

Projects with New Nonresidential Floor Area

Certificates of Occupancy Issued
from 1/1/2014 to 12/31/2018
City of Santa Barbara, Planning Division

Address	Case Number	APN	C of O Issue Date	Net New Floor Area	Total Floor Area	S.F. to be demo'ed	Zone
1321 ALAMEDA PADRE SERRA	MST2012-00180	029-110-027	01/09/2015	438	0	0	RS-1A
<p>Proposal for a minor addition and exterior alterations in the basketball court area and rear parking lot including the following: removal of existing portable storage, construction of a new 438 square foot storage building with clay tile roof and 8' tall wood fence enclosure, a 14' tall sound barrier wall on the east side of the basketball court, and a 6-10' tall fence around two sides of the court. Also proposed is to restripe a small section of the parking lot, reducing the number of parking spaces from 115 to 109, which still meets the parking requirement of 109 spaces. New light fixtures, planters, and landscaping will complete the project. This is on the City's List of Potential Historic Resources: "Jefferson Campus."</p>							
35 ANACAPA ST	MST2013-00121	033-112-002	12/10/2015	-14,993	0	0	OC/SD-3
<p>Dummy case to track 14,993 square feet demolition of four commercial buildings.</p>							
402 ANACAPA ST	MST2018-00005	031-271-016	11/11/2018	1,568	1,568	0	M-C
<p>Proposal to convert an existing residential unit to a three-guestroom short-term rental. Two of the guest rooms will have kitchens. Existing development on the site consists of a two-story, 1,508 square foot, two-bedroom single residential unit with two uncovered parking spaces. Minor exterior alterations include relocating an existing driveway gate. A previous project for the site was approved on December 5, 2016 under the Master Application number MST2016-00514, which proposed to convert the residential unit to 1 two-guestroom short-term rental. The project was granted Development Plan Approval on July 10, 2018 by City Council on appeal.</p>							
412 ANACAPA ST	MST2008-00322	031-271-032	06/27/2017	4,074	4,074	0	M-C
<p>The proposal includes subdividing an existing 13,500 square foot vacant parcel into three new lots and to construct a new three-story sustainable mixed-use building on each new parcel. The proposal includes a total of 4,074 commercial square feet and 7,113 residential square feet. Lot one includes 1,374 square feet of commercial area and a 1,658 square foot residential unit on a 4,760 square foot lot. Lot two includes 1,344 square feet of commercial area and a 1,616 square foot residential unit on a 5,070 square foot lot. Lot 3 includes 538 square feet of commercial area and a 2,552 square foot residential unit on a 3,670 square foot lot. A total of 10 parking spaces (four covered and six uncovered) are proposed for the project. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval.</p>							
528 ANACAPA ST	MST2012-00300	031-201-029	08/05/2014	3,000	6,218	0	M-C
<p>Proposal for a 3,000 square foot one-story addition to the existing 3,218 square foot one-story commercial building. The driveway from Cota Street and the trash enclosure would be relocated, and the parking lot would be reconfigured and parking reduced to 15 parking spaces. Development Plan approval by the ABR is requested for 3,000 square feet of new commercial square footage.</p>							
1608 BATH ST	MST2016-00434	027-171-022	11/09/2017	500	500	0	R-MH
<p>Proposal to convert one (500 s.f.) unit of an existing residential duplex to a "vacation rental" commercial use. The resulting project will be a mixed use project involving one, 1300 s.f. residential unit (to remain) and one 500 s.f. commercial unit. No exterior alterations are proposed to the existing buildings. Parking is provided by a two-car garage to remain. Minor patch and repair work is proposed to the existing driveway and expansion of the curb-cut. Proposal will address violations of the enforcement case ENF2015-00572.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Floor Area	Total Floor Area	S.F. to be demo'ed	Zone
1624 BATH ST	MST2017-00015	027-171-026	02/12/2018	1,720	1,720	0	R-MH
<p>This is a designated Structure of Merit constructed 1873-1875 in the Stick style. Proposal to convert the existing two-story, 1,720 square foot historic single-family house into a short-term rental. Project includes removal of an "as-built" parking pad abutting Bath Street, addition of a new parking space in the backyard, relocation of an existing trash and recycling enclosure, and alterations to an existing fence to add a man and vehicle gate. An Interior Setback Modification is required for the window and closet on the side of the house (change of use).</p>							
1929 BATH ST	MST2016-00369	025-352-007	05/12/2017	1,230	1,230	0	R-MH
<p>Proposal to convert an existing 1,230 square foot, two-bedroom dwelling unit to a two-room hotel. Two uncovered parking spaces will be provided. There will be no new floor area and no changes to the exterior of the building. This project will require a Fence Height Exception to allow an as-built over-height wood entry gate and Development Plan Approval findings for conversion of residential use to commercial use.</p>							
6100 BECKNELL ROAD	MST2014-00619	073-080-076	06/25/2018	148,920	155,000	6,080	SP6-AIA/A-
<p>Proposal to construct a new facility for Direct Relief, a nonprofit organization, including a new 127,706 square foot warehouse with an attached two-story 27,294 square foot administrative office building, a secure truck yard loading area, and 162 parking spaces on a 7.99 acre parcel to be purchased from the City of Santa Barbara Airport. The existing eight buildings totaling 12,937 square feet would be demolished. A new public road is proposed to be constructed immediately south of the project site, which is located in Sub-area 3 of the Airport Specific Plan (SP-6). The project received a designation as a Community Benefit project and an allocation of 80,000 square feet (and reservation of 30,000 square feet) of non-residential floor area from the Community Benefit category by the City Council. Development Plan approval by the Planning Commission is required.</p>							
502 BRINKERHOFF AVE	MST2010-00215	037-163-013	12/16/2014	650	0	0	C-G
