

Projects with New Residential Units

Certificates of Occupancy Issued

from 1/1/2014 to 12/31/2017

City of Santa Barbara, Planning Division

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
240 W ALAMAR AVE	MST2013-00022	051-283-001	07/20/2017	3	4	1	R-M/USS
<p>This project has been revised to have a greater setback from the creek and one covered parking space is proposed to be uncovered and encroach into the interior setback. Proposal to demolish an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,410 square feet including seven parking spaces in attached garages, and one uncovered space. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission approval of zoning modifications and a Tentative Subdivision Map was granted on July 17, 2014.</p>							
130 S ALISOS ST	MST2015-00402	017-212-015	10/05/2017	3	8	0	R-M
<p>Proposal for new dwelling units, addition, and alterations using the Average Unit-Size Density Incentive Program (AUD) which will result in a total of eight dwelling units. The project comprises the demolition of an existing 840 square foot, 4-car carport, paving, and fencing, and the construction of three new dwelling units on a multi-family parcel. Five existing dwelling units located in Buildings A, B, and C [Units 1-5] will remain unaltered, with the exception of a 194 first story addition to Unit 2 in Building B. New Building D (Unit 6) will be a two-story dwelling unit with a 561 square foot, 2-car garage, 318 square feet of living area on the ground floor, 846 square feet on the second floor, and a 30 square foot second floor deck. New Building E (Units 7 & 8) will be a two-story duplex totaling 1,888 square feet with a 97 square foot second floor deck. There will be six covered parking spaces, two uncovered parking spaces, and eight bicycle parking spaces. Site work will include new walkways, fencing, the removal of an existing 40' tall Mexican fan palm tree, and new landscaping. This project will result in a total of 9,832 square feet of development on a 16,686 square foot parcel. Under the AUD program, the proposed residential density is 21 dwelling units per acre, with a maximum of eight dwelling units having an average unit size of 1,040 square feet.</p>							
128 ANACAPA ST	MST2012-00332	033-083-022	06/09/2017	2	2	0	OC/SD-3
<p>Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,756 square feet, with an attached 446 square foot garage. Unit B would be 2,246 square feet with an attached 422 square foot garage. Staff Hearing Officer review is requested of a Tentative Subdivision Map and a Coastal Development Permit.</p>							
412 ANACAPA ST	MST2008-00322	031-271-032	06/27/2017	3	3	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>							

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
1714 ANACAPA ST (LOT 2)	MST2013-00045	027-111-019	01/28/2015	1	1	0	R-2
<p>Proposal to construct a new two-story, 2,306 square foot, single-family residence and an attached 482 square foot two-car garage, located on a vacant 7,330 square foot parcel. The proposal includes associated flat work, landscaping, and site walls. The design includes the roof location for possible future solar panels. This is a new parcel (Lot 2) created by a three lot subdivision approved by Planning Commission on October 8, 2009 (Resolution No. 040-09). The proposed total of 2,788 square feet is 92% of the guideline floor-to-lot area ratio (FAR).</p>							
1714 ANACAPA ST (LOT 2)	MST2013-00045	027-111-019	01/28/2015	1	1	0	R-2
<p>Proposal to construct a new two-story, 2,306 square foot, single-family residence and an attached 482 square foot two-car garage, located on a vacant 7,330 square foot parcel. The proposal includes associated flat work, landscaping, and site walls. The design includes the roof location for possible future solar panels. This is a new parcel (Lot 2) created by a three lot subdivision approved by Planning Commission on October 8, 2009 (Resolution No. 040-09). The proposed total of 2,788 square feet is 92% of the guideline floor-to-lot area ratio (FAR).</p>							
1716 ANACAPA ST (LOT 3)	MST2013-00046	027-111-020	10/29/2014	1	1	0	R-2
<p>Proposal to construct a new two-story, 3,060 square foot, single-family residence and an attached 762 square foot two-car garage, located on a vacant 7,500 square foot parcel. The proposal includes associated flat work, landscaping, and site walls. The design includes the roof location for possible future solar panels. This is a new parcel (Lot 3) created by a three lot subdivision approved by Planning Commission on October 8, 2009 (Resolution No. 040-09). The proposed total of 3,822 square feet is 125% of the guideline floor-to-lot area ratio (FAR).</p>							
420 E ANAPAMU ST	MST2005-00442	029-173-005	10/12/2017	2	3	0	R-M
<p>Proposal to demolish an existing 259 square foot one-car garage and construct two new residential condominium units above three new two-car garages. The proposal will result in three residential condominiums, Unit A, an existing 1,382 square foot one-story single-family residence, which will remain unaltered, Unit B a proposed 1,158 square foot two-story unit, and Unit C a proposed 1,365 square foot two-story residential unit. The existing residence, Unit A, is Landmark-worthy and therefore the project was concurrently reviewed by the Historic Landmarks Commission.</p>							
836 BATH ST	MST2012-00385	037-041-001	04/15/2016	1	2	1	R-MH
<p>Revised: SCD approved for change from condos to rentals. No other changes to project. Proposal for a two-unit subdivision to include the following: demolish two detached single-car garages, a 383 square foot, one-bedroom cottage, an attached 102 square foot service porch, and two detached storage sheds. Structurally upgrade an existing three-bedroom, one-story house and foundation and replace windows and roof. Construct a new attached two-story, three-bedroom dwelling unit and two attached two-car garages to create a two-unit condominium. Also proposed is associated new landscaping and paving. This is on the City's List of Potential Historic Resources: "Residence: Constructed in 1912."</p>							
1929 BATH ST	MST2016-00369	025-352-007	05/12/2017	-1	0	1	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>							
1023 CACIQUE ST A	MST2014-00503	017-213-014	01/28/2016	2	4	0	R-M
<p>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.</p>							

