-car carport. The carport will connect an existing 1,574 square foot dwelling unit at the front of the parcel to the new one at the rear, resulting in a duplex, on a 7,500 square foot parcel. A total of three onsite parking spaces will be provide. The project includes Staff Hearing Officer review for a requested zoning modification to provide three instead of the required four parking spaces. This structure is eligible for inclusion on the City's Potential Historic Resource List.

08/17/2016	SHO-APVD-Design Review Req'd
09/26/2016	ABR-Project Design Approval
01/09/2017	ABR-Final Approval - Project

Owner	ADELAIDA ORTEGA, 1028 OLIVE ST, , SANTA BARBARA, CA 93101
Applicant	DEXIGN SYSTEMS, ATTN: ANTONIO XIQUES, PO BOX 3861, SANTA BARBARA, CA 93130

Status: Approved

1611 OLIVE ST	027-202-013	MST2012-00442	1	DPG
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The 14,629 square foot lot is developed with a 1,679 square foot single-family residence with attached garages, and an "as-built" dwelling unit and associated accessory structures. The project includes demolition of an existing, unpermitted 182 square foot carport, and permitting of the following "as-built" structures: a 415 square foot yurt (the "as-built" dwelling unit); a 55 square foot detached bathhouse; a ten foot diameter, six-foot tall meditation dome; and a second-story deck attached to the rear of the primary dwelling. Three covered automobile parking spaces would continue to be provided in existing garages.

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

510 E ORTEGA ST	031-171-002	MST2015-00530	4	ABR
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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.

11/21/2016	ABR-Project Design Approval
12/19/2016	ABR-Final Approval - Project

Owner	TOM AND MONICA CURRY, P.O. BOX 3127, , SANTA BARBARA, CA 93130
Applicant	BILDSTEN ARCHITECTURE AND PLANNING, ATTN: ERICA OBERTELLI, 424 OLIVE STREET, SANTA BARBARA, CA 93101
Architect	ERICA OBERTELLI, 424 OLIVE STREET, , SANTA BARBARA, CA 93101

927 E ORTEGA ST	031-123-012	MST2016-00146	1	ABR
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Proposal to construct a new 467 square foot, one-story detached accessory dwelling unit and uncovered parking space to the rear of an existing 943 square foot, one-story single-family dwelling on a 5,000 square foot parcel. Also proposed is to demolish 65 square feet from the existing residence and construct a one-story, 143 square foot addition on the front elevation. Other proposed work will include the following: legalize an as-built carport, replace a 692 square foot concrete driveway with a 1,238 square foot permeable driveway, demolish an existing rear patio cover, replace windows in the same openings, add a new garage door, and a change in building finish from wood to stucco. Landscape changes will include the removal of one orange tree and a planter from the front yard and the removal of three trees (peach, fig, and poinsettia) from the rear yard.

05/23/2016	ABR-Project Design Approval
06/06/2016	ABR-Final Approval - Project

Owner	ANDREAS BLOMST, 927 E ORTEGA ST, , SANTA BARBARA, CA 93103
Designer	SHANNON BLOMST, 927 E ORTEGA STREET, , SANTA BARBARA, CA 93103

422 W PADRE ST	025-221-018	MST2006-00496	1	ABR
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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
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Status: Approved

1217 PUNTA GORDA ST	017-293-014	MST2015-00031	1	ABR
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Proposal to construct a new, 798 square foot 3-story dwelling unit at the rear of an existing 916 square foot 1-story dwelling unit, and to demolish an existing 370 square foot carport. A 655 square foot 4-car carport will comprise the ground floor of the new unit and will be attached to the existing unit. Also proposed on this approximately 5,000 square foot parcel is to legalize an as-built 4'-6" tall CMU wall topped with wrought iron railings, and to construct a new 5'-0" tall fence. There will be 1,468 square feet of permeable paving for the new driveway. An Administrative Exception is requested to allow an as-built over-height wall at the front property line. Staff Hearing Officer review is required for a zoning modification to change the basic exterior characteristics of the existing one-story structure in the required interior setback.

10/26/2016 SHO-APVD-Design Review Req'd

Owner GUTIERREZ FAMILY TRUST, 3002 PASEO DEL REFUGIO, , SANTA BARBARA, CA 93105

Applicant WINDY DESIGN CONSULTANT, ATTN: PATRICIO NAVA, 420 E. ARRELLAGA ST., SANTA BARBARA, CA 93101

243 SALIDA DEL SOL	045-121-003	MST2016-00312	1	KAB
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Proposal to permit an "as-built" retaining wall varying in height from 2'-2" to 4'-2" and a 3'-3" fence on top of the retaining wall located along the front property line. The combined height exceeds the maximum 3'-6" height requirement and involves a request for an Administrative Zoning Exception to exceed 3'-6" height within the required 10 foot setback. The proposal will also address violations identified within ENF2016-00484 and ZIR2016-00120, including permitting a 600 square foot Secondary Dwelling Unit, an "as-built" 95 square foot addition, door and window changes, new skylights, a new uncovered parking space, and a new retaining wall varying in height to a maximum 26 inches in height.

08/08/2016 SFDB-Proj Des & Final Approval

10/26/2016 SHO-APVD-Design Review Req'd

12/13/2016 EXC-Zoning Exception Approved

Owner ANN BELLEFEUILLE WILMS, 243 SALIDA DEL SOL, , SANTA BARBARA, CA 93109

Applicant VANGUARD PLANNING LLC, 735 STATE ST. STE. 204, , SANTA BARBARA, CA 93101-5502

1236 SAN ANDRES ST	039-151-001	MST2006-00364	2	KAK
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This is a one-time, pre-application consultation for a revised residential project using the Average Unit-Size Density Incentive Program. The project will include the demolition of two existing residential units and an accessory structure totaling 1,636 square feet, and the construction of a 3,249 square foot building containing four residential units. The unit mix will be four, three-bedroom units ranging from 1,034 to 1,214 square feet with an average unit size of 1,108 square feet. The proposed density on this 10,000 square foot parcel will be 18 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density, 15-27 dwelling units per acre. Also proposed are five covered parking spaces and a total of 225 cubic yards of cut and 25 cubic yards of fill, of which 95 cubic yards will be outside of the building footprint and 50 cubic yards will be exported off site. A Substantial Conformance Determination is requested for an interior setback modification previously granted under Planning Commission Resolution No. 01-08.