<p>Proposal to change the legal use of an existing 1,080 square foot single-family residence to mixed-use, install a new wheelchair lift and path of travel, and a new landing and stairs on the west elevation. The resulting mixed-use building will allow 430 square feet of residential use and 650 square feet of commercial use. No new floor area is proposed. Final Building Permit signoff for this project will abate enforcement case ENF2010-00517. This building is a Structure of Merit.</p>							
536 BRINKERHOFF AVE	MST2017-00013	037-163-001	09/07/2017	928	1,428	0	C-G
<p>Project is for exterior alterations to an existing mixed-use building that is a designated Structure of Merit: Huffman House, and part of the Brinkerhoff Historic District. Proposal includes a 28 square foot addition to the commercial section by reducing the recess of the existing entry door. Window and door replacements to match original, addition of a previously approved 135 square foot deck, and a new 18 square foot trash enclosure. The project will address violations from ZIR2017-00014 by permitting an "as built" 64 square foot shed, reducing parking spaces from 6 to the approved 5 permitted spaces, and replacing "as-built" doors with a wall to separate the commercial from the residential.</p>							
15 E CABRILLO BLVD	MST2010-00033	033-111-012	03/13/2018	573	0	447	HRC-2/SD-
<p>The project consists of the partial demolition of an existing 142-seat restaurant building; construction of an approximately 1,020 square foot second story addition, 250 square foot second story balcony, and 150 square foot trash enclosure; remodel; and new creekside landscaping. The project is associated with the previously approved Cabrillo Bridge Replacement Project (MST2004-00878, PC Reso. 029-07), which includes demolition of 447 square feet of the restaurant building and the 350 square foot exterior patio over Mission Creek to facilitate replacement of the Cabrillo Bridge and to provide for Mission Creek flood control improvements.</p>							
901 E CABRILLO BLVD	MST2008-00313	017-313-018	03/15/2018	-254	0	0	HRC-1/SD-
<p>Proposal for a major façade remodel to the existing four-story, 43,354 square foot Santa Barbara Inn. The project will consist of the following: change the exterior facade design, enlarge the main entry, remove and relocate two units, relocate existing bar and restaurant, relocate existing hotel rooms, replace existing swimming pool and spa, remove existing equipment shed and replace it with a new, partial below-ground vault, redesign the landscape and hardscape, remove the entry area drive and two curb cuts and replace with landscaping, install new sidewalk on the Milpas Street side, and repave and landscape the parking area. The proposal will result in 492 square feet of new floor area; however, there is a net decrease of 1,082 square feet of commercial floor area. The project will result in a 43,191 square foot structure. The original project approval was granted under application MST2004-00052. The project is currently under construction under BLD2012-00380.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Floor Area	Total Floor Area	S.F. to be demo'ed	Zone
1330 CACIQUE ST	MST2016-00119	017-233-024	08/03/2018	-1,240	0	1,240	C-R
<p>The proposed project involves interior and exterior alterations to convert an existing commercial complex to a mixed-use project. The proposal includes an interior remodel and alterations to the rear portion of the building including converting 1,240 square feet commercial space on the second-floor to two residential units; a one bedroom and a studio unit, and exterior alterations including window and door changes and new Juliet balconies. The proposal also includes an interior remodel and alterations to the one-story portion of building at the front of the property, including the removal of two existing trellises, exterior alterations including window and door changes and new private patios over the existing rooftop of the breezeway for the residential units. Site alterations proposed include a new trash enclosure, new covered bicycle storage, a revised parking layout, landscape changes, removal of two trees and removal of an existing driveway gate. No new square footage is proposed. Staff Hearing Officer review is requested for zoning modifications to allow the alterations in two required interior setbacks.</p>							
130 N CALLE CESAR CHAVEZ	MST2010-00067	017-030-005	05/07/2018	2,909	24,264	0	M-I
<p>Proposal to permit the "as-built" construction of 2,909 square feet of commercial buildings on an existing 1.88 acre lot which is currently developed with 21,355 square feet of commercial buildings. The "as-built" construction is composed of an addition of 250 square feet to building 1, a 575 square foot addition to building 17, a 720 square foot addition to building 18, a 520 square foot addition to building 19, a 133 square foot addition to building 20, a 1,186 square foot addition to building 28, and a 560 square foot canopy addition to building 15. The proposal includes permitting an "as-built" trellis and deck for the existing building 22, new accessible parking spaces, paths of travel, alterations to the site landscaping, and restriping the existing parking area. A total of 52 parking spaces are proposed on-site, which includes 12 parking spaces per an existing parking easement for the property at 208 N. Calle Cesar Chavez. The "as-built" additions require Development Plan Approval by the ABR for 2,909 square feet of non-residential square footage. The 2,909 square feet figure excludes the 560 square foot canopy and 475 square feet for a building demolished under a separate permit.</p>							
418 E CANON PERDIDO ST	MST2007-00505	031-022-002	08/04/2015	26	0	0	C-G
<p>Proposal for an exterior façade renovation and the addition of a 26 square foot area to accommodate an enclosed chair lift for ADA compliance. The addition of a handicap accessible bathroom is also proposed. Six existing parking spaces will be maintained.</p>							
100 CASTILLO	MST2009-00441	033-120-021	01/28/2014	240	0	0	P-R/SD-3
<p>This site contains a City Landmark: "Plaza del Mar Band Shell." Proposal to demolish an existing softball dugout and replace it with a new dugout, demolish an existing backstop and fencing and replace with new backstop and fencing, resurface the existing infield area with new dirt, and construct a new 240 square foot maintenance building at the Pershing Park ballfields. Excavation will not exceed 12" deep. A portion of the area is within the Appealable jurisdiction of the Coastal Zone.</p>							