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1642 CALLE CANON Proposal to construct a new split level 1,812 square foot residence with an attached 568 square foot garage, a 312 square foot workshop and a 922 square foot basement located on an approximately 5.9 acre lot in the Hillside Design District. The proposal includes a new detached 1,291 square foot two story two-car garage/barn. Two single family residences and an accessory structure currently exist on the project site. The proposed total of 4,444 square feet of new construction in addition to the existing 2,121 square feet of the existing residences is 85% of the guideline floor-to-lot-area ratio (FAR). The project requires Staff Hearing Officer review for a Performance Standard Permit for three single family residences on one lot. The project will address violations in ENF2012-00027.	MST2012-00205	041-140-008	05/27/2016	1	3	0	RS-25
810 E CANON PERDIDO ST A Proposal to legalize the conversion of an existing 1,545 square foot, one-story duplex to a triplex under the Average Unit Density (AUD) Incentive Program. The project includes "as-built" interior remodel of the duplex and the legalization of an "as-built" illegal unit, which includes a new "as-built" 220 square foot upper loft floor area on this 11,250 square foot parcel. Also proposed is to permit the after-the-fact demolition of a two-car garage, approval of five new uncovered parking spaces, associated landscape changes, and removal of unpermitted structures located within the setbacks. An existing one-story 445 square foot single-family dwelling on site will remain unaltered. This application addresses violations identified in enforcement case ENF2013-00402. The project received an environmental finding for CEQA Guidelines Section 15183 Exemption.	MST2013-00456	031-042-003	04/17/2017	1	4	0	R-M
822 E CANON PERDIDO ST Proposal for construction of 12 new two- and three-story residential condominium units, restricted to affordable covenants. The units will vary in size between 691 square feet and 1,347 square feet, and includes 8 two-bedroom units, 2 three-bedroom units, and 2 one-bedroom unit. A total of 15 on-site parking spaces will be provided, which include 12 one-car garages and 3 guest parking spaces. The proposal involves the demolition of two existing residential units, two garages, and a carport, and a voluntary lot merger to merge two existing parcels into one approximately 19,303 square foot parcel. The Planning Commission approved a Tentative Subdivision Map and zoning modifications for lot area, interior setback encroachment, and number of parking spaces (PC Reso 001-12).	MST2011-00182	031-620-013	11/26/2014	10	12	2	R-M
2215 CARLTON WAY Proposal for a Coastal Development Permit for a Secondary Dwelling Unit.	MST2015-00130	041-326-002	07/14/2016	1	2	0	E-3/SD-3
718 CASTILLO ST 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.	MST2017-00117	037-073-020	11/16/2017	-1	0	1	R-MH
155 CEDAR LN This is a revised project. A Revised Preliminary Approval of the project is requested. Proposal to construct a 3,868 square foot two-story single family residence with an attached 473 square foot garage and 501 square feet of deck area on a 15,960 square foot lot located in the Hillside Design District. Project also includes 370 cubic yards of grading.	MST2004-00502	015-083-027	04/09/2014	1	1	0	RS-15
1805 CHAPALA ST 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.	MST2017-00135	027-022-014	03/29/2017	-1	1	1	R-MH

