

# Average Unit Density Cases

	Existing Units	Total Units	Net New Units*	New Units** - All Zones	New Units - Multi Family Residential Zones	New Units - Commercial Zones
<b>AUD Affordable</b>						
Pending	1	17	16	17	17	
Approved	0	148	148	148		148
Building Permit Issued	0	40	40	40		40
<b>Subtotal:</b>	<b>1</b>	<b>205</b>	<b>204</b>	<b>205</b>	<b>17</b>	<b>188</b>
<b>AUD Medium High Rental Units</b>						
Pending	40	90	50	62	35	27
Approved	18	59	41	46	46	
Building Permit Issued	5	16	11	12	12	
Certificate of Occupancy	2	6	4	4	2	2
Under Appeal	2	4	2	2	2	
<b>Subtotal:</b>	<b>67</b>	<b>175</b>	<b>108</b>	<b>126</b>	<b>97</b>	<b>29</b>
<b>AUD Medium High Ownership Units</b>						
Approved	1	4	3	3	3	
<b>Subtotal:</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>3</b>	
<b>AUD High Density Rental Units</b>						
Pending	10	41	31	40	9	31
Building Permit Issued	0	33	33	33		33
<b>Subtotal:</b>	<b>10</b>	<b>74</b>	<b>64</b>	<b>73</b>	<b>9</b>	<b>64</b>
<b>AUD High Density Ownership Units</b>						
Pending	0	4	4	4	4	
<b>Subtotal:</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	
<b>AUD Priority Housing Rental Units</b>						
Pending	14	267	253	266	19	247
Approved	3	164	161	164		164
Building Permit Issued	4	118	114	118		118
<b>Subtotal:</b>	<b>21</b>	<b>549</b>	<b>528</b>	<b>548</b>	<b>19</b>	<b>529</b>
<b>Grand Total:</b>	<b>100</b>	<b>1011</b>	<b>911</b>	<b>959</b>	<b>149</b>	<b>810</b>

The AUD Program has an initial duration of eight years or until 250 new units under the Program have been constructed in the High Density Residential or Priority Housing Overlay areas, whichever occurs first. Any application for new units that is deemed complete prior to the expiration of the Program may continue to be processed under the AUD Incentive Program. The below units count toward the 250 unit total - Once 250 units of these are completed with a Certificate of Occupancy the initial Program ends. \* Net new units are the difference between total units and existing units on site of project \*\*New units are newly built units that does not include conversion of existing units but does include the replacement of demolished units.

Pending	24	312	288	310	32	278
Approved	3	164	161	164		164
Building Permit Issued	4	151	147	151		151
<b>Grand Total:</b>	<b>31</b>	<b>627</b>	<b>596</b>	<b>625</b>	<b>32</b>	<b>593</b>

Status  
**Pending**

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

**Pending**                      **AUD Affordable**                      **1**                      **17**                      **16**                      **17**

Case Address	Case Number	APN	Zone	AUD type								
601 SAN PASCUAL ST	MST2013-00019	037-101-014	R-3	AUD Medium High Rental Units								
				<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>2</td> <td>4</td> <td>2</td> <td>2</td> </tr> </table>	Existing units	Total Units	Net New Units	New Units:	2	4	2	2
Existing units	Total Units	Net New Units	New Units:									
2	4	2	2									
Case Description:												
<p>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.</p>												

Case Address	Case Number	APN	Zone	AUD type								
316 W MICHEL/1516 CASTILLO STS	MST2016-00125	027-212-026	R-4	AUD Medium High Rental Units								
				<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>16</td> <td>21</td> <td>5</td> <td>12</td> </tr> </table>	Existing units	Total Units	Net New Units	New Units:	16	21	5	12
Existing units	Total Units	Net New Units	New Units:									
16	21	5	12									
Case Description:												
<p>Proposal for a new 21 unit residential project using the Average Unit Density Incentive Program (AUD) on two perpendicular lots at 316 W. Micheltorena and 1516 Castillo Streets (APNs 027-212-026 and 027-212-022). Between the two parcels, there are currently five existing buildings. The proposal would demolish three buildings, two carports, and a portion of Building C (5,049 s.f.); retain two buildings (6,073 s.f.); and construct four buildings (8,809 s.f.), for a new total of six residential buildings (14,882 s.f.). A detailed breakdown is as follows: Building A: Existing 4,468 s.f. 3-stories (7 units), Building B: New 2,580 s.f. 2-stories (3 units), Building C: Existing 1,605 s.f. 2-stories (2 units), Building D: New 2,320 s.f. 2-stories (4 units), Building E: New 2,756 s.f. 3-stories (4 units), and Building F: New 1,153 s.f. 2-stories (1 unit). The unit mix comprises 13, 1-bedroom units and eight, 2-bedroom units, with an average unit size of 767 square feet and a density of 27 du/acre. The project also includes 21 parking spaces, approximately 426 s.f. of detached accessory structures, reconfigured driveways, and new landscaping. Both properties will be merged through a Voluntary Lot Merger and will result in a combined lot area of 35,263 square feet. The project is in the R-4 zone with a General Plan designation of Medium-High Density.</p>												