718 CASTILLO ST	MST2017-00117	037-073-020	11/16/2017	831	831	0	R-MH
<p>Proposal to convert an existing 831 square foot, one-story, single-family dwelling into commercial use as a short-term vacation rental. The project includes three new uncovered off-street parking spaces, the removal of an unpermitted addition at the rear of the dwelling, the removal of an exterior sink and table, and the removal of two storage sheds from the interior setbacks. This project will address violations in Zoning Information Report ZIR2016-00539 and enforcement case ENF2016-01682.</p>							
203 CHAPALA ST	MST2007-00634	033-220-001	12/04/2017	-11,211	0	11,211	R-4/S-D-3
<p>This structure is on the City's Potential Historic Resources List as a contributing resource to the proposed West Beach Historic District, formerly the 7-Up Bottling Plant. Proposal is to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a 12,277 square foot addition, resulting in 13,579 square feet of residential floor area. The building would change use from commercial to residential, resulting in seven new three-bedroom residential condominiums. Zoning Modifications were approved for the encroachment of the existing structure into the front setback on Yanonali St. upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes. The maximum building height is proposed to be 33'-0". Sixteen parking spaces are proposed in seven private garages, two carports, and two uncovered surface guest spaces.</p>							
418 CHAPALA ST COMMON AREA	MST2015-00434	037-320-CA1	09/26/2017	45	0	0	M-C
<p>Proposal for a new ADA compliant elevator and second floor balcony extension on an existing 8,008 square foot commercial condominium complex. The elevator will be adjacent to Suite G. The total additional non-residential square footage is 45 square feet for a total of 8,053 square feet of non-residential square footage at this location.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Floor Area	Total Floor Area	S.F. to be demo'ed	Zone
530 CHAPALA ST	MST2015-00006	037-171-001	03/14/2018	3,000	0	0	M-C
<p>This is a revised project description. Proposal to renovate a historic commercial building for commercial/office use. The project would preserve the existing 3,810 square foot building while adding a 2,565 square foot second story. Four parking spaces are required. The proposal includes reconfiguring the parking lot for 11 spaces, and installing new landscaping. A total of 2,565 square feet of nonresidential additions are proposed. The project requires Development Plan findings for the new nonresidential floor area. This building is on the City's List of Potential Historic Resources: "Dal Pozzo's Tire Corporation Building."</p>							
1330 CHAPALA ST	MST2013-00169	039-131-001	12/05/2018	895	0	0	C-G
<p>This is a revised project description. Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 33 residential apartments (totaling 28,049 square feet) and two commercial units (895 square feet). The new building will total 61,456 square feet, including a 665 square foot exercise room and a 13,884 square foot partially below-grade parking garage. The parking garage will contain 41 spaces, and a surface lot will contain 50 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units and 56 spaces allocated to the Arlington Theatre. Also proposed is the removal of nineteen mature trees, with twelve existing trees to be protected on site and six mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch."</p>							
1805 CHAPALA ST	MST2017-00135	027-022-014	03/29/2017	790	790	0	R-MH
<p>As described in your submitted plans and planner consultation (PRE2016-00419), the request is to convert an existing one-story 790 square foot (net), two-bedroom, residential unit (102 W. Islay) into a short-term rental (hotel), to be rented as one unit. No exterior changes are proposed. 106 W. Islay and 1805 Chapala, both two-bedroom units, will continue to be used as residential units.</p>							
608 & 614 CHAPALA STREET	MST2013-00397	037-131-020	04/28/2015	5,402	26,440	0	M-C
<p>Proposal to infill 5,402 square feet under an existing roof area attached to a 20,859 square foot commercial building and to add a 187 square foot restroom addition to an existing 179 square foot detached commercial building. No change in use is proposed and no grading is required. This parcel is in the 50% parking Zone of Benefit and the parking requirement is 27 spaces, with 33 proposed. Total development on this 42,972 square foot parcel will be 26,440 square feet. The project obtained Development Plan Approval by the Planning Commission on May 15, 2014. This building is on the City's List of Potential Historic Resources and is included in the State Historic Resources Inventory: "Former C & H Chevrolet constructed in 1946."</p>							
1919 CLIFF DR	MST2013-00112	045-015-013	07/31/2014	864	2,000	0	C-P/R-2/SD-
<p>Proposal for a tenant improvement for a new restaurant. The project includes two minor additions consisting of enclosure of 856 square feet of existing covered patio areas, new tile at front patio, repainting the building, landscaping alterations, new bicycle racks, and restriping the parking lot.</p>							
1085 COAST VILLAGE RD	MST2010-00026	009-281-003	04/05/2016	260	2,577	339	C-1/SD-3
<p>Proposal for extensive exterior alterations to the existing service station including converting an existing lube bay and snack shop to a foodmart and constructing a new car wash structure. The project includes demolition of 344 square feet of the existing 2,317 square foot building on the south side to allow the addition of the car wash structure, the addition of 607 square feet of retail space on the north side for a total of 2,580 square feet of retail use. The unenclosed car wash "tunnel" structure is 1,667 square feet and 135 square feet for mechanical equipment, for a total combined development of 4,382 square feet on the 24,983 square foot site. A 510 square foot trellis will be located on the west side of the lot for car detailing. An existing driveway on Coast Village Road will be relocated further west. The existing gas pumps will remain. The Planning Commission approved an amendment to the Conditional Use Permit, a Coastal Development Permit, a zoning modification to allow an automated pay kiosk in the required front setback along Coast Village Circle, and a zoning modification to provide fewer than the required number of parking spaces.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Floor Area	Total Floor Area	S.F. to be demo'ed	Zone