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2301 CHAPALA ST	MST2013-00417	025-113-013	04/06/2017	1	2	0	RS-7.5
<p>Proposal for a 200 square foot upper-floor addition and a 482 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The parcel includes an existing, 468 square foot, two-car garage and a 206 square foot accessory structure. The proposed total of 2,384 square feet is 78% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications. The project will address all violations identified in ENF2012-00886 and ZIR2012-00441.</p>							
1221 CHINO ST	MST2003-00858	039-560-CA1	07/29/2014	2	4	1	R-2
<p>Proposal to convert an existing duplex into two condominium units by elevating, relocating and constructing a new unit underneath. The existing two-car garage will be demolished and replaced with a new unit. A total of four condominiums with seven covered and two uncovered parking spaces are proposed. Project received Planning Commission Approval (Resolution No. 047-04) of the Tentative Subdivision Map on 10/14/2004.</p>							
3335 CLIFF DR	MST2002-00822	047-082-016	05/08/2014	1	1	0	A-1/SD-3
<p>Review After Final changes including upper story deck, railing, and hot tub. The previously approved project was for the construction of a 3,420 square foot two-story single-family residence and an attached 750 square foot three-car garage on a 63,162 square foot lot in the Hillside Design District and Appealable Jurisdiction of the Coastal Zone. The proposal includes the demolition of two storage sheds within the interior-yard setback. The site is currently developed with a 1,050 square foot barn, which is proposed to remain. Planning Commission approval for a Coastal Development Permit is required.</p>							
1255 COAST VILLAGE RD	MST2011-00220	009-740-010	03/19/2015	2	2	0	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>							
213 W COTA ST	MST2012-00447	037-161-004	08/01/2017	2	3	1	R-M
<p>Proposal for a new three-unit, two-story apartment building totaling 4,181 square feet. The project consists of two three-bedroom units, one two-bedroom unit, five attached garage spaces, and one uncovered parking space. The existing single-family residence will be demolished.</p>							
415 E DE LA GUERRA ST	MST2004-00243	031-022-008	03/25/2015	1	3	0	C-G
<p>Proposal to construct a 1,657 square foot residential unit and a 258 square foot garage on a mixed-use site. There is an existing mixed-use building consisting of 4,350 square feet of commercial space, two existing residential units totaling 2,755 square feet, and a 400 square foot garage on the site, which are proposed to remain. There are currently 15 uncovered parking spaces on the lot. Modifications are required for parking and setback encroachments along two property lines.</p>							
1623 DE LA VINA ST	MST2014-00546	027-171-010	05/31/2017	2	3	1	R-MH
<p>Proposal to demolish a vacant 1,251 square foot, 2-story, single-family dwelling and 180 square foot detached garage and construct three new 2-story residential units. The new units are to be designed in the architectural style of the demolished building. Total development on site will be 2,618 square feet, with Unit A at 825 square feet, Unit B at 735 square feet, and Unit C at 805 square feet. Three uncovered parking spaces will be provided on this approximately 5,100 square foot parcel. Grading will be balanced on site. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with an average unit size of 788 square feet.</p>							
1314 FERRELO RD	MST2014-00197	029-283-006	06/06/2017	1	1	0	RS-15
<p>Proposal to construct a new 2,514, two-story single-family residence with an attached 445 square foot two-car garage and a 692 square foot basement on a 10,890 square foot vacant lot in the Hillside Design District. The proposal includes 1,009 square feet of decks, new retaining walls, more than 500 cubic yards of grading, and a widened driveway on an easement on an adjacent property. The proposed total of 3,655 square feet, of which 692 square feet is below grade, is 77% of the required maximum floor-to-lot area ratio (FAR).</p>							

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1303 FERRELO RD - LOT 28 This is a revised project under construction. The project requires a Public Works encroachment permit for an as-built 5' high fence with columns and spans approximately 152 lineal feet in the right-of-way. Project revisions include addition of design details, removal of windows, new side yard gate, eave detail changes, removal of awnings, additional lighting and decorative elements and a revised landscape plan with boulders. This project received SFDB Final Approval on January 2, 2007.	MST2005-00082	029-271-028	07/27/2017	1	1	0	RS-15
1689 FRANCESCHI RD dummy case to track ADU	MST2017-00296	019-021-019	09/19/2017	1	2	0	RS-1A
513 GARDEN ST 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.	MST2010-00168	031-202-009	03/28/2016	9	9	0	M-C
522 GARDEN ST 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.	MST2013-00464	031-211-023	04/12/2016	2	2	0	M-C
819 GARDEN ST 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.	MST2005-00439	031-012-011	04/01/2015	1	1	0	C-G
1759 GRAND AVE Revised proposal to construct three new residential condominium units rather than single-family residences on a vacant 16,900 square foot lot located in the Hillside Design District. Square footages have not changed. Unit A would be partially three-stories, 2,318 square feet, with an attached 503 square foot garage; Unit B would be two-stories, 1,840 square feet, with an attached 518 square foot garage; and Unit C would be two-stories, 2,245 square feet, with an attached 503 square foot garage. The project will result in a total of 7,927 square feet of structures on the lot, and includes 190 total cubic yards of cut and fill grading outside the building footprint. A modification was approved for an overheight wall along the driveway.	MST2006-00746	027-810-001	04/08/2014	3	3	0	R-2
410 E HALEY ST 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.	MST2016-00309	031-283-016	04/18/2017	-1	0	1	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	-1	0	1	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	-1	0	1	M-C