Case Address	Case Number	APN	Zone	AUD type
414 & 420 E. CARRILLO ST	MST2016-00174	029-302-023	C-2	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				21
				21
				21
Case Description:				
<p>Proposal for a new mixed-use project using the Average Unit Density Incentive Program [AUD]. The proposal includes a voluntary lot merger of 414 and 420 E. Carrillo Street, the demolition of a 4,903 square foot building at 414 E. Carrillo Street, and the construction of a new four story mixed-use building including 21 residential rental apartments and a 850 square foot addition of commercial floor area. An existing 11,700 square foot commercial building will be maintained. The residential unit mix will include six studio units, six, 1-bedroom units, and nine, 2-bedroom units, with an average size of 768 square feet. The proposed density on the combined parcels totaling 34,981 square feet will be 27 dwelling units per acre, which is the maximum allowed on a parcel with a General Plan land use designation of Commercial/Medium High Residential 15-27 dwelling units per acre. There will be a total of 57 parking spaces including 37 spaces in a ground floor parking garage and 20 uncovered spaces in a surface lot. There will be 3,145 square feet of landscaping. Staff Hearing Officer review is requested for a zoning modification to provide less than the required number of parking spaces. A shared parking analysis will be provided.</p>				

Case Address	Case Number	APN	Zone	AUD type
502 VERA CRUZ LN	MST2016-00272	031-201-024	C-M	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				5
				5
				5
Case Description:				
<p>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.</p>				

Case Address	Case Number	APN	Zone	AUD type
1220 & 1222 SAN ANDRES ST	MST2016-00211	039-151-010	R-3	AUD Medium High Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				5
				12
				7
				12
Case Description:				
<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, with an average size of 1,044 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>				

Case Address	Case Number	APN	Zone	AUD type								
1116 SAN PASCUAL ST	MST2016-00359	039-202-016	R-3	AUD Medium High Rental Units								
<table border="1"> <thead> <tr> <th>Existing units</th> <th>Total Units</th> <th>Net New Units</th> <th>New Units:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3</td> <td>2</td> <td>2</td> </tr> </tbody> </table>					Existing units	Total Units	Net New Units	New Units:	1	3	2	2
Existing units	Total Units	Net New Units	New Units:									
1	3	2	2									
<b>Case Description:</b> Proposal for a new residential project using the Average Unit Density Incentive Program (AUD). The proposal includes demolition of an existing, detached, 720 square foot garage and 176 square foot shed and construction of a new 2,444 square foot two-story duplex. An existing 675 square foot single-family dwelling on site will remain unchanged. The residential unit mix will include one, 2-bedroom unit (existing dwelling), one, 5-bedroom unit on the first and second floors, and one, 1-bedroom unit on the second floor of the new duplex, with an average unit size of 1.039 square feet. The proposed density on this 6,880 square foot parcel is 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density 15-27 dwelling units per acre. Private outdoor living space for the new units will be provided in two second floor decks totaling 173 square feet. There will be a total of three parking spaces provided, two in a 420 square foot, attached two-car garage, and one uncovered space. No grading is proposed. Total development on site will be 3,119 square feet of floor area. This project will address violations identified in Zoning Information Report ZIR2016-00345.												