1198 COAST VILLAGE RD	MST2012-00231	009-222-010	08/08/2017	962	0	0	C-1/SD-3
<p>Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this 950 square foot concrete patio in the same location, staining the existing shingle siding of the building, adding a new bar area and new outdoor heaters and patio lighting, replacement of an existing 6 to 7-foot tall wood fence, adding a new planter area, removal of an existing 48-inch diameter cypress tree located within the existing concrete patio, and interior remodeling. The existing 484 square foot wood patio will be replaced by permeable pavers. Seating for the restaurant is limited to 50 seats inside and 48 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.</p>							
1253 COAST VILLAGE RD 105	MST2014-00290	009-291-023	02/18/2015	13	0	0	C-1/SD-3
<p>Dummy case to track 13 sf of commercial sf.</p>							
1255 COAST VILLAGE RD	MST2011-00220	009-740-010	03/19/2015	5,673	7,773	2,100	C-1/S-D-3
<p>Proposal to demolish the existing nursery and construct a new three-story mixed-use condominium building, comprised of 8,025 square feet of non-residential, and two residential units totaling 3,268 square feet, and a total of 42 covered parking spaces. Planning Commission approvals were granted for a Tentative Subdivision, Development Plan Approval, Coastal Development Permit, and zoning modification requests for setback encroachments.</p>							
604 E COTA ST	MST2014-00220	031-222-001	10/15/2018	346	2,028	1,682	M-C
<p>Proposal for a new residential project using the Average Unit-Size Density Program (AUD). Project consists of the demolition of 1,682 square feet of commercial space and 6,189 square feet of residential space and the construction a new 20,426 square foot, 3-story mixed-use project with a maximum height of 43'-2". In addition to 2,028 square feet of new commercial floor space, the project proposes 29 residential units with an average unit size of 595 square feet. The proposed density on this lot is 63 dwelling units per acre, on a parcel within the Priority Housing Overlay, which allows for 63 dwelling units per acre. Also proposed are 37 parking spaces and 34 bike parking spaces on the ground floor and 20 cubic yards of grading.</p>							
25 W COTA ST	MST2015-00330	037-171-011	03/08/2018	3,000	0	0	M-C
<p>This is a revised project description. Proposal to renovate a historic industrial building for a commercial/office use. The existing building would be converted from light industrial to office use. New second and third story additions and a roof deck are proposed. Four new parking spaces are proposed inside the building. A total of 2,902 square feet of non-residential additions are proposed for a total of 12,696 square feet of floor area. There is no existing parking onsite. Four parking spaces are proposed and three parking spaces are required. The project requires Development Plan findings for the new nonresidential floor area. This structure is on the City's List of Potential Historic Resources: "Hendry Brothers Blacksmith and Welding Shop."</p>							
720 DE LA VINA ST	MST2012-00277	037-082-017	04/28/2015	500	500	0	C-G
<p>Proposal for a two-story mixed-use development comprising the following: conversion of an existing one-story duplex to a partial two-story, 500 square foot commercial building including demolition of 360 square feet of floor area; demolish an existing 486 square foot detached studio; construct a 620 square foot ground level studio apartment; a 789 square foot, second-floor, 1-bedroom apartment; a 613 square foot, second-floor, 1-bedroom apartment; three covered parking spaces; and one accessible parking space. Total development on site will be 2,354 square feet. This building is on the City's List of Potential Historic Resources as eligible for City Structure of Merit status.</p>							
826 DE LA VINA ST	MST2010-00289	037-042-001	06/30/2016	139	0	0	C-G
<p>Proposal to remodel the south and west elevations of the existing commercial building. Alterations consist of thickening exterior walls, recessing windows, and stuccoing the exterior.</p>							
1015 DE LA VINA ST A	MST2013-00318	039-271-025	11/03/2014	20	0	0	C-G
<p>Proposal for a minor addition and exterior alterations to an existing commercial building including the enclosure of an existing 20 square foot recessed entry fronting De La Vina Street and alterations to existing doors and windows.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Floor Area	Total Floor Area	S.F. to be demo'ed	Zone
4151 FOOTHILL RD	MST2008-00496	059-160-024	07/10/2014	58,372	60,122	1,750	C-R/USS
<p>Proposal to construct 2 two-story, commercial office buildings, for a total of 60,122 square feet to be used by Sansum, on a proposed four acre site in the proposed C-1 and SD-2 Zones. Building A is proposed to be 46,600 square feet. Building B is proposed to be 13,522 square feet. The proposal includes the demolition of the existing 1,750 square foot gas station and on-site remediation. The project proposes 56,691 square feet of landscaping, bio-swales, 225 parking spaces and 24 bike spaces, and public improvements including sidewalks, and parkways. 17,327 cubic yards of grading is proposed. The project received approvals for Annexation, General Plan Amendment, Zone Change, and Development Plan Approval.</p>							
513 GARDEN ST	MST2010-00168	031-202-009	03/28/2016	2,730	3,874	0	M-C
<p>Proposal for a three-story mixed-used project consisting of 2,730 square feet of new commercial space and 3,600 square feet of new residential space in nine residential studio units. The existing 1,144 square foot commercial building will remain on the 14,500 square foot lot.</p>							
522 GARDEN ST	MST2013-00464	031-211-023	04/12/2016	468	468	0	M-C