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 BYERS FAMILY TRUST, ATTN: JACK BYERS, 520 LAGUNA STREET STE B, SANTA BARBARA, CA 93101

Architect KIRK GRADIN, 902 CALLE CORTITA, , SANTA BARBARA, CA 93019

Owner EDWARD ST. GEORGE, 831 CLIFF DRIVE #100, , SANTA BARBARA, CA 93109

Architect ON DESIGN, P.O. BOX 598, , SANTA BARBARA, CA 93102

Status: Approved

1135 SAN PASCUAL ST	039-201-003	MST2013-00377	3	ALD
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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
02/26/2015	SHO-Time Extension APVD
12/21/2015	ABR-Proj Des & Final Approval
03/14/2016	EXC-Zoning Exception Approved

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, ARCHITECT, 309 AVILA WAY, , SANTA BARBARA, CA 93108

1502 SAN PASCUAL ST	043-252-015	MST2016-00349	-1	ABR
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This is a revised project description: Proposal for alterations to an existing low-income multifamily housing development on a 56,000 square foot parcel. The proposal includes permitting an as-built trash enclosure, adding 476 linear feet of new 7'-0" tall black vinyl chain link fence at the north and east property lines, and 494 linear feet of new wood fence at the interior of the site. Also proposed is parking lot asphalt repair and restriping of 594 square feet, three new ADA-accessible parking spaces and path of travel, restoration of the required common open space, and the conversion of an 875 square foot dwelling unit to a community room. Landscaping improvements will include the removal of two Canary Island pines trees, one Schefflera, one Ash tree, and one Privet tree ranging in height from 50' - 70'. A total of 44 parking spaces are required, with 54 proposed including three ADA spaces. This project addresses violations identified in enforcement case ENF2014-00633 and requires Staff Hearing Officer approval for encroaching into the required rear setback. An Administrative Fence Height Exception is required for an over-height fence.

12/05/2016	ABR-Proj Des & Final Approval
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Owner	TURNER FOUNDATION SINCE 1958, PO BOX 186, , SANTA BARBARA, CA 93102
Applicant	TOM SMITH ARCHITECT, 1115 COAST VILLAGE RD., , SANTA BARBARA, CA 93108

1812 SAN PASCUAL ST	043-163-011	MST2010-00097	1	ABR
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Second revised proposal. The scope of work has been changed from a proposal for two new dwelling units (resulting in four units on site) to the demolition of the existing single-family residence at the rear of the 11,580 square foot parcel and construct a detached 740 square foot two-car garage with laundry and storage areas to serve the existing duplex. Also proposed is to relocate existing legal uncovered parking spaces to the rear of the duplex, a new trash area, and new landscaping. The proposal will address violations under enforcement case ENF2005-00016.

03/19/2012	ABR-Project Design Approval
06/11/2012	ABR-Final Approval - Project

Owner	MICHAEL SZYMANSKI, 15 EAST PEDREGOSA ST., , SANTA BARBARA, CA 93101
Architect	YUZON & ASSOCIATES, 5700 CORSA AVE., , WESTLAKE VILLAGE, CA 91362
Applicant	UBALDO J DIAZ, 260 PABST LANE, , SANTA MARIA, CA 93455

Status: Approved

800 SANTA BARBARA ST	031-012-028	MST2006-00129	6	MEA
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This is a revised project description: Proposal to demolish the existing 1,965 square foot one-story commercial building and construct a new 14,344 square foot, two and three story mixed-use building containing six residential and ten commercial condominiums on a 18,586 square foot lot. The residential unit mix would include five three-bedroom units and one two-bedroom unit, ranging in size from 1,293 to 2,122 square feet. Twenty-five parking spaces are proposed in an underground parking structure, with nine of the spaces provided per a lease agreement with 223 East De La Guerra Street.

06/12/2008	PC-APVD-Design Review Required
09/30/2008	CC-PC Appeal (Proj APVD)
03/14/2012	PC-Time Extension APVD
08/31/2016	SHO-Time Extension APVD

Architect	CEARNAL ANDRULAITIS ARCHITECTS, LLP, BRIAN CEARNAL, 521-1/2 STATE ST, SANTA BARBARA, CA 93101
Agent	ALICIA HARRISON, BHFS, 1020 STATE STREET, SANTA BARBARA, CA 93101
Owner	800 SANTA BARBARA ST, LLC, 21704 DEVONSHIRE ST # 10, , CHATSWORTH, CA 91311
Architect	JAN HOCHHAUSER, 122 E. ARRELLAGA STREET, , SANTA BARBARA, CA 93101

1025 SANTA BARBARA ST	029-211-007	MST2006-00224	15	KAK
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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
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Owner	HAYWARDS FAMILY PARTNERSHIP, 324 E MISSION ST, , SANTA BARBARA, CA 93101
Architect	CEARNAL COLLECTIVE, LLP, BRIAN CEARNAL, 521-1/2 STATE ST, SANTA BARBARA, CA 93101

1626 SANTA BARBARA ST	027-192-027	MST2016-00220	1	MEA
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Proposal to construct a 2,537 square foot, two-story single-family dwelling with an attached 471 square foot two-car garage. The proposal will add a third dwelling unit on a site currently developed with a 3,686 square foot duplex and 719 square feet of garage space. The project includes one additional uncovered parking space, a new driveway, alterations to a sandstone boundary wall, site work, new landscaping, addition of two new storage sheds totaling 110 sq. ft., and 10 cubic yards of grading excavation and fill to be balanced on site. The proposal will result in a total of 6,942 square feet of development on a 20,900 square foot parcel, with the three dwelling units proposed to be condominiums. Staff Hearing Officer review is requested for a Tentative Subdivision Map to create the condominiums. The original 1904 dwelling unit, which was approved to be changed to a duplex under application MST2014-00469, qualifies for designation as a Structure of Merit and is on the City's List of Potential Historic Resources. The sandstone boundary site walls, a Canary Island date palm, and a ficus tree have also been found to be historically significant. The Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates determined that the proposed project would meet Secretary of the Interior's Standards for Rehabilitation and project impacts would be Less than Significant (Class III). Therefore, the project does not warrant review by the Historic Landmarks Commission.

