

Projects with New Nonresidential Floor Area

Certificates of Occupancy Issued
from 1/1/2014 to 5/31/2017
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 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."	MST2012-00180	029-110-027	01/09/2015	438	0	0	A-1
35 ANACAPA ST Dummy case to track 14,993 square feet demolition of four commercial buildings.	MST2013-00121	033-112-002	12/10/2015	-14,993	0	0	OC/SD-3
528 ANACAPA ST 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.	MST2012-00300	031-201-029	08/05/2014	3,000	6,218	0	C-M
502 BRINKERHOFF AVE 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.	MST2010-00215	037-163-013	12/16/2014	650	0	0	C-2
418 E CANON PERDIDO ST 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.	MST2007-00505	031-022-002	08/04/2015	26	0	0	C-2
100 CASTILLO 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.	MST2009-00441	033-120-021	01/28/2014	240	0	0	P-R/SD-3
608 & 614 CHAPALA STREET 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."	MST2013-00397	037-131-020	04/28/2015	5,402	26,440	0	C-M
1919 CLIFF DR 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.	MST2013-00112	045-015-013	07/31/2014	864	2,000	0	C-P/R-2/SD-

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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>							
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>							
720 DE LA VINA ST	MST2012-00277	037-082-017	04/28/2015	500	500	0	C-2
<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>							
1015 DE LA VINA ST A	MST2013-00318	039-271-025	11/03/2014	20	0	0	C-2
<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>							
4151 FOOTHILL RD	MST2008-00496	059-160-024	07/10/2014	58,372	60,122	1,750	C-1/SD-2
<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	C-M
<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>							

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522 GARDEN ST	MST2013-00464	031-211-023	04/12/2016	468	468	0	C-M
<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-2
<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>							
233 E GUTIERREZ ST	MST2004-00702	031-272-010	04/25/2016	29	2,429	0	C-M
<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>							
310 E HALEY ST	MST2014-00299	031-281-003	09/15/2015	765	0	0	C-M
<p>Dummy case to track 765 square feet of second story as-built</p>							
401 E HALEY ST	MST2015-00136	031-212-018	10/28/2016	-921	0	921	C-M
<p>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.</p>							
412 E HALEY ST	MST2014-00042	031-283-005	12/15/2016	2,430	6,031	0	C-M
<p>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.</p>							
420 E HALEY ST	MST2013-00460	031-283-006	06/12/2014	-1,000	0	0	C-M
<p>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.</p>							
435 E HALEY ST	MST2009-00232	031-212-026	08/05/2015	355	7,165	0	C-M
<p>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.</p>							

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709 E HALEY ST	MST2011-00077	031-232-017	09/22/2014	975	975	0	C-2
<p>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.</p>							
635 LAGUNA ST	MST2014-00123	031-160-015	10/08/2015	35	0	285	C-M
<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-3
<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-2/C-P
<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>							
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>							
401 OLD COAST HWY	MST2010-00267	015-291-011	02/25/2014	561	3,148	0	C-P
<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>							

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17 W ORTEGA ST	MST2012-00131	037-131-022	10/22/2015	-940	9,831	940	C-M
<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-2
<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>							
215 PESETAS LN	MST2011-00317	057-203-003	08/12/2015	808	0	0	C-2/SD-2
<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>							
824 REDDICK ST	MST2012-00436	031-304-006	01/23/2014	249	1,210	0	M-1
<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>							
1003 SANTA BARBARA ST A	MST2013-00418	029-211-013	12/14/2016	-1,489	0	1,489	C-2
<p>This is a revised project description. Proposal for a 1,731 square foot two-story addition to be constructed on top of an existing 1,489 square foot, one-story commercial building. The commercial building will be converted to residential use and will be used as a four-car garage and storage. The resulting three-story single-family dwelling unit will be 40'-6" tall on an approximately 2,000 square foot parcel. Total floor area on site will be 3,312 square feet, or a 1.65 floor-to-lot-area ratio. A total of 969 square feet of outdoor decks and landings is also proposed. There will be 124 square feet of permeable paving installed in the driveway. The project received Staff Hearing Officer review for requested zoning modifications for setback encroachments and open yard area.</p>							
2112 SANTA BARBARA ST	MST2013-00097	025-252-008	11/04/2014	-7,976	0	7,976	E-1
<p>Proposal for a voluntary lot merger of Assessor Parcel Numbers 025-252-006 and -007 and change of use from commercial to residential use. This is the site of the former Fielding Institute. The proposal includes the restoration of an existing 6,167 square foot, two-story building to a single-family residence and exterior alterations to remove awnings, skylights, staircases, and an accessible ramp. Also proposed is the conversion of an existing 1,809 square foot detached commercial building to an additional dwelling unit and alterations to incorporate a two car garage within the existing building footprint. Site improvements will include removal of existing paved parking spaces, restoration of historic site walls, a new swimming pool and spa, and new landscaping. Total development on this merged 49,810 square foot parcel will be 8,178 square feet. Staff Hearing Officer approval is requested for a Performance Standard Permit for the additional dwelling unit and zoning modifications. This parcel is eligible for National Register listing, California Register of Historical Properties listing, and is a designated City Landmark: "Hodges House."</p>							
330 STATE ST	MST2013-00226	037-254-014	05/05/2016	32	0	0	C-M
<p>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."</p>							

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419 STATE ST	MST2014-00084	037-211-031	04/07/2015	2,037	0	0	C-M
<p>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.</p>							
515 STATE ST	MST2013-00478	037-172-006	02/19/2015	-445	0	0	C-M
<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>							
1117 STATE ST	MST2012-00256	039-231-030	02/03/2014	376	0	0	C-2
<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-2
<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-2
<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-2
<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-P/SD-2
<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>							
1017 & 1017 A STATE STREET	MST2013-00390	039-281-018	05/13/2015	136	0	0	C-2
<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>							

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9 W VICTORIA ST	MST2013-00024	039-182-001	03/25/2014	353	3,903	0	C-2
<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-2
<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