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457 N HOPE	MST2006-00564	057-170-061	03/09/2015	9	9	0	RS-7.5/US
<p>Proposal to create 9 lots for future development of single-family residences on a 2.92 acre vacant lot currently in the County of Santa Barbara. Due to the utilities being serviced by the City of Santa Barbara and the property being located within the City's sphere of influence, it will be required to be annexed. Because of the annexation, the project will include a General Plan Amendment and a Rezone. A new public road along the northern lot line will provide access to the parcels. No development of the individual lots is proposed with the subdivision.</p>							
104 JORGENSEN LN	MST2011-00104	021-110-038	03/11/2014	1	1	0	RS-1A
<p>Proposal to construct a new two-story, 2,596 square foot single-family residence, a 248 square foot basement, and an attached 506 square foot two-car garage on an existing 3.85 acre vacant lot in the Hillside Design District. The proposal also includes a 419 square foot detached pool cabana, a new pool and spa, new pool fencing, 335 square foot loggia, 1,814 square feet of uncovered decks, 600 cubic yards of grading to be balanced onsite, and the removal of two existing oak trees. The proposed total of 3,521 square feet includes a 248 square foot basement calculation discount, and is 53% of the maximum floor-to-lot area ratio (FAR) guideline. The project requires compliance with Planning Commission Resolution No. 014-07 and City Council Resolution No. 07-086.</p>							
1565 LA CORONILLA DR	MST2014-00297	035-302-003	07/12/2017	1	1	0	RS-15
<p>Proposal to construct a new 3,045 square foot two-story residence with an attached 440 square foot two-car garage. The project includes 380 square feet of decks and a total of 818 cubic yards of cut and fill grading. The proposed total of 3,485 square feet on a 17,646 square foot vacant lot in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).</p>							
852 LA MILPITA RD	MST2017-00184	053-012-022	10/17/2017	1	2	0	RS-7.5/US
<p>dummy case to track ADU</p>							
1568 LA VISTA DEL OCEANO DR	MST99-00513	035-180-085	01/15/2015	1	1	0	RS-15
<p>Proposal to construct a 2,458 square foot, two-story, single-family residence and an attached 557 square foot garage, located on a vacant 14,296 square foot lot within the Hillside Design District. Approximately 1,000 cubic yards of grading is proposed with 600 cubic yards outside of the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085). The proposed total of 3,124 square feet is 73% of the required floor-to-lot area ratio (FAR). The project requires compliance with Planning Commission Resolution No 063-05, and No. 004-07.</p>							
1570 LA VISTA DEL OCEANO DR	MST98-00706	035-180-084	04/26/2016	1	1	0	RS-15
<p>Proposal for a new 2,525 square foot three-story residence and an attached 500 square foot two-car garage on a 12,630 square foot vacant lot located in the Hillside Design District. The project requires an estimated 2,240 cubic yards of grading with 1,650 cubic yards outside the footprint of the main building. This project includes site improvements, street access and common grading with the two adjacent parcels (APN 035-180-058 and -085).</p>							
1575 LA VISTA DEL OCEANO DR	MST2003-00652	035-170-030	08/06/2015	1	1	0	RS-15
<p>This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front yard setbacks, to allow guest parking in the front yard setback and reduced open yard and to allow overheight retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.</p>							
1576 LA VISTA DEL OCEANO DR	MST1999-01043	035-180-058	01/15/2015	1	1	0	RS-15
<p>This is a revised project for major design alterations for a project that received final design approval in 2006. There is an active building permit issued for the approved design, which involves the construction of a new three-story, 3,940 square foot, single-family residence, with an attached two-car garage, and is 99% of the required floor-to-lot area ratio (FAR). The revised application proposes to reduce the project to a new, two-story, 3,565 square foot single-family residence, with an attached two-car garage. The revised project resulting in 81% of the required floor-to-lot area ratio (FAR) and includes a 50% reduction for a portion of the lower floor area. The project requires compliance with Planning Commission Resolution No. 063-05, approved on October 6, 2005.</p>							