04/12/2017	SHO-APVD-Design Review Req'd
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Owner	FULMER FAMILY TRUST, 1930 MISSION RIDGE RD, , SANTA BARBARA, CA
Architect	ACME ARCHITECTURE, ATTN: KEITH RIVERA, 339 WOODLEY CT, SANTA BARBARA, CA 93105

Status: Approved

3880 STATE ST	057-240-046	MST2012-00422	13	SMR
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Proposal to construct 13 new apartment units in a 13,323 square foot two-story building at the rear of the site near Via Lucero. The project consists of the demolition of 2,152 square feet of commercial structures from an existing nursery. The existing two-story commercial building fronting State Street will remain unchanged. The new apartment building will be attached to the existing 5,442 square foot one-story office building at the center of the site. The project includes two attached carports for 13 spaces, and a 262 square foot trash enclosure. Parking on the site will be reconfigured with 117 total spaces with 39 of the spaces provided on an adjacent parcel to the west with an off-site parking agreement. The entire site will be made accessible with a new ramp at State Street, a pedestrian lift at the center of the site, and right-of-way improvements at Via Lucero. Pedestrian sidewalk improvements were required at Via Lucero resulting in the proposed building and private outdoor living space for two units being too close to the right-of-way.

- 06/26/2013 SHO-APVD-Design Review Req'd
- 01/21/2014 ABR-Proj Des & Final Approval
- 04/27/2015 ABR-After Final (Approved)
- 06/17/2015 SHO-Time Extension APVD
- 08/15/2016 ABR-After Final (Approved)
- 04/17/2017 ABR-Final Approval - Project

Owner SUMIDA FAMILY LTD PARTNERSHIP, 165 S PATTERSON AVENUE, , SANTA BARBARA, CA 93111

Architect LENVIK & MINOR ARCHITECTS, ATTN: JEFF GORRELL, 829 DE LA VINA ST., STE 205, SANTA BARBARA, CA 93101

Status: Building Permit Issued

1120 & 1122 INDIO MUERTO ST	017-291-027	MST2014-00051	9	ABR
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Revision to an 11 unit development currently under construction including the addition of a 2-car garage with 336 square foot second story bedroom and bathroom to be attached to Unit 6. The original project description is as follows: 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. There will be 11 covered and five uncovered parking spaces. 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" & 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. There will be 1,500 cubic yards of grading excavation and 200 cubic yards of fill dirt. This project will address violations identified in enforcement case ENF2014-00343.

- 06/22/2015 ABR-Proj Des & Final Approval
- 07/13/2015 ABR-Final Approval - Project
- 05/31/2016 ABR-After Final (Approved)

Owner EDWARD ST GEORGE REVOCABLE TRUST, , ,

Architect ON DESIGN ARCHITECTS, PO BOX 489, , SANTA BARBARA, CA 93102-0489

Status: Building Permit Issued

1701- 1704; 1706 & 1708 LA VISTA DEL	035-180-009	MST2003-00227	6	MGS
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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
07/08/2013	SFDB-After Final (Approved)
12/07/2015	SFDB-Final 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
 Applicant VANGUARD PLANNING LLC, 735 STATE ST. STE. 204, , SB, CA 93101-5502

240 W ALAMAR AVE	051-283-001	MST2013-00022	3	DPG
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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

433 ALAMEDA PADRE SERRA	031-391-008	MST2014-00547	1	ABR
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Proposal to demolish a vacant 1-story, 800 square foot single-family dwelling and construct a new 2-story residential duplex on an approximately 6,100 square foot parcel located in the Hillside Design District. Unit A is proposed at 1,845 square feet including an attached 400 square foot 2-car garage, and Unit B is proposed at 2,024 square feet including an attached 400 square foot 2-car garage, for a total of 3,869 square feet of development. Three upper level decks totaling 213 square feet are also proposed. Grading will be balanced on site. One 5" diameter Juniper tree is proposed to be removed, and two small Palm trees will either be removed or relocated.

04/27/2015	ABR-Project Design Approval
06/08/2015	ABR-Final Approval - Project
06/22/2015	ABR-Final Approval - Details

Owner OLIVIERA TRUST, BARTON CLEMENS, TRUSTEE, 1332 ANACAPA STREET, SUITE 200, SANTA BARBARA, CA 93101
 Applicant JOSEPH FLYNN, - REMOVED FRM PROJECT -, ,
 Architect TOM OCHSNER, ARCHITECT, 10 E YANONALI ST SUITE 2D, , SANTA BARBARA, CA 93101

Status: Building Permit Issued

415 ALAN RD	047-091-038	MST2012-00362	1	SFDB
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Proposal to construct a new one-story, 2,100 square foot single-family residence with an attached 400 square foot 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 (Ord. No. 5580) 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
03/16/2015	SFDB-After Final (Approved)

Architect	CHRISTINE PIERRON, 1205 DE LA VINA STREET, , SANTA BARBARA, CA 93101
Owner	SEAN SHAHROUZI, 1727 STATE ST, , SANTA BARBARA, CA 93101

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

02/29/2016	ABR-Project Design Approval
03/28/2016	ABR-Final Approval - Project
04/11/2016	ABR-Final Approval - Details

Owner	EDWARD ST GEORGE, 7127 HOLLISTER AVE, STE 25-A-319, GOLETA, CA 93117
Architect	ON DESIGN, LLC, ATTN: KEITH NOLAN, P.O. BOX 489, SANTA BARBARA, CA 93102
Applicant	ON DESIGN, LLC, ATTN: SHELBY MESSNER, P. O. BOX 489, SANTA BARBARA, CA 93102

231 S ALISOS ST	017-252-025	MST2006-00415	1	ROX
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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

Status: Building Permit Issued

420 E ANAPAMU ST	029-173-005	MST2005-00442	2	SMR
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Proposal to demolish an existing 259 square foot one-car garage and construct two new residential condominium units above three new two-car garages. The proposal will result in three residential condominiums, Unit A, an existing 1,382 square foot one-story single-family residence, which will remain unaltered, Unit B a proposed 1,158 square foot two-story unit, and Unit C a proposed 1,365 square foot two-story residential unit. The existing residence, Unit A, is Landmark-worthy and therefore the project was concurrently reviewed by the Historic Landmarks Commission.