Case Address	Case Number	APN	Zone	AUD type								
2205 OAK PARK LN	MST2016-00391	025-160-012	R-3	AUD Medium High Rental Units								
<table border="1"> <thead> <tr> <th>Existing units</th> <th>Total Units</th> <th>Net New Units</th> <th>New Units:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2</td> <td>1</td> <td>1</td> </tr> </tbody> </table>					Existing units	Total Units	Net New Units	New Units:	1	2	1	1
Existing units	Total Units	Net New Units	New Units:									
1	2	1	1									
<b>Case Description:</b> Proposal for a new residential development using the Average Unit Density Incentive Program (AUD). The project will include a 722 square foot, two-story addition with a 298 square foot second story roof deck on an existing 930 square foot one-story dwelling unit at the front of the site and a new, 1,652 square foot two-story dwelling unit at the rear of the site. Also proposed is to demolish an existing 307 square foot storage building (former garage) in the rear. There will be two uncovered parking spaces provided. The average unit size will be 1,121 square feet and the proposed density will be 19 dwelling units per acre on a 4,635 square foot parcel with a General Plan Land Use designation of Medium High Density Residential 15-27 dwelling units per acre. Total development on site will be 2,190 square feet. This house is on the City's List of Potential Historic Resources.												

Case Address	Case Number	APN	Zone	AUD type								
321 E MICHELTORENA ST	MST2016-00383	027-251-014	R-3	AUD Medium High Rental Units								
<table border="1"> <thead> <tr> <th>Existing units</th> <th>Total Units</th> <th>Net New Units</th> <th>New Units:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3</td> <td>2</td> <td>2</td> </tr> </tbody> </table>					Existing units	Total Units	Net New Units	New Units:	1	3	2	2
Existing units	Total Units	Net New Units	New Units:									
1	3	2	2									
<b>Case Description:</b> Proposal for a new multi-family development using the Average Unit Density Incentive Program (AUD). The proposal will include the demolition of 1,408 square feet of impermeable paving and 158 lineal feet of fencing and the construction of a three-story duplex with an attached, 743 square foot, three-car garage at the rear of the site. An existing 1,428 square foot, one-story, three bedroom dwelling unit at the front of the site will remain unaltered. The unit mix will include three, 3-bedroom units totaling 3,269 square feet with an average unit size of 1,089 square feet. The proposed density on this 6,664 square foot parcel will be 20 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density Residential, 15-27 dwelling units per acre. The proposal also includes removal of one 47' tall palm tree and one 12' tall Pittosporum tree. Grading will be balanced on site.												



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

Case Address	Case Number	APN	Zone	AUD type
610 CASTILLO ST	MST2016-00179	037-113-032	R-4	AUD High Density Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				2
				10
				8
				9
Case Description:				
Proposal for 10 rental residential units to be developed under the Average Unit Density (AUD) program on an 18,750 square foot lot. This includes demolishing an existing single-family residence (610 Castillo St.), constructing eight new residential units, and retaining two existing single-family residences (612 and 618 Castillo St.) located on separate parcels. Both properties will be merged through a Voluntary Lot Merger. The eight new units will be developed in four new buildings consisting of one triplex, two duplexes, and one new single-family residence. The resulting 10 units will have an average unit size of 1,130 square feet and will result in 15,652 square feet of development, including garages. 20 covered parking spaces are proposed. The project requires a Concept Review by Planning Commission for the AUD development at high density (28-36 du/acre) and on a lot greater than 15,000 square feet in size.				

**Pending                      AUD High Density Rental Units                      10                      41                      31                      40**

Case Address	Case Number	APN	Zone	AUD type
810 CASTILLO ST	MST2016-00228	037-032-020	R-4	AUD High Density Ownership Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				4
				4
				4
Case Description:				
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.				

**Pending                      AUD High Density Ownership Units                      0                      4                      4                      4**

Case Address	Case Number	APN	Zone	AUD type
24 W GUTIERREZ ST	MST2016-00193	037-211-020	C-M	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				1
				8
				7
				8
Case Description:				
<p>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.</p>				

Case Address	Case Number	APN	Zone	AUD type
711 BATH ST	MST2016-00240	037-073-010	R-4	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				2
				9
				7
				9
Case Description:				
<p>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.</p>				

Case Address	Case Number	APN	Zone	AUD type
219 E HALEY ST	MST2016-00078	031-202-014	C-M	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				6
				36
				30
				36
Case Description:				
<p>Proposal for the demolition of six existing residential units to be replaced with a three story mixed-use on a 25,113 SF lot. The building is comprised of 36 two bedroom, two bathroom units totaling 28,617 SF and two commercial spaces totaling 2,520 SF. A total of 31,137 SF are proposed onsite with 46 covered parking spaces. This project is developed under the Average Unit Density Incentive Program and is required to have Planning Commission Conceptual review. The average unit size is 795.</p>				