<p>This is a revised project description: Proposal to construct a new three-story mixed-use building on a 3,320 square foot vacant lot. The project consists of two commercial tenant spaces of 247 and 221 square feet on the ground floor, an 884 square foot residential unit with a 481 square foot deck on the second floor, a 718 square foot unit with a 175 square foot deck on the third floor and a 692 square foot roof deck. Parking consists of two residential parking spaces and two bicycle parking spaces in a two-car garage, and two uncovered parking spaces for the commercial units. The project is proposed under the Average Unit-size Density Incentive Program with the average unit size of 718 square feet.</p>							
819 GARDEN ST	MST2005-00439	031-012-011	04/01/2015	610	1,390	780	C-G
<p>This is a revised project. Proposal to demolish an existing 780 square foot office building and construct a new four-story, 4,515 square foot mixed-use building on a 1,881 square foot lot located in El Pueblo Viejo Landmark District. This development will be comprised of one 2,003 square foot one-bedroom unit, and 1,390 net square feet of office space. Four parking spaces will be provided: two on-site in a 1,122 square foot parking garage, and two on a separate parcel within 500 feet. Also proposed is a 602 square foot roof deck. Staff Hearing Officer approval is requested for a zoning modification to provide less than the required 10% open space area.</p>							
220 GRAY AVE	MST2015-00123	033-054-029	07/13/2017	102	0	0	OC/HRC-2/
<p>This is a revised project description: Proposal for a voluntary lot merger of the lots at 220 Gray Avenue [APN 033-054-020] and 224 Gray Avenue [APN 033-054-017]. The proposal also includes the demolition of 2,093 square feet of as-built one-story additions and construction of a 102 square foot addition to the existing 3,755 square foot commercial building. The proposal also includes site improvements comprising 15 parking spaces, four bicycle parking spaces, an as-built outdoor dining area, new site walls and gates, and a trash enclosure. Coastal review is required. This project will address violations identified in enforcement case ENF2014-00833.</p>							
233 E GUTIERREZ ST	MST2004-00702	031-272-010	04/25/2016	29	2,429	0	M-C
<p>"As-built" installation of a walk-in freezer and condenser unit for an existing commercial building. Approximately 28.5 square feet of the walk-in freezer will extend outside of the existing building.</p>							
410 E HALEY ST	MST2016-00309	031-283-016	04/18/2017	1,469	0	0	M-C
<p>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.</p>							
225 E HALEY ST	MST2011-00310	031-202-012	07/30/2018	-1,113	0	1,113	M-C
<p>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.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Floor Area	Total Floor Area	S.F. to be demo'ed	Zone
310 E HALEY ST Dummy case to track 765 square feet of second story as-built	MST2014-00299	031-281-003	09/15/2015	765	0	0	M-C
401 E HALEY ST Proposal to convert an existing 2,112 square foot auto repair building at 508 Laguna Street to industrial/manufacturing use. There will be no change of use to the existing duplex at 510 Laguna Street or the retail building at 401 E. Haley Street. Public improvements are proposed including alterations to the driveway aprons and 489 square feet of new sidewalk, curb, gutter and parkway. The project also includes exterior paint changes to three buildings, revisions to an existing trellis to be 12" taller, changes to trellis details, and awning replacement. There is an Offsite Parking Agreement proposed with 412 E. Haley Street to provide the required parking. No new floor area is proposed.	MST2015-00136	031-212-018	10/28/2016	-921	0	921	M-C
412 E HALEY ST This is a revised project description: A previous proposal was reviewed and approved by the ABR on February 10, 2014, to remodel the facade of an existing 3,655 square foot one-story commercial building. The project also included repair/replacement of siding and doors, conversion of 413 square feet of garage to light industrial use, permitting 222 square feet of as-built non-residential floor area, a 58 square foot addition, one accessible parking space, a new driveway gate, lighting, and a trash enclosure on the adjacent parcel via a legal agreement. A revised proposal now includes the conversion of an existing 1,737 square foot four-car garage to leasable floor area and one uncovered parking space on-site, with remaining required parking to be provided off-site at 401 E. Haley Street. An Offsite Parking Agreement is currently being reviewed under Master Application MST2015-00136. The revised total of Growth Management Plan non-residential square footage is 2,430 square feet. This project now requires Development Plan Approval findings by the Architectural Board of Review.	MST2014-00042	031-283-005	12/15/2016	2,430	6,031	0	M-C
420 E HALEY ST Proposal for a legal change of use and to replace an existing streetscape storefront system. Also proposed is to remove approximately 1,000 square feet of existing non-residential floor area in order to provide three parking spaces at the rear, new windows, and two new entry doors on the rear elevation. A waiver of parking design standards is requested.	MST2013-00460	031-283-006	06/12/2014	-1,000	0	0	M-C
435 E HALEY ST Proposal to permit an "as-built" spray booth, "as-built" building color changes, to install a Title 24 compliant accessible ramp, remove two doors at the rear of the building, reinstall existing door to clear new ramp, and install new fencing around the trash enclosure.	MST2009-00232	031-212-026	08/05/2015	355	7,165	0	M-C
709 E HALEY ST Proposal to convert an existing 504 square foot one-story residence to commercial use and add 381 square feet to the front of the building. A new 1,000 square foot four-car carport with 1,000 square feet of uncovered storage area above the parking spaces is proposed at the rear of the 5,200 square foot lot. The project will result in 975 square feet of new commercial floor area.	MST2011-00077	031-232-017	09/22/2014	975	975	0	C-G
13 W HALEY ST 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.	MST2017-00166	037-211-004	04/14/2017	699	0	0	M-C
216 W HALEY ST 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.	MST2017-00142	037-161-016	02/28/2018	940	0	0	R-MH

Address	Case Number	APN	C of O Issue Date	Net New Floor Area	Total Floor Area	S.F. to be demo'ed	Zone