- 01/31/2007 SHO-APVD-Design Review Req'd
- 01/31/2007 SHO-Partial Approval:See Notes
- 03/07/2007 HLC-Prelim Approval-Project
- 03/12/2007 ABR-Prelim Approval - Project
- 12/09/2008 PC-Time Extension APVD
- 01/31/2010 SHO-Time Extension APVD
- 02/08/2010 ABR-Prelim Approval - Project
- 02/23/2011 SHO-Time Extension APVD
- 02/28/2011 ABR-Project Design Approval
- 06/11/2015 SHO-Subst. Conformance APVD
- 12/16/2015 HLC-Project Design Approval
- 01/13/2016 HLC-Final Approval - Project

Owner SHUMAN, JEFFREY P 2009 TRUST, 420 E ANAPAMU ST, , SANTA BARBARA, CA 93101
 Agent JARRETT GORIN, 735 STATE ST, SUITE 204, SANTA BARBARA, CA 93191-5502
 Architect RRM DESIGN GROUP, ATTN: DETTY PEIKERT, 10 E FIGUEROA ST, #1, SANTA BARBARA, CA 93101

427 BATH ST	037-192-005	MST2002-00191	1	ABR
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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

633 BATH ST	037-113-010	MST2006-00480	-2	MEB
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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, , , ,

Status: Building Permit Issued

511 BROSIAN WAY **047-030-011** **MST2014-00149** **1** **TB**

Proposal to construct a 4,656 square foot one-story single-family residence, with an attached 533 square foot two-car garage, a 198 square foot one-car carport, and two uncovered parking spaces on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and approximately 600 cubic yards of cut grading and, 3,560 cubic yards of fill grading. The proposed total of 5,387 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 95% of the guideline maximum floor-to-lot area ratio. The project received approval of a Coastal Development Permit from the Planning Commission.

11/06/2014 PC-APVD-Design Review Required
 12/15/2014 SFDB-Project Design Approval
 01/27/2015 CC-SFDB Appeal (Proj APVD)
 01/27/2015 CC-SHO PC Appeal (Proj APVD)
 06/01/2015 SFDB-Final Approval - Project

Owner JOHN PARK, 2410 FLETCHER AVE, 3RD FLOOR, SANTA BARBARA, CA 93101
 Architect CEARNAL ANDRULAITIS, LLP, 521 1/2 STATE ST, , SANTA BARBARA, CA 93101

1642 CALLE CANON **041-140-008** **MST2012-00205** **1** **DPG**

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

910 CAMINO VIEJO RD **015-060-046** **MST2015-00332** **1** **SFDB**

Proposal for a two-story, 3,546 square foot single-family residence with an attached 745 square foot three-car garage, two uncovered parking spaces, and a 162 square foot workshop. The project includes a 1,057 square foot covered patio in the rear yard and new landscaping. The project also includes 2,050 cubic yards of cut grading and 1,175 cubic yards of fill grading. The proposed total of 4,453 square feet of development on a 1.15 acre lot in the Hillside Design District is 88% of the guideline maximum floor-to-lot area ratio (FAR).

12/07/2015 SFDB-Project Design Approval
 01/11/2016 SFDB-Final Approval - Project
 03/21/2016 SFDB-Final Approval - Project
 07/12/2016 EXC-Zoning Exception Approved

Owner MARSHALL & TURNER, 2123 SYCAMORE CANYON RD, , SANTA BARBARA, CA 93108
 Architect THE CEARNAL COLLECTIVE, LLP, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101

316 S CANADA ST **017-292-010** **MST2004-00407** **1** **ABR**

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

Status: Building Permit Issued

810 E CANON PERDIDO ST A	031-042-003	MST2013-00456	1	ABR
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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
12/15/2014	ABR-Final Approval - Details

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

2215 CARLTON WAY	041-326-002	MST2015-00130	1	KAB
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Proposal for a Coastal Development Permit for a Secondary Dwelling Unit.

03/16/2016	SHO-APVD-No Design Review Req'd
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Owner	TOWNSEND, CONSTANCE S REVOCABLE LIV, 2215 CARLTON WAY, , SANTA BARBARA, CA 93109
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203 CHAPALA ST	033-041-001	MST2007-00634	7	TB
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This structure is on the City's Potential Historic Resources List as a contributing resource to the proposed West Beach Historic District, formerly the 7-Up Bottling Plant. Proposal is to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a 12,277 square foot addition, resulting in 13,579 square feet of residential floor area. The building would change use from commercial to residential, resulting in seven new three-bedroom residential condominiums. Zoning Modifications were approved for the encroachment of the existing structure into the front setback on Yanonali St. upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes. The maximum building height is proposed to be 33'-0". Sixteen parking spaces are proposed in seven private garages, two carports, and two uncovered surface guest spaces.