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

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

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



Case Address	Case Number	APN	Zone	AUD type
3891 STATE ST	MST2016-00147	051-022-035	C-2/SD-2	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				85
				85
				85
Case Description:				
<p>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.</p>				

Case Address	Case Number	APN	Zone	AUD type
1115 GARDEN ST	MST2016-00170	029-162-013	R-O	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				4
				4
				4
Case Description:				
<p>The proposed project is using the Average Unit Density (AUD) Incentive Program Priority Overlay project on a 4,658 square foot lot with a density of 38 dwelling units per acre (du/ac). The project is proposed as a three (3) story building, with four (4) units with four (4) covered parking spaces. The units will include one 4-bedroom unit and three 2-bedroom units totaling 3,625 square feet with 800 square feet of covered carports. Existing on the site is an office building that will be partially demolished and converted to residential use. The project includes a roof deck above the third level. Staff Hearing Officer review is requested for a zoning modification to allow the private outdoor living space to be located within 10 feet of the front lot line.</p>				

Case Address	Case Number	APN	Zone	AUD type
715 BOND AVE	MST2015-00198	031-231-015	C-2	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				1
				3
				2
				2
Case Description:				
<p>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 nine dwelling units on a parcel with a General Plan land use designation of Commercial/High Residential, 28 - 36 dwelling units per acre in the Priority Housing Overlay. There will be no grading. One ____ foot tall _____ tree is proposed to be removed from within the front setback. Staff Hearing Officer review is requested to provide less than the required Private Outdoor Living Space.</p>				

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

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

Case Address	Case Number	APN	Zone	AUD type
414 CHAPALA ST	MST2016-00190	037-211-027	C-M	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				22
				22
				22
Case Description:				
Proposal to demolish an existing one-story, 3,200 square foot commercial building and construct a new four-story, mixed-use development with 4,002 square feet of commercial area, and 22 rental units on a 15,823 square foot parcel. The residential component is being developed under the Average Unit Density (AUD) program and proposes a unit mix comprising one studio unit, 17 1-bedroom units, and four 2-bedroom units, with an average unit size of 800 square feet. There will be a total of 26 parking spaces located within a ground-floor garage. The project requires a Concept Review by Planning Commission for the AUD development in the priority housing overlay and on a lot greater than 15,000 square feet in size.				

Case Address	Case Number	APN	Zone	AUD type
325 W ANAPAMU ST	MST2016-00101	039-212-004	R-4	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				1
				10
				9
				10
Case Description:				
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 5,646 square foot, two-story residential apartment building housing 10 rental units. Also proposed is a 3,263 square foot carport with 10 parking spaces, 10 covered bicycle parking spaces, and a 129 square foot trash enclosure. No grading is proposed. Under AUD, the average unit size is 565 square feet, with a maximum allowed of 901 square feet. The proposed residential density is 45.4 dwelling units per acre, with a maximum of 54 units per acre allowed on this 9,585 square foot parcel with a General Plan Designation of High Density Residential in the Priority Housing Overlay.				

Case Address	Case Number	APN	Zone	AUD type
125 E GUTIERREZ ST	MST2016-00056	031-271-012	C-M	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				1
				10
				9
				10
Case Description:				
One-time conceptual review. Proposal to construct a 10-unit, three-story rental apartment building under the Average Unit-Size Density Incentive Program (AUD). The building consists of 10 parking spaces at grade in a parking garage, five units on the second floor, five units on the third floor, and a roof deck providing open space on the third floor roof. The existing one-story, 1,100 square foot single family dwelling and detached 220 square foot garage will be demolished. The project is located on a 7,050 square foot site within the Priority Housing Overlay area.				