812 JENNINGS AVE	MST2017-00511	017-043-003	09/28/2018	1,081	1,081	0	M-I
<p>Proposal for a short-term vacation rental conversion. The project is comprised of the conversion of a 1,081 square foot single-story, 3-bedroom house into a short-term vacation rental. Exterior changes include the demolition of the 197 square foot single car garage, addition of four new uncovered parking spaces, a new three foot fence along the front property line, new landscaping, and widening of the existing driveway apron.</p>							
635 LAGUNA ST	MST2014-00123	031-160-015	10/08/2015	35	0	285	M-C
<p>Proposal for interior remodel to convert three existing vehicle maintenance bays, of approximately 2,690 square feet, into new office and storage. The exterior alterations include removal of the existing overhead sectional doors and replacement with new doors and windows, approximately 10 new site parking spaces, including accessible parking, loading aisles and pathways. Net new square footage is 35 square feet.</p>							
702 LAGUNA ST	MST2010-00288	031-092-023	04/14/2014	5,616	10,862	0	R-M
<p>Proposal for approximately 5,616 square feet of one and two-story non-residential additions at an existing Housing Authority facility. The additions consist of a 2,946 square foot first floor addition and a 2,726 square foot second floor addition to an existing 986 square foot one-story storage building (Building A), and a 1,834 square foot one-story addition to an existing 4,184 square foot one-story maintenance building (Building B). There are 59 parking spaces proposed. Approved by Planning Commission on June 16, 2011.</p>							
1900 LASUEN RD	MST2007-00140	019-170-022	01/09/2014	13,021	0	0	R-2/4.0/R-H
<p>The project site has been designated a Structure of Merit. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in Cottage 39, in the underground parking garage, and underneath Cottage 29; 2) Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.</p>							
222 N MILPAS ST	MST2012-00412	017-051-002	04/17/2014	150	30,103	0	C-G/C-R
<p>Proposal for a remodel and tenant improvements to the existing 29,953 square foot one-story grocery store building. The project consists of a new front façade, interior remodel to divide the building into three tenant lease spaces, an approximately 150 square foot addition under the new front arcade for the grocery store, new outdoor patio seating, new mechanical equipment, and minor alterations to landscaping. The existing 137 parking space parking lot is to remain.</p>							
1130 N MILPAS ST	MST2009-00551	029-201-004	08/02/2018	2,210	2,210	0	R-M
<p>Proposal to construct a new, 2,210 net square foot one-story administration building, pedestrian plaza, and walkway for the Santa Barbara Bowl with approximately 2,700 cubic yards of excavation and 1,200 cubic yards of fill grading. Planning Commission review of a Conditional Use Permit and Modifications to allow encroachments into the required setbacks is requested. The project requires City Council approval for abandonment of a portion of Lowena Drive. Courtesy review by the Architectural Board of Review and the Planning Commission of associated improvements on the County-owned parcels is also requested.</p>							
12 E MONTECITO ST	MST99-00465	033-051-019	08/08/2014	11,091	11,091	0	HRC-2/SD-
<p>Proposal for an 11,091 square foot two-story commercial youth hostel building with 60 parking spaces on a 37,368 square foot vacant lot. This project was conceptually reviewed by the HLC under MST95-0044 in February 1995, and has received a Coastal Development Permit and Planning Commission approval.</p>							
500 NINOS DR	MST2000-00707	017-382-002	02/10/2014	9,190	22,926	1,868	P-R/SD-3
<p>Construction of a proposed 8,805 square foot, one-story Discovery Pavilion building and a 1,408 square foot addition to the existing administrative building. Three existing buildings, totaling 1,868 square feet, and two existing animal holding facilities would be removed. An existing 1,779 square foot building would be remodeled and incorporated into the new building. The project would result in a net increase of approximately 9,190 square feet of building area.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Floor Area	Total Floor Area	S.F. to be demo'ed	Zone
401 OLD COAST HWY	MST2010-00267	015-291-011	02/25/2014	561	3,148	0	C-R
<p>Proposal for a Conditional Use Permit to allow an existing automobile repair business to operate in the C-P/R-2 zone and to permit the as-built alterations consisting of three auto lifts, 561 square foot interior mezzanine, roll-up door, to provide ADA accessibility, improve fire-rated construction, and modify site landscaping. The proposal addresses violations in ENF2009-01437. The project requires Planning Commission review of a Conditional Use Permit.</p>							
17 W ORTEGA ST	MST2012-00131	037-131-022	10/22/2015	-940	9,831	940	M-C
<p>Proposal for the partial demolition of 940 square feet of an existing storage building, a new wrought iron fence, new awning to match existing, new accessible path of travel to the rear of the building, and new trash enclosure. This project will result in a Measure "E" credit of 940 square feet. This is on the City's List of Potential Historic Resources: "Mission Revival Building."</p>							
109 W ORTEGA ST	MST2015-00581	037-123-002	08/02/2016	1,669	1,669	0	C-G
<p>Proposal to convert an existing 1,669 square foot single-family dwelling to a short-term vacation rental, which is considered non-residential square footage. Development Plan approval is requested. The existing 1-car garage/shed is proposed to be demolished and two uncovered parking spaces are proposed. The proposed site work on this 5,000 square foot parcel includes landscaping improvements and replacement of the driveway with permeable pavers, 185 square feet of new impermeable surfaces, a new fence, and new hot tub and deck.</p>							
316 W PEDREGOSA ST	MST2017-00118	025-352-015	03/30/2017	690	0	0	R-MH
<p>As described in your submitted plans and planner consultation (PRE2016-00928), the request is to convert an existing one-story, 690 square foot (net) single residential unit into a short-term rental (hotel). No exterior or interior remodel is proposed. One uncovered parking space will remain on-site. Public Works determined that an as-built encroachment permit was not required for existing pavers under PBW2017-00399.</p>							