06/11/2009	PC-APVD-Design Review Required
06/17/2011	PC-Time Extension APVD
06/03/2015	HLC-Project Design Approval
11/18/2015	HLC-Final Approval - Project
01/27/2016	HLC-After Final (Approved)
04/13/2016	SHO-Time Extension APVD
01/18/2017	SHO-APVD-Design Review Req'd
02/08/2017	HLC-After Final (Approved)

Architect	HOCHHAUSER BLATTER, 122 E ARRELLAGA STREET, , SANTA BARBARA, CA 93101
Owner	203 CHAPALA STREET LLC, 256 26TH STREET, SUITE 201, SANTA MONICA, CA 90402
Architect	THE CEARNAL COLLECTIVE, LLP, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101

Status: Building Permit Issued

1330 CHAPALA ST	039-131-001	MST2013-00169	33	ALD
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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
10/29/2013	CC-HLC Appeal (Proj APVD)
11/19/2014	HLC-Final Approval - Project
05/20/2015	HLC-Final Approval - Details
03/09/2016	HLC-After Final (Approved)

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

1805 CHAPALA ST	027-022-014	MST2017-00135	-1	SAS
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As described in your submitted plans and planner consultation (PRE2016-00419), the request is to convert an existing one-story 790 square foot (net), two-bedroom, residential unit (102 W. Islay) into a short-term rental (hotel), to be rented as one unit. No exterior changes are proposed. 106 W. Islay and 1805 Chapala, both two-bedroom units, will continue to be used as residential units.

03/27/2017	STR-Conditions of Approval
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Owner BB PACIFIC LLC, 1103 PORTESUELLO, , SANTA BARBARA, CA 93105

2301 CHAPALA ST	025-113-013	MST2013-00417	1	SMR
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Proposal for a 200 square foot upper-floor addition and a 482 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The parcel includes an existing, 468 square foot, two-car garage and a 206 square foot accessory structure. The proposed total of 2,384 square feet is 78% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications. The project will address all violations identified in ENF2012-00886 and ZIR2012-00441.

05/14/2014	SHO-APVD-Design Review Req'd
06/30/2014	SFDB-Project Design Approval
12/01/2014	SFDB-Final Approval - Project

Owner SCOTT GERRARD KIPP & HSIU HUA KIPP, 2301 CHAPALA STREET, , SANTA BARBARA, CA 93105
 Designer TONY XIQUES, P.O. BOX 3861, , SANTA BARBARA, CA 93130

Status: Building Permit Issued

521 CHIQUITA RD	031-263-003	MST2015-00191	1	ABR
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Proposal to add a new residential unit beneath, and to the rear, of an existing two-story single-family dwelling on a 7,174 square foot parcel. The new lower level floor area of 319 square feet will be attached to 483 square feet of remodeled existing basement space, resulting in an 819 square foot attached unit. The existing 1,629 square foot residence at street level will be altered at the rear to demolish an as-built deck and construct a new 281 square foot, partially-covered deck. The proposal includes two new uncovered parking spaces, permeable turf block paving, fencing, stairs, gate relocation, and minor door and window alterations. There will be 10 cubic yards of grading excavation.

09/14/2015	ABR-Project Design Approval
10/19/2015	ABR-Project Design Approval
04/18/2016	ABR-Final Approval - Project

Owner	GAYLE E GOVER LIVING TRUST, 521 CHIQUITA RD, , SANTA BARBARA, CA 93103
Architect	MISSION GROUP ARCHITECTS, RICHARD E JOHNSON AIA, 1230 COAST VILLAGE CIR, #H, SANTA BARBARA, CA 93108

438 CONEJO RD	019-061-013	MST2013-00336	1	SMR
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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
04/03/2015	EXC-Zoning Exception Approved

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

604 E COTA ST	031-222-001	MST2014-00220	25	KAK
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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.

11/24/2014	ABR-Project Design Approval
11/02/2015	ABR-Final Approval - Project
05/23/2016	ABR-After Final (Approved)

Owner	HAMMER PROPERTIES, LLC, 260 BONNIE LANE, , SANTA BARBARA, CA 93108
Applicant	PETER LEWIS, 260 BONNIE LANE, , SANTA BARBARA, CA 93108
Architect	CEARNAL ANDRULAITIS, 521 1/2 STATE ST, , SANTA BARBARA, CA 93101

Status: Building Permit Issued

213 W COTA ST	037-161-004	MST2012-00447	2	ABR
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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
02/17/2015	ABR-After Final (Approved)
05/31/2016	ABR-After Final (Approved)

Owner	TANSEN, SOON SIK, 142 LOUREYRO RD, , SANTA BARBARA, CA 93108
Designer	TOM KRESS, P.O. BOX 5354, , SANTA BARBARA, CA 93150
Contractor	BRANDON ARLINGTON, PO BOX 50803, , SANTA BARBARA, CA 93150

1623 DE LA VINA ST	027-171-010	MST2014-00546	2	ABR
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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.

04/27/2015	ABR-Project Design Approval
05/26/2015	ABR-Final Approval - Project

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

1819 DE LA VINA ST	027-021-012	MST2002-00242	4	MHO
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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

Status: Building Permit Issued

2334 DE LA VINA ST	025-113-001	MST2013-00419	3	KAB
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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 approval of a Tentative Subdivision Map has been granted.

02/04/2015	SHO-APVD-Design Review Req'd
04/27/2015	ABR-Project Design Approval
05/18/2015	ABR-Final Approval - Project

Owner	BLH PROPERTIES LLC, 1481 CRESTLINE, , SANTA BARBARA, CA 93105
Architect	JASON GRANT, 3040 STATE ST STE E, , SANTA BARBARA, CA 93105
Designer	JESSICA HARLIN, , ,

1126 DEL MAR AVE	045-221-007	MST2009-00558	1	KAB
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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 Req'd
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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

1314 FERRELO RD	029-283-006	MST2014-00197	1	SFDB
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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

517 W FIGUEROA ST	039-250-020	MST2011-00426	6	ABR
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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: Building Permit Issued

410 E HALEY ST	031-283-016	MST2016-00309	-1	MGS
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Proposal to convert an existing 1,469 square foot, two-bedroom, second floor dwelling unit to a two-room hotel. Two uncovered parking spaces will be provided. There will be no new floor area and no changes to the exterior of the building. This project will require Development Plan Approval findings for conversion of residential use to commercial use. This unit was identified as "Space 9" in The Mill complex.