<b>Pending</b>	<b>AUD Priority Housing Rental Units</b>	<b>14</b>	<b>267</b>	<b>253</b>	<b>266</b>
Total Units: Pending		419			

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

Case Address	Case Number	APN	Zone	AUD type								
251 S HOPE AVE	MST2014-00142	051-240-008	E-3/PD/SP-4/SD-2	AUD Affordable								
				<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>0</td> <td>90</td> <td>90</td> <td>90</td> </tr> </table>	Existing units	Total Units	Net New Units	New Units:	0	90	90	90
Existing units	Total Units	Net New Units	New Units:									
0	90	90	90									
<p>Case Description:</p> <p>Proposal by the Housing Authority of the City of Santa Barbara for a new, four-story affordable housing development for very-low and low income 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</p>												

**Approved**

**AUD Affordable**

0	148	148	148
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Case Address	Case Number	APN	Zone	AUD type								
1105 N MILPAS ST	MST2015-00609	029-192-013	R-3	AUD Medium High Rental Units								
				<table border="1"> <tr> <td>Existing units</td> <td>Total Units</td> <td>Net New Units</td> <td>New Units:</td> </tr> <tr> <td>5</td> <td>6</td> <td>1</td> <td>1</td> </tr> </table>	Existing units	Total Units	Net New Units	New Units:	5	6	1	1
Existing units	Total Units	Net New Units	New Units:									
5	6	1	1									
<p>Case Description:</p> <p>Proposal to convert an existing five-unit multi-family apartment complex into a new six-unit Average Unit Density Incentive Program (AUD) project. One existing 1,423 square foot residential unit will be converted into two units on a 10,221 square foot parcel with a Medium-High Residential Density General Plan designation. The unit sizes will be 907 square feet for Unit E and 516 square feet for Unit F. The maximum allowed average unit size is 925 square feet, and the proposed maximum average unit size is 648 square feet. Site alterations include a new 3'-0" tall, 4'-0" linear foot long garden wall and six new covered and secured bicycle parking spaces. A total of six parking spaces will be provided, with two spaces in an existing garage and four uncovered spaces. No exterior alterations are proposed to the existing building and no new floor area is proposed.</p>												





Case Address	Case Number	APN	Zone	AUD type
1135 SAN PASCUAL ST	MST2013-00377	039-201-003	R-3	AUD Medium High Ownership Units
				Existing units
				Total Units
				Net New Units
				New Units:
				1
				4
				3
				3
Case Description:				
<p>Proposal to construct three new 1,294 square foot, 3-bedroom condominium units and three new 282 square foot one-car garages within a new two-story building. Also proposed is to rehabilitate an existing 1,152 square foot, one-story, 2-bedroom dwelling unit and existing detached garage, and add a 300 square foot ground floor bedroom addition. The existing 302 square foot one-car garage will remain unchanged. Also proposed is 921 square feet of first- and second-story decks and patios. Total development for the site will be 4,884 square feet of residential floor area. Approximately 125 cubic yards of grading will be balanced on site. This project requires Staff Hearing Officer review for a tentative subdivision map and zoning modification.</p>				

**Approved**

**AUD Medium High Ownership Units**

<b>1</b>	<b>4</b>	<b>3</b>	<b>3</b>
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Case Address	Case Number	APN	Zone	AUD type
15 S HOPE AVE	MST2015-00010	051-040-058	C-2/SD-2	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				0
				46
				46
				46
Case Description:				
<p>This is a revised project description. Proposal to demolish the existing 8,368 square foot non-residential building and construct 41,187 square feet of development, including a 45-foot tall four-story mixed-use building with an underground parking garage and one detached two-story residential unit, on a 33,910 square foot lot. The project consists of 631 net square feet of commercial floor area and 46 residential units (comprised of 13 studio units, 30 one-bedroom units, and 3 two-bedroom units) totaling 36,502 square feet plus ancillary space (lobby, office, storage, community room). Parking would consist of 11 spaces at-grade and 40 spaces underground for a total of 51 parking spaces; 48 bicycle parking spaces are proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of excavation is anticipated for the underground garage. The project proposes a 45-foot setback from the top-of-bank of Arroyo Burro Creek to the first floor of the development, with the second, third and fourth floors cantilevering out up to 13 feet beyond that (closer to the creek). The project also includes creek restoration and more than 13,000 square feet of open space. The project is proposed under the AUD Priority Housing Overlay at a density of 60 du/ac, and the average unit size is 794 square feet.</p>				

Case Address	Case Number	APN	Zone	AUD type
634 ANACAPA ST	MST2015-00300	031-151-001	C-M	AUD Priority Housing Rental Units
				Existing units
				Total Units
				Net New Units
				New Units:
				1
				30
				29
				30
Case Description:				
<p>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.</p>				