215 PESETAS LN	MST2011-00317	057-203-003	08/12/2015	808	0	0	C-G/USS
<p>Proposal for minor alterations for the existing 57,739 square foot, three-story clinic building. The project includes a new 407 square foot canopy at the north entry, some remodeling of the existing north lobby, a new generator and enclosure along the east side of the building, as well as new trash and recycling enclosures at the east side of the building. The proposal also includes three options for placing, screening, and landscaping the moveable 376 square foot existing MRI trailer to conceal it from public view from Pesetas Lane. Total net new Minor Addition square footage is 808.</p>							
215 PESETAS LN	MST2014-00543	057-203-003	02/22/2017	164	0	0	C-G/USS
<p>Proposal for a minor ground floor addition of 164 square feet and exterior alterations to an existing 61,445 square foot, 3-story medical clinic. The project includes relocating the main entrance from the south side of the building to the north with a new drop-off configuration, adding a new open canopy, and adding a new entry on the south side of the building for the lab. Also proposed is to relocate an existing MRI trailer to the west side of the property and relocate and reconfigure the ADA parking spaces. A new landscape plan proposes to remove 68 trees and protect 50 in place. There will be 347 square feet of replaced or new impermeable surfaces and no grading. The development is located on APNs 057-203-003 and 057-203-005 totaling 6.52 acres.</p>							
540 W PUEBLO ST	MST2007-00092	025-090-048	04/26/2018	35,845	57,239	0	O-M
<p>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.</p>							
824 REDDICK ST	MST2012-00436	031-304-006	01/23/2014	249	1,210	0	M-I
<p>Proposal for a 249 net square foot one-story addition to connect two existing one-story commercial buildings. The project includes two uncovered parking spaces, new trash enclosure, widening the existing curb cut, relocating and/or replacing street trees, new driveway entry gate, and introduction of landscaping. The total square footage will be 1,157 square feet on the 2,500 square foot lot.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Floor Area	Total Floor Area	S.F. to be demo'ed	Zone
513 SANTA BARBARA ST	MST2017-00425	031-201-011	07/24/2017	643	643	0	M-C
Proposed conversion of a four-story 643 square foot, single residential unit to a short-term rental. No portion of the unit will be rented out separately.							
1003 SANTA BARBARA ST A	MST2013-00418	029-211-013	12/14/2016	-1,489	0	1,489	C-G
This is a revised project description. Proposal for a 1,731 square foot two-story addition to be constructed on top of an existing 1,489 square foot, one-story commercial building. The commercial building will be converted to residential use and will be used as a four-car garage and storage. The resulting three-story single-family dwelling unit will be 40'-6" tall on an approximately 2,000 square foot parcel. Total floor area on site will be 3,312 square feet, or a 1.65 floor-to-lot-area ratio. A total of 969 square feet of outdoor decks and landings is also proposed. There will be 124 square feet of permeable paving installed in the driveway. The project received Staff Hearing Officer review for requested zoning modifications for setback encroachments and open yard area.							
2112 SANTA BARBARA ST	MST2013-00097	025-252-008	11/04/2014	-7,976	0	7,976	RS-15
Proposal for a voluntary lot merger of Assessor Parcel Numbers 025-252-006 and -007 and change of use from commercial to residential use. This is the site of the former Fielding Institute. The proposal includes the restoration of an existing 6,167 square foot, two-story building to a single-family residence and exterior alterations to remove awnings, skylights, staircases, and an accessible ramp. Also proposed is the conversion of an existing 1,809 square foot detached commercial building to an additional dwelling unit and alterations to incorporate a two car garage within the existing building footprint. Site improvements will include removal of existing paved parking spaces, restoration of historic site walls, a new swimming pool and spa, and new landscaping. Total development on this merged 49,810 square foot parcel will be 8,178 square feet. Staff Hearing Officer approval is requested for a Performance Standard Permit for the additional dwelling unit and zoning modifications. This parcel is eligible for National Register listing, California Register of Historical Properties listing, and is a designated City Landmark: "Hodges House."							
35 STATE ST	MST97-00357	033-102-018	05/25/2018	16,508	77,826	38,918	HRC-2/S-D-
Proposal for a mixed-use development, formerly Entrada de Santa Barbara, now Hotel Californian, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.							
125 STATE ST	MST2009-00119	033-075-012	10/03/2017	16,691	17,146	0	HRC-2/SD-
The project includes a new 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 45 feet. The project also includes two uncovered parking spaces accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Final Community Priority Designation by City Council on October 25, 2011.							
330 STATE ST	MST2013-00226	037-254-014	05/05/2016	32	0	0	M-C
Proposal for a new 32 square foot server station near the existing outdoor dining patio. This is a Structure of Merit: "Former Seaside Oil Co. Building and Showroom, aka Andalucia Building."							
419 STATE ST	MST2014-00084	037-211-031	04/07/2015	2,037	0	0	M-C
Proposal for tenant improvements and exterior alterations to an existing, 23,831 square foot, three-story, mixed-use building. The proposal includes a change of use to convert 2,037 square feet of existing residential area (2 units) into non-residential square footage. Exterior alterations include the replacement of entry glazing, replacement of an existing roll up door with a fixed window element, replacement of an existing window (on the third floor) to a single access door, removal of a wall and gate on the third floor, new skylights and new rooftop equipment. Development Plan approval is required for 2,037 square feet of non-residential floor area.							