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1913 LAGUNA ST Proposal to construct a new two-story, 2,572 square foot, single-family residence, including a 500 square foot two-car garage, on a 7,470 square foot vacant lot located in the Mission Area Special Design District. The proposal includes a 560 square foot roof deck, 68 cubic yards of grading, demolition of an existing storage shed and pergola, and removal of three existing citrus trees. The proposed total of 2,572 square feet is 84% of the required maximum floor-to-lot area ratio (FAR).	MST2012-00200	025-391-020	04/22/2014	1	1	0	RS-15
2220 LAS ROSAS LN dummy case to track ADU	MST2017-00450	025-191-014	11/29/2017	1	2	0	RS-7.5
3431 LOS PINOS DR Proposal to convert a 598 square foot second story portion of the resident to a secondary dwelling unit. The proposal includes the installation of a spiral staircase and a uncovered parking space within the required 40' SD-1 front setback.	MST2014-00276	053-321-001	09/15/2015	1	2	0	RS-7.5/SR
3435 MARINA DR Proposal to construct a 5,990 square foot, three-level, single-family residence, comprised of two-stories and a basement, and a 440 square foot two-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes new site walls and gates, new site landscaping and hardscape, a new pool. 3,854 cubic yards of cut and fill grading are proposed, with 10 cubic yards to be exported off site. The proposed total of 6,430 square feet (of which 5,210 is above grade) is 103% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.	MST2013-00281	047-022-005	10/23/2017	1	1	0	A-1/SD-3
800 E MICHELTORENA ST Proposal for a 580 square foot studio unit and an attached 413 square foot workshop with photovoltaic cells and solar panels on the roof on a 1.1 acre lot in the Hillside Design District. The site is currently developed with a 4,262 square foot residence and a 1,422 square foot residence.	MST2001-00669	029-100-026	09/01/2017	1	3	0	R-2
1233 MISSION RIDGE RD This is a revised project description. Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a 920 square foot one-story additional dwelling unit with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. The proposed total of 4,395 square feet for Unit 1 is 99.9% of the maximum guideline floor-to-lot area ratio (FAR). The proposed total of 1,504 square feet for Unit 2 is 34% of the maximum guideline floor to lot area ratio. A total of 308 cubic yards of onsite grading is proposed. The project received Planning Commission approval on 3/10/2011 (Resolution No. 005-11) for a Performance Standard Permit to allow an additional dwelling unit per SBMC 28.93.030.E.	MST2010-00186	019-231-007	09/06/2016	1	2	1	RS-15
2131 MODOC RD dummy case to track ADU	MST2017-00178	043-042-017	08/28/2017	1	2	0	RS-6
1216 E MONTECITO ST Proposal to demolish the existing 749 square foot single-family residence and construct two new detached units on a 5,300 square foot lot. Proposed is a 1,196 square foot two-story single family residence at the front of the lot and a detached two-story structure at the rear of the lot consisting of a 600 square foot accessory dwelling unit and a 557 square foot two-car garage. One uncovered parking space is also proposed. The project will address violations listed under enforcement case ENF2009-01426.	MST2010-00378	017-062-004	04/18/2017	1	2	1	R-2
960 W MOUNTAIN DR Proposal to construct a new two story 2,054 square foot single family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline floor to area ratio.	MST2009-00149	021-050-057	10/21/2015	1	1	0	RS-1A