08/08/2016	ABR-Proj Des & Final Approval
04/18/2017	STR-Conditions of Approval

Owner	LAGUNA HALEY STUDIO, LLC, PO BOX 41459, , SANTA BARBARA, CA 93140
Agent	DIANA KELLY, , 1323 OLIVE ST UNIT B, SANTA BARBARA, CA 93101
Designer	BECKER STUDIOS, INC, ATTN: DARYL BECKER, PO BOX 41459, SANTA BARBARA, CA 93101

225 E HALEY ST	031-202-012	MST2011-00310	1	ABR
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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

13 W HALEY ST	037-211-004	MST2017-00166	-1	MGS
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Proposed conversion of a four-story 699 square foot, single residential unit to a short-term rental. No portion of the unit will be rented out separately.

04/14/2017	STR-Conditions of Approval
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Owner	ABLITT FAMILY TRUST, 14 W GUTIERREZ ST, , SANTA BARBARA, CA 93101
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1118 INDIO MUERTO ST	017-291-003	MST2015-00537	1	ABR
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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.

01/04/2016	ABR-Project Design Approval
01/25/2016	ABR-Final Approval - Details

Owner	EDWARD ST GEORGE REVOCABLE TRUST, , , ,
Architect	ON-DESIGN LLC, ATTN: KEITH NOLAN, PO BOX 489, SANTA BARBARA, CA 93102

Status: Building Permit Issued

1565 LA CORONILLA DR	035-302-003	MST2014-00297	1	SFDB
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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

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

3753 LINCOLN RD	053-430-015	MST2014-00312	1	SFDB
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Proposal to construct a new 1,967 square foot, one-story, single-family residence, with an attached, 487 square foot, two-car garage, and a 126 accessory building on a vacant lot. The proposed total of 2,574 square feet of development on a 7,500 square foot lot is 84% of the maximum required floor-to-lot area ratio (FAR).

09/08/2014	SFDB-Project Design Approval
01/26/2015	SFDB-Final Approval - Project

Owner	GREGORY M GALLANT, 3753 LINCOLN RD, , SANTA BARBARA, CA 93110
Applicant	CHRISTINE NOLTE, 3939 CAMELLIA LANE, , SANTA BARBARA, CA 93110

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

1478 LOU DILLON LN **015-202-042** **MST2007-00644** **1** **SFDB**

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
 04/26/2017 T/L-Conditions of Approval
 04/26/2017 T/L-Conditions of Approval

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

1123 MANITOU RD **041-010-035** **MST2013-00197** **1** **SFDB**

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
 09/14/2015 SFDB-After Final (Approved)

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

3435 MARINA DR **047-022-005** **MST2013-00281** **1** **ALD**

Proposal to construct a 5,990 square foot, three-level, single-family residence, comprised of two-stories and a basement, and a 440 square foot two-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes new site walls and gates, new site landscaping and hardscape, a new pool. 3,854 cubic yards of cut and fill grading are proposed, with 10 cubic yards to be exported off site. The proposed total of 6,430 square feet (of which 5,210 is above grade) is 103% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.

09/18/2014 PC-APVD-Design Review Required
 09/22/2014 SFDB-Project Design Approval
 11/08/2014 CC-PC Appeal (Proj APVD)
 02/12/2015 CCC-CC Appeal (Proj APVD)
 03/09/2015 SFDB-Final Approval - Project
 08/08/2016 SFDB-After Final (Approved)
 10/17/2016 SFDB-After Final (Approved)

Owner CHARLES RUDD, 440 COTA LANE, , MONTECITO, CA 93108
 Architect PAUL ZINK, 779 CALABRIA DRIVE, , SANTA BARBARA, CA 93105

Status: Building Permit Issued

1032 E MASON ST	017-133-005	MST2009-00332	5	DPG
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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
10/05/2015	ABR-After Final (Approved)

Owner	SECOND BAPTIST CHURCH OF SANTA BARBARA, PO BOX 482, , SANTA BARBARA, CA 93102
Architect	SHERRY & ASSOCIATES, ATTN: DAWN SHERRY, 513 SANTA BARBARA ST, SANTA BARBARA, CA 93101

1105 N MILPAS ST	029-192-013	MST2015-00609	1	ABR
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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.

01/11/2016	ABR-Proj Des & Final Approval
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Owner	STURGEON, JUDY E REVOCABLE TRUST 1/, PO BOX 41113, , SANTA BARBARA, CA 93140
Architect	JYL RATKEVICH, 1836 LOMA ST, , SANTA BARBARA, CA 93103

2016 MISSION RIDGE RD	019-162-002	MST2001-00833	1	ROX
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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

Status: Building Permit Issued

903 W MISSION ST	043-113-009	MST2009-00388	1	KAB
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Revised proposal to construct a new 525 square foot second story accessory dwelling unit above a new 623 square foot three-car garage on a 5,000 square foot lot. The proposal includes the demolition of the existing 317 square foot non-conforming garage, and a 25 square foot covered porch to the existing main residence, and a 32 square foot addition to the main residence. The project will result in an 876 square foot main residence, a 525 square foot new accessory dwelling unit and a new 623 square foot three-car garage. The project requires Staff Hearing Officer review for a requested zoning modification to provide less than the required 600 square feet of open yard and to allow the garage to encroach into the required 20 foot front-yard setback.

07/28/2010	SHO-APVD-Design Review Req'd
08/23/2010	ABR-Prelim Approval - Project
10/19/2010	CC-ABR Appeal (Project APVD)
03/07/2011	ABR-Final Approval - Project
05/16/2011	ABR-Proj Des & Final Approval
05/16/2011	ABR-Final Approval - Project
04/27/2015	ABR-After Final (Approved)

Owner FERGUSON HEIDI, 903 W MISSION ST, , SANTA BARBARA, CA 93101
 Architect AB DESIGN STUDIO INC, PO BOX 22204, , SANTA BARBARA, CA 93121
 Architect KENNETH & HARBAUGH, 903 W. MISSION STREET, , SANTA BARBARA, CA 93101

1216 E MONTECITO ST	017-062-004	MST2010-00378	1	ABR
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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

1226 E MONTECITO ST	017-062-007	MST2011-00034	1	ABR
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(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
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Owner EDWARD ST. GEORGE, 6563 TRIGO RD., , GOLETA, CA 93117
 Architect ON DESIGN, 925 DE LA VINA, , SANTA BARBARA, CA 93101

121 W MOUNTAIN DR	021-061-021	MST2015-00172	1	SFDB
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Proposal for a new, 1-story, 3,903 square foot single-family residence with a 234 square foot attached garage, and a new 2-story detached garage/accessory building with 520 square feet of garage floor area and 445 square feet of accessory floor area. A new swimming pool and pergola structure are also proposed. There will be 300 cubic yards of grading excavation under the building footprint and 300 cubic yards of grading excavation outside of the building footprint. This 5,102 square foot development on a 7.01 acre site in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).