Case Address	Case Number	APN	Zone	AUD type	
510 N SALSIPUEDES ST	MST2013-00212	031-222-018	C-M	AUD Affordable	
		Existing units	Total Units	Net New Units	New Units:
		0	40	40	40
Case Description:					
<p>Proposal for a new multi-family residential building providing 100% affordable housing. The project consists of a 66,196 square foot, three-story, 40 unit apartment building with an attached garage with 46 parking spaces on the first floor level and an attached 3,300 square foot community center. Three existing lots were to be merged to create one 41,099 square foot property.</p>					

**Building Permit Issued**

**AUD Affordable**

0	40	40	40
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Case Address	Case Number	APN	Zone	AUD type	
312 RANCHERIA ST	MST2014-00567	037-231-010	R-4	AUD Medium High Rental Units	
		Existing units	Total Units	Net New Units	New Units:
		0	7	7	7
Case Description:					
<p>Proposal to construct a new seven unit apartment complex on an 11,375 square foot vacant parcel. The project comprises two, 2-story buildings. Building 1 will be 2,433 square feet in size and will house three units and Building 2 will be 3,248 square feet in size and will house four units. Seven uncovered parking spaces and seven bicycle parking spaces are proposed, as well as new site utilities and a landscape plan. Two 20 foot tall pepper trees and one 20 foot tall palm tree will be removed. There will be 250 cubic yards of grading, which will be balanced on site. Under the Average Unit-Size Density (AUD) Incentive Program, the density of the proposed project is 27 dwelling units per acre with an average unit size of 812 square feet.</p>					

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



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

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

<b>Building Permit Issued</b>	<b>AUD Priority Housing Rental Units</b>	<b>4</b>	<b>118</b>	<b>114</b>	<b>118</b>
Total Units: Building Permit Iss		207			

Case Address	Case Number	APN	Zone	AUD type
522 GARDEN ST	MST2013-00464	031-211-023	C-M	AUD Medium High Rental Units

Existing units	Total Units	Net New Units	New Units:
0	2	2	2

Case Description:

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.

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

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

Case Description:

Proposal for changes to an existing multifamily development on an 11,250 square foot parcel. The project will entail legalizing two as-built studio units of 408 and 449 square feet and making them ADA compliant. These studios were formerly a two-car garage and a workshop. The site also includes an existing single-family dwelling and a second unit which are 1,091 and 1,902 square feet, respectively. Three of the units will be located in an existing 2-story structure. In addition, the existing single family dwelling will be modified to include a third bedroom. Minor site and exterior facade alterations are also proposed. The proposal will result in a total of four residential units with parking to be provided in one covered and three uncovered spaces, and four bicycle parking spaces. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with the average unit size of the units at 963 square feet.

**Certificate of Occupancy      AUD Medium High Rental Units**

2	6	4	4
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Total Units: Certificate of Occu 

6
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Case Address	Case Number	APN	Zone	AUD type
1320 OLIVE ST	MST2014-00569	029-091-034	R-3	AUD Medium High Rental Units

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

Case Description:

This is a revised project description. Proposal for a new Average Unit Density (AUD) project involving the construction of a new 1,820 square foot, two-story duplex building, composed of a 544 square foot unit above a 400 square foot two (2) car garage, and an attached two-story 684 square foot unit. The project is located on a located on an 8,123 square-foot parcel. The existing lot is developed with an existing, 1,785 square foot, one-story duplex, comprised of a 1,250 square foot unit and a 535 square foot unit. The proposal will result in a total of four residential units and will provide a total of three (3) covered parking spaces and one (1) uncovered parking space for a total of four (4) parking spaces. Four covered and secured bicycle parking spaces are provided. Under base density a maximum of three (3) units are allowed, however under the Average Unit Density (AUD) Incentive Program the project proposes a total of four (4) units. The maximum allowed average unit size is 1,040 square feet; the proposed project average unit size is 753 square feet. The project proposes to demolish an existing two-car garage and shed, includes the removal of a 24" diameter bottle brush tree and an 8" diameter ornamental pear tree. The existing, 1,785 square-foot, one-story, duplex, located at the front of the parcel, will remain with no alterations. It is a contributing historic resource to the potential Bungalow Haven Historic District. This

**Under Appeal**

**AUD Medium High Rental Units**

<b>2</b>	<b>4</b>	<b>2</b>	<b>2</b>
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Total Units: Under Appeal 

4
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