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
1291 W MOUNTAIN DR	MST2012-00030	021-050-037	05/04/2017	1	1	0	RS-1A
<p>Proposal to construct a 2,499 square foot, one-story, single-family residence, and an attached, 635 square foot, two-car garage, located on a 3-acre lot in the Hillside Design District. The proposal includes 642 cubic yards of cut and 633 cubic yards of fill. Construction of a detached 500 square foot accessory workshop structure and a 390 square foot open barn is also proposed. The proposed total of 4,024 square feet is 66% of the guideline floor-to-lot area ratio (FAR).</p>							
1301 W MOUNTAIN DR	MST2012-00005	021-050-038	07/18/2016	1	2	0	RS-1A
<p>Proposal to construct a new 6,221 square foot, two-story residence with an attached 725 square foot, three-car garage. The original 3,718 square foot residence was destroyed in the Tea Fire. Proposal to construct a 615 square foot addition to an existing 510 square foot second residence and to construct a new 450 square foot two-car carport for the second residence. The project includes approximately 1,886 cubic yards of cut and fill grading located outside of the building footprint. The 10.5 acre project site is located in the Hillside Design District. The proposal is 78% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for the requested Performance Standard Permit to allow an additional dwelling unit.</p>							
1146 NIRVANA RD	MST2014-00046	043-060-013	04/26/2016	1	2	0	RS-6
<p>Proposal to remodel and convert the existing 957 square foot, detached accessory building into a new 482 square foot additional dwelling unit, a 377 square foot two-car garage, and 123 square feet of storage. The proposal includes two new uncovered parking spaces. Staff Hearing Officer review is requested for a Performance Standard Permit and for requested zoning modifications. No alterations are proposed to the existing, 2,009 square foot, single-family residence. The proposed development total of 2,991 square feet, located on a 1.78 acre lot in the Hillside Design District, is 55% of the required floor-to-lot area ratio (FAR).</p>							
901 OLIVE ST	MST2012-00048	029-302-018	06/03/2015	19	19	0	C-G
<p>Proposal to construct ten, one-story, studio apartment units and nine, two-story, one-bedroom apartment units above a new two-level, 59 space parking structure. The 19 new apartment units and new parking structure will be added to an existing two-story, 18,276 office building. Project also includes alterations to the existing office building including façade improvements on all sides, new elevator, new roof with light wells, solar panels and a new 474 square foot basement-level mechanical room. Total development proposed is 60,060 square feet with a maximum height of 51 feet on a 33,005 square foot lot. Seven existing parking spaces will remain for a total of 66 proposed parking spaces. Staff Hearing Officer approval of a zoning modification was granted for a reduction of required parking spaces.</p>							
129 OLIVER RD	MST2013-00511	041-344-005	07/12/2017	1	1	0	E-3/SD-3
<p>Proposal for construction of a 2,997 square foot, two-story, single-family residence and an attached, 449 square foot, two-car garage, located on a 12,500 square foot vacant lot and within the non-appealable jurisdiction of the Coastal Zone. The proposal includes two upper level decks and a total of 1,351 cubic yards of site grading (including 1,231 cubic yards of grading beneath the building footprint and 120 cubic yards elsewhere on the site). The proposed total of 3,446 square feet is 85% of the required maximum floor-to-lot area ratio (FAR).</p>							
102 ONTARE HILLS LN	MST2010-00156	055-160-054	07/20/2017	1	1	0	RS-1A
<p>Proposal for a new two-story 4,282 square foot single-family residence, 750 square foot detached three-car garage, and 500 square foot accessory space above the garage. The project includes a new driveway, hardscape, retaining walls, landscaping, and grading for foundation and site. The proposed total of 5,532 square feet on the 1.1 acre vacant lot in the Hillside Design District is 110% of the maximum guideline floor to lot area ratio.</p>							
103 ONTARE HILLS LN	MST2011-00261	055-160-061	09/16/2015	1	1	0	RS-1A
<p>This is a revised project description. Proposal to construct a new one-story 3,510 square foot single-family residence and a 504 square foot attached two-car garage on a 42,123 square foot vacant lot located in the Hillside Design District. The proposal includes a new 496 square foot detached accessory structure. The proposed total of 4,510 square feet is 91% of the guideline floor-to-lot area ratio (FAR). A total of 1,097 cubic yards of grading is proposed, which includes 232 cubic yards of cut and 99 cubic yards of fill under the building footprint and 463 cubic yards of cut and 303 cubic yards of fill on the site. Two trees are proposed to be removed. This parcel was created as a result of a nine-lot subdivision which was approved by the Planning Commission on April 28, 2005. Project requires compliance with Planning Commission Resolution No. 032-05.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
103 ONTARE HILLS LN dummy case to track ADU	MST2017-00180	055-160-061	07/31/2017	1	2	0	RS-1A
832 ORANGE AVE Proposal to demolish a 789 square foot residence and existing garage on a lot where two units currently exist. A new unit is proposed to be attached to the remaining 933 square foot unit to create a two-story, 3,344 square foot duplex, with a 406 square foot attached two-car garage. Two covered and two uncovered parking spaces are proposed. A modification is requested to allow one uncovered parking space to encroach into the required interior yard setback.	MST2005-00657	037-024-002	09/21/2016	1	2	1	R-M
109 W ORTEGA ST 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.	MST2015-00581	037-123-002	08/02/2016	-1	0	1	C-G
531 W ORTEGA ST Proposal to convert an existing 2,908 square foot two-story single-family dwelling to a duplex. The project will not alter the exterior of the building. The existing 494 square foot two-car attached garage will remain, and two new uncovered parking spaces are proposed with access from the public alley. The project will address violations in ENF2013-00490.	MST2013-00353	037-102-002	07/31/2014	1	2	0	R-M
2204 PARKWAY DR Proposal for a new two-story building consisting of a 510 square foot second floor dwelling unit above a new 721 square foot three-car garage located at the rear of the property. The existing 1,023 square foot one-story single-family residence located on the 5,032 square foot lot will remain unchanged. Total development on site will be 2,254 square feet. The building is proposed to be located at the property line to the north adjacent to the commercial zoned property and encroaches into the interior setback. Staff Hearing Officer review of a zoning modification is requested for the setback encroachment.	MST2012-00070	025-171-031	06/22/2016	1	2	0	R-M
2916 PASEO DEL REFUGIO dummy case to track ADU	MST2017-00188	053-203-013	08/31/2017	1	2	0	RS-7.5
30 W QUINTO dummy to track adu	MST2017-00113	025-031-008	10/11/2017	1	2	0	RS-7.5
312 RANCHERIA ST 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.	MST2014-00567	037-231-010	09/12/2017	7	7	0	R-MH
243 SALIDA DEL SOL Proposal to permit an "as-built" retaining wall varying in height from 2'-2" to 4'-2" and a 3'-3" fence on top of the retaining wall located along the front property line. The combined height exceeds the maximum 3'-6" height requirement and involves a request for an Administrative Zoning Exception to exceed 3'-6" height within the required 10 foot setback. The proposal will also address violations identified within ENF2016-00484 and ZIR2016-00120, including permitting a 600 square foot Secondary Dwelling Unit, an "as-built" 95 square foot addition, door and window changes, new skylights, a new uncovered parking space, and a new retaining wall varying in height to a maximum 26 inches in height.	MST2016-00312	045-121-003	09/25/2017	1	2	0	E-3/SD-3