07/13/2015	SFDB-Project Design Approval
12/14/2015	SFDB-Final Approval - Project

Owner EL ESCONDITE LLC, 1001 4TH AVE STE 4500, , SEATTLE, WA 98154
 Applicant GINA GIANNETTO, 1610 LAS CANOAS ROAD, , SANTA BARBARA, CA 93105

Status: Building Permit Issued

965 W MOUNTAIN DR	021-050-026	MST2013-00047	1	SFDB
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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

1291 W MOUNTAIN DR	021-050-037	MST2012-00030	1	SFDB
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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

129 OLIVER RD	041-344-005	MST2013-00511	1	SFDB
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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)
11/21/2016	SFDB-After Final (Approved)

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

102 ONTARE HILLS LN	055-160-054	MST2010-00156	1	SFDB
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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

2204 PARKWAY DR	025-171-031	MST2012-00070	1	SMR
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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

826 W PEDREGOSA ST	043-121-020	MST2008-00011	1	ABR
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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

540 W PUEBLO ST	025-090-046	MST2007-00092	-4	KAK
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Project consists of a new comprehensive outpatient cancer treatment facility, four-tier parking structure with 180 spaces, two small commercial structures, six rental housing units, and merger of 10 lots located between W. Junipero and W. Pueblo Streets into one 3.38-acre lot. A Substantial Conformance Determination was made to allow the construction of a new Learning Center (with an 80-seat auditorium) rather than a residential duplex on the vacant lot at 529 W. Junipero St. and to allow the building at 525 W. Junipero St. to be converted to a residential duplex rather than a commercial space.

06/10/2010	PC-APVD-Design Review Required
07/26/2010	ABR-Prelim Approval - Project
09/28/2015	ABR-Final Approval - Project
01/19/2016	ABR-Project Design Approval
03/14/2016	ABR-Project Design Approval
03/21/2016	ABR-Final Approval - Project
05/23/2016	ABR-Final Approval - Details
08/01/2016	ABR-Final Approval - Project
08/15/2016	ABR-After Final (Approved)
10/10/2016	ABR-After Final (Approved)
04/03/2017	ABR-After Final (Approved)
04/10/2017	ABR-After Final (Approved)

Applicant	KENNETH MARSHALL, 621 CHAPALA STREET, , SANTA BARBARA, CA 93101
Owner	CANCER CENTER OF SANTA BARBARA, 601 W JUNIPERO ST, , SANTA BARBARA, CA 93105
Architect	THE CEARNA COLLECTIVE, LLP, ATTN: CHRIS PIERRON, 521-1/2 STATE STREET, SANTA BARBARA, CA 93101

Status: Building Permit Issued

312 RANCHERIA ST	037-231-010	MST2014-00567	7	ABR
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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.

03/30/2015	ABR-Project Design Approval
07/13/2015	ABR-Final Approval - Project
05/09/2016	ABR-Final Approval - Details

Owner	RANCHERIA COTTAGES, LLC, 1126 OXLEY ST, , S PASADENA, CA 91030
Applicant	ACME ARCHITECTURE, KEITH RIVERA, AIA, 339 WOODLEY CT, SANTA BARBARA, CA 93105
Architect	KEITH RIVERA, 339 WOODLEY CT, , SANTA BARBARA, CA 93105

510 N SALSIPUEDES ST	031-222-018	MST2013-00212	40	ABR
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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)
05/20/2014	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

4119 SAN MARTIN WAY	059-212-037	MST2010-00272	1	ROX
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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

Status: Building Permit Issued

1531 SAN MIGUEL AVE	045-131-031	MST2016-00062	1	SFDB
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Proposal to construct a new 2,615 square foot, two-story, single-family residence with an attached 498 square foot, two-car garage. The project includes two uncovered guest parking spaces, a new driveway, new site walls, and perimeter fencing. The proposed total of 3,113 square feet of development on a 12,764 square foot vacant lot is 77% of the required maximum floor-to-lot area ratio (FAR). The project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal review.

03/07/2016	SFDB-Project Design Approval
04/18/2016	SFDB-Final Approval - Project
12/05/2016	SFDB-After Final (Approved)
04/13/2017	Coastal Excl APVD (Other Rev)

Applicant KEN DICKSON, 424 OLIVE ST, , SANTA BARBARA, CA 93101
 Owner PETER HIRTH FAMILY TRUST, 129 CALLE BELLO, , SANTA BARBARA, CA 93108

1635 SAN PASCUAL ST	043-221-008	MST2015-00049	1	JAL
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Proposal for a new two-story 669 square foot detached three-car garage with a new 501 square foot dwelling unit above. This building will be located at the rear of the parcel. Also proposed is a 27 square foot accessory storage space to be located under the new stairwell, and to demolish an existing 350 square foot concrete slab. The existing 1,137 square foot, one-story dwelling unit at the front of the parcel will remain unaltered. Total development on this 5,663 square foot parcel will be 2,334 square feet. Staff Hearing Officer review is requested for a zoning modification to provide less than the required parking. An Administrative Exception is requested to allow over height gates at the property.