Address	Case Number	APN	C of O Issue Date	Net New Floor Area	Total Floor Area	S.F. to be demo'ed	Zone
515 STATE ST	MST2013-00478	037-172-006	02/19/2015	-445	0	0	M-C
<p>Proposal for a legal change of use and alterations to the State Street elevation including recessing the doors and windows to their original built location. This will result in a credit of 461 square feet of floor area. Also proposed is to reconstruct an enclosed loading dock at the rear elevation and add 16 square feet of floor area, construct a new trash enclosure, and restripe the existing parking lot where eight parking spaces are required but 16 parking spaces are being proposed. The total net credit of non-residential floor area is 445 square feet. This is on the City's List of Potential Historic Resources: "Automotive and Machine Shop, L.N. Diedrich Building."</p>							
915 STATE ST	MST2014-00437	039-321-041	09/27/2017	171	3,898	3,727	C-G
<p>Proposal to request a new approval to demolish the existing 3,727 square foot, commercial building and construct a new, 3,898 square foot, one-story, commercial building, located on a 4,495 square foot lot. The proposal results in a net increase of 171 square feet. A prior application was originally approved on May 28, 2008, and subsequently expired.</p>							
1117 STATE ST	MST2012-00256	039-231-030	02/03/2014	376	0	0	C-G
<p>Proposal to demolish the existing façade and construction of a new façade on the State Street elevation including a 376 square foot addition and exterior alterations to include a new roof, window, wood corbels, plaster moldings and wrought iron work to an existing commercial building.</p>							
1201 STATE ST	MST2011-00159	039-182-021	03/04/2014	495	0	0	C-G
<p>This is a revised project description: Proposal for a 495 square foot addition and exterior alterations at the former State and A Bar and Grill. The proposal includes approximately 836 square feet of new solid roof over the existing outdoor dining patio, new ADA compliant entry ramp at the State Street frontage, removal of non-ADA compliant steps on the W. Anapamu Street frontage, new outdoor patio bar, and new awning. The proposed 495 square foot addition will be located at the rear of the site and will not be visible from either State or E. Anapamu Streets. All new signage to be reviewed under a separate Sign Committee application.</p>							
1722 STATE ST	MST2011-00189	027-800-008	03/26/2014	5,523	12,433	0	C-G
<p>Proposal to convert an existing two-story, 7,181 square foot bank building to a new surgery center and construct a 5,233 square foot, two-story addition. The existing 52 parking spaces will remain and new landscaping will be added to this 28,875 square foot parcel. The project requires Planning Commission review for a Conditional Use Permit, a Development Plan, a Transfer of Existing Development Rights and a Tentative Subdivision Map for up to eight commercial condominiums. The previously-approved mixed-use project is proposed to be withdrawn.</p>							
1936 STATE ST	MST2011-00167	025-372-001	07/28/2015	3,300	3,300	0	C-G
<p>Proposal to construct a new 3,300 square foot, approximate 21 foot tall, one-story, non-residential building on a 22,466 square foot lot. The entry tower portion of the building is proposed at 32 feet. A new parking lot behind the building will provide 17 parking spaces, one space more than required. Grading outside of the building footprint will be balanced on site at 120 cubic yards. Development Plan Approval findings are required by the Historic Landmarks Commission to allow the development of 2,449 square feet of new non-residential floor area. The site has retained an 851 square foot demolition credit.</p>							
3850 STATE ST	MST2014-00064	057-240-048	03/09/2015	109	0	0	C-R/USS
<p>Proposal to install a new 109 square foot two-story elevator and equipment room at the north side of the building. Also proposed is to restripe the parking lot with 152 regular parking spaces and six accessible spaces for a total of 158 spaces. Approximately 17 cubic yards of grading excavation will be required for the elevator foundation.</p>							
3880 STATE ST	MST2012-00422	057-240-046	10/24/2017	-2,152	0	0	C-G/USS
<p>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.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Floor Area	Total Floor Area	S.F. to be demo'ed	Zone
3885 STATE ST	MST2013-00411	051-022-038	04/12/2017	-22,250	0	0	C-G/USS
<p>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.</p>							
1017 & 1017 A STATE STREET	MST2013-00390	039-281-018	05/13/2015	136	0	0	C-G
<p>This is a second revision to the project description. This project involves one building spanning two separate parcels: 039-281-018 and -019. Proposal for front elevation changes to relocate store entry doors which will result in a 136 square foot addition. New doors, windows, and tile base are proposed on the front elevation and door and window changes are proposed on the rear elevation.</p>							
202 STEARNS WHARF	MST2015-00327	033-120-022	02/03/2017	50	85	35	HC/SD-3
<p>This is a revised project description: Concept review of a proposal to replace an existing 35 square foot parking attendant kiosk with an 85 square foot, pre-manufactured, ADA-compliant kiosk at Stearns Wharf. The project will include an accessible ramp connecting the wharf walkway to the kiosk and a new concrete slab. Also proposed is to install 50 linear feet of permanent wood fencing along the east and west sides of the wharf. Requires Coastal Review in the Permit Jurisdiction of the Coastal Zone.</p>							
9 W VICTORIA ST	MST2013-00024	039-182-001	03/25/2014	353	3,903	0	C-G
<p>Proposal to remove an existing unpermitted 247 square foot canvas patio cover and construct a 353 net square foot, one-story, 16'-0" tall addition at the front of an approximately 3,550 square foot building. There are four buildings on this site.</p>							
34 W VICTORIA ST	MST2009-00266	039-610-041	06/09/2014	6,413	26,538	20,125	C-G
<p>Proposal to demolish an existing 20,125 square foot commercial building (formerly Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 26,538 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 81 parking spaces in a subterranean garage. Buildings would be two and three stories in height.</p>							
423 W VICTORIA ST	MST2013-00198	039-161-014	08/04/2015	43	0	0	P-R
<p>306 sf interior renovation including ADA upgrades to existing restrooms. Minor exterior work to include replacing 2 existing window opening s with doors and replace existing sidewalk paving at new doors. match existing exterior doors and finished . Additional 43 SF. No change in use.</p>							

END OF REPORT