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
101 N SALINAS ST	MST2011-00010	017-073-012	01/17/2015	1	2	0	R-2
<p>Proposal for a new detached 475 square foot residential dwelling unit with a 475 square foot two-car garage below. The project also includes alterations to the existing 1,013 square foot single-family residence to include conversion of 540 square feet of basement to habitable space, which involves 30 cubic yards of grading under the building footprint, and a 97 square foot addition to enclose a portion of an existing upper story deck to habitable area. A new uncovered parking space, new driveway, grading and landscaping are proposed on the 6,399 square foot lot. The project includes Staff Hearing Officer review for requested zoning modifications.</p>							
3624 SAN REMO DR	MST2013-00506	053-231-011	11/21/2017	1	1	0	RS-7.5/US
<p>Lot 4: Proposal for construction of a two-story, 2,762 square foot, single-family residence and an attached, 498 square foot, two-car garage, located on a vacant 17,351 square foot parcel (Lot 4). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,260 square feet is 74% of the guideline floor-to-lot area ratio (FAR).</p>							
3626 SAN REMO DR	MST2013-00504	053-231-011	08/24/2017	1	1	0	RS-7.5/US
<p>Lot 1: Proposal for construction of a two-story, 2,753 square foot, single-family residence and an attached 467 square foot two-car garage located on a vacant 14,191 square foot parcel (Lot 1). The proposal includes associated flat work, landscaping, and site walls. The proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposal of 3,221 square feet is 75% of the required maximum floor-to-lot area ratio (FAR).</p>							
3626 SAN REMO DR	MST2013-00505	053-231-011	07/07/2017	1	1	0	RS-7.5/US
<p>Lot 2: Proposal for construction of a two-story, 2,652 square foot, single-family residence and an attached 479 square foot, two-car garage, located on a vacant 14,094 square foot parcel (Lot 2). The proposal includes associated flatwork, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10) and subsequently amended by Planning Commission on August 14, 2014 (Resolution No. 022-14). The proposed total of 3,132 square feet is 74% of the required floor-to-lot area ratio (FAR).</p>							
513 SANTA BARBARA ST	MST2017-00425	031-201-011	07/24/2017	-1	0	1	M-C
<p>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.</p>							
1003 SANTA BARBARA ST A	MST2013-00418	029-211-013	12/14/2016	1	1	0	C-G
<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>							
1626 SANTA BARBARA ST	MST2014-00469	027-192-027	08/04/2017	1	2	0	R-M
<p>This is a revised project description. Proposal to construct a new two-story attached 719 square foot, three-car garage with a 687 square foot residential unit above. The proposal includes the addition of a new one-story, 457 square foot master bedroom and additions to the first and second floor of the existing single-family residence totaling in 200 square feet. The site is already developed with an existing, 2,301 square foot, two-story residence. The proposal will include a total of three-covered parking spaces. A modification has been granted to allow for a parking reduction of one space for a total of three (3) parking spaces. The proposed site development is 4,405 square feet, located on a 20,900 square foot lot. The proposal includes the relocation of the driveway and a new curb cut. This structure is a potential historic Structure of Merit.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
1727 SANTA BARBARA ST This is a revised proposal to construct a new, two-story, 3,182 square foot, single-family residence, with an attached, 461 square foot, two-car garage, located on a 10,200 square foot lot. The proposed total of 3,643 square feet is 96% of the maximum floor-to-lot area ratio (FAR). This proposal replaces the original project approved in 2008. The original proposal involved the construction of a new, two-story, 3,731 square foot, single-family residence, including a detached, two-car garage. The original project obtained a Planning Commission approval for an FAR modification to allow the building height to exceed 25 feet in combination with an FAR greater than 85% of the maximum FAR. An FAR modification is no longer required as the revised project has been reduced to not exceed the maximum building height of 25-feet. The revised design also includes a revised architectural style. The proposal includes the removal of approximately seven Pittosporum trees and one cedar tree.	MST2013-00276	027-111-017	02/24/2015	1	1	0	RS-15
2027 SANTA BARBARA ST dummy case to track ADU	MST2017-00186	025-322-002	08/08/2017	1	2	0	RS-15
2112 SANTA BARBARA ST 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."	MST2013-00097	025-252-008	11/04/2014	2	2	0	RS-15
2311 SANTA BARBARA ST "Dummy" MST case to track ADU	MST2017-00086	025-131-007	07/20/2017	1	2	0	RS-15
296 SCHULTE LN Proposal to construct a 2,402 square foot, two-story single-family residence with an attached 434 square foot, two-car garage. The proposal includes two uncovered parking spaces, new site walls, patios and decks, and a pool and spa in the rear yard. The project also includes a temporary storage shed and 1,000 cubic yards of cut and fill grading to be balanced on site. The proposed total of 2,836 square feet on a 2.19 acre vacant lot in the Hillside Design District is 51% of the guideline maximum floor-to-lot area ratio (FAR).	MST2015-00395	055-230-004	11/13/2017	1	1	0	RS-1A
30 SKYLINE CIR dummy case to track ADU	MST2017-00248	041-175-024	11/01/2017	1	2	0	RS-15
220 N SOLEDAD ST Proposal to construct a new one- and two-story dwelling unit and a second story secondary dwelling unit on a 5,000 square foot vacant lot. Unit A, on the first and partial second floor, will have three bedrooms and will be 1,003 square feet. Unit B, on the second floor, will have one bedroom and will be 507 square feet. Three parking spaces will be provided in an attached 406 square foot two-car garage and one uncovered space. The proposal also includes 200 cubic feet of storage space for each unit and minor site walls and landscaping. Four trees are proposed to be removed: one 20' tall Pittosporum, one 20' tall Eugenia, one 25' tall Eugenia, and one 18' tall oak tree. The total proposed development on this parcel will be 2,019 square feet.	MST2015-00126	017-062-025	02/08/2016	1	2	1	R-2

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
222 N SOLEDAD ST	MST2015-00127	017-062-024	02/08/2016	1	2	1	R-2
<p>Proposal to construct a new one- and two-story dwelling unit and a second story secondary dwelling unit on a 5,000 square foot vacant lot. Unit A, on the first and partial second floor, will have three bedrooms and will be 1,003 square feet. Unit B, on the second floor, will have one bedroom and will be 507 square feet. Three parking spaces will be provided in an attached 406 square foot two-car garage and one uncovered space. The proposal also includes 200 cubic feet of storage space for each unit and minor site walls and landscaping. Nine trees will be removed: one 25' tall Pittosporum, one 18' tall Oak, five 30'-40' tall Tamarisks, and two 15' tall Tamarisks. The total proposed development on this parcel will be 2,019 square feet.</p>							
419 STATE ST	MST2014-00084	037-211-031	04/07/2015	-2	0	2	M-C
<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>							
2405 STATE ST	MST2014-00418	025-071-012	07/25/2016	1	1	0	RS-7.5
<p>Proposal to construct a 2,101 square foot, two-story single-family residence with an attached 505 square foot, two-car garage. The project includes a new driveway, walkways, curb cut, patios, site walls, and fencing, an outdoor fireplace, and the removal of front setback trees. It also includes 2,825 cubic yard of cut and fill grading, of which 235 cubic yards will be exported. The proposed total of 2,606 square feet on a vacant lot is 85% of the required maximum floor-to-lot area ratio (FAR).</p>							
3880 STATE ST	MST2012-00422	057-240-046	10/24/2017	13	13	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>							
3885 STATE ST	MST2013-00411	051-022-012	04/12/2017	89	89	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>							
403 E VALERIO ST	MST2017-00172	027-123-001	09/15/2017	1	2	0	R-2
<p>Dummy Case to track ADU</p>							
808 W VALERIO ST	MST2003-00842	043-182-010	06/16/2015	1	2	0	R-2
<p>Proposal to convert 692 square feet of an existing single family dwelling to an accessory dwelling unit on a 5,275 square foot lot. The proposal includes upgrading utilities to allow separate meters for the new unit.</p>							

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
915 W VALERIO ST	MST2015-00564	043-203-005	08/01/2017	1	2	0	R-2
<p>This is a revised project description. Proposal to demolish an existing 324 square foot two-car garage, an "as-built" 134 square foot building and an "as-built" outdoor fireplace at the rear of a 7,500 square foot parcel. Also, proposed is construction of a new 430 square foot two-car garage with a 591 square foot, one bedroom dwelling unit above with a 123 square foot deck on the second-level, 226 square feet of detached accessory space and an uncovered parking space. The existing 1,443 square foot single family dwelling at the front of the property is proposed to remain. This project will result in two dwelling units and 2,690 square feet of development. Staff Hearing Officer review is requested for a zoning modification to allow two covered and one uncovered parking spaces instead of