05/13/2015	SHO-APVD-Design Review Req'd
07/06/2015	ABR-Project Design Approval
08/17/2015	ABR-Final Approval - Project
11/06/2015	EXC-Zoning Exception Approved

Owner THOMAS A WOODARD, 7504 STOCKDALE HWY # A, , BAKERSFIELD, CA 93309

3624 SAN REMO DR	053-231-011	MST2013-00506	1	DPG
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Lot 4: Proposal for construction of a two-story, 2,762 square foot, single-family residence and an attached, 498 square foot, two-car garage, located on a vacant 17,351 square foot parcel (Lot 4). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,260 square feet is 74% of the guideline floor-to-lot area ratio (FAR).

02/23/2015	SFDB-Project Design Approval
03/23/2015	SFDB-Final Approval - Project

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

3626 SAN REMO DR	053-231-011	MST2013-00504	1	DPG
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Lot 1: Proposal for construction of a two-story, 2,753 square foot, single-family residence and an attached 467 square foot two-car garage located on a vacant 14,191 square foot parcel (Lot 1). The proposal includes associated flat work, landscaping, and site walls. The proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposal of 3,221 square feet is 75% of the required maximum floor-to-lot area ratio (FAR).

02/09/2015	SFDB-Project Design Approval
04/06/2015	SFDB-Final Approval - Project

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

Status: Building Permit Issued

3714 STATE ST	053-300-023	MST2012-00443	72	ALD
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Revision to the previously approved mixed-use development at the former Sandman Inn site under MST2007-00591; City Council Resolution No. 10-020. The revised project involves the demolition of the existing, 51,995 square foot, 114-room hotel and restaurant, and construction of 4,986 square feet of office space and 72 residential condominiums.

- 04/03/2014 PC-APVD-Design Review Required
- 04/13/2015 ABR-Project Design Approval
- 08/03/2015 ABR-Proj Des & Final Approval
- 08/17/2015 PC-Subst. Conformance APVD
- 09/30/2015 PC-Subst. Conformance APVD
- 10/03/2015 PC-Subst. Conformance APVD
- 10/07/2015 PC-Subst. Conformance APVD
- 11/23/2015 ABR-Final Approval - Project
- 12/14/2015 ABR-Final Approval - Details
- 12/15/2015 PC-Subst. Conformance APVD
- 01/25/2016 ABR-After Final (Approved)
- 02/29/2016 ABR-After Final (Approved)
- 04/01/2016 SHO-Time Extension APVD
- 05/09/2016 ABR-After Final (Approved)
- 07/18/2016 ABR-After Final (Approved)
- 11/21/2016 ABR-After Final (Approved)
- 01/24/2017 PC-Subst. Conformance APVD

Owner 7-8-16 KW FUND V-SANDMAN, LLC, , , CA
 Applicant KENNETH MARSHALL, 621 CHAPALA STREET, , SANTA BARBARA, CA 93101
 Architect BRIAN CEARNAL, 521 1/2 STATE STREET, , SANTA BARBARA, CA 93101
 Agent JOHN SCHUCK, 1300 SANTA BARBARA ST, SUITE B, SANTA BARBARA, CA 93101

3869 STATE ST	051-022-037	MST2013-00282	58	KAK
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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.

- 06/24/2015 SHO-APVD-Design Review Req'd
- 06/29/2015 ABR-Project Design Approval
- 11/23/2015 ABR-Final Approval - Project
- 12/14/2015 ABR-Final Approval - Details
- 02/21/2017 ABR-After Final (Approved)

Owner HOUSING AUTHORITY CITY OF SANTA BARBARA, 808 LAGUNA ST., , SANTA BARBARA, CA 93101
 Architect PEIKERT + RRM DESIGN GROUP, ATTN: LISA PLOWMAN, 10 E FIGUEROA ST, STE 1, SANTA BARBARA, CA 93101

Status: Building Permit Issued

3885 STATE ST	051-022-012	MST2013-00411	89	DPG
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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
05/18/2015	ABR-After Final (Approved)
08/10/2015	ABR-After Final (Approved)

Architect	DESIGNARC, ATTN: MELISA CINARLI TURNER, 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

616 E VALERIO ST	027-270-003	MST2013-00030	-1	SFDB
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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

915 W VALERIO ST	043-203-005	MST2015-00564	1	JAL
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This is a revised project description. Proposal to demolish an existing 324 square foot two-car garage, an "as-built" 134 square foot building and an "as-built" outdoor fireplace at the rear of a 7,500 square foot parcel. Also, proposed is construction of a new 430 square foot two-car garage with a 591 square foot, one bedroom dwelling unit above with a 123 square foot deck on the second-level, 226 square feet of detached accessory space and an uncovered parking space. The existing 1,443 square foot single family dwelling at the front of the property is proposed to remain. This project will result in two dwelling units and 2,690 square feet of development. Staff Hearing Officer review is requested for a zoning modification to allow two covered and one uncovered parking spaces instead of the two covered and two uncovered parking spaces required. This project will address violations identified in Zoning Information Report (ZIR98-00088).

03/16/2016	SHO-APVD-Design Review Req'd
03/28/2016	ABR-Proj Des & Final Approval

Owner	RICHARD JAMES HOWLEY, 915 W VALERIO ST, , SANTA BARBARA, CA 93101
Architect	ROBERT J PESTER ARCHITECT, 645 E. MICHELTORENA, , SANTA BARBARA, CA 93103

Status: Building Permit Issued

122 S VOLUNTARIO ST	017-213-011	MST2014-00047	2	ABR
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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
10/26/2015	ABR-After Final (Approved)

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

Architect THOMAS V WRIGHT, 803 RAMELTO LANE, , SANTA BARBARA, CA 93108

226 S VOLUNTARIO ST	017-252-013	MST2015-00566	2	ABR
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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.

04/11/2016	ABR-Project Design Approval
06/06/2016	ABR-Final Approval - Project
06/13/2016	ABR-Final Approval - Project

Owner EDWARD ST GEORGE, 831 CLIFF DR #100, , SANTA BARBARA, CA 93109

Applicant ON DESIGN LLC, ATTN: SHELBY MESSNER, P.O. BOX 489, SANTA BARBARA, CA 93102

Architect ON DESIGN LLC, ATTN: KEITH NOLAN, PO BOX 598, SANTA BARBARA, CA 93102

END OF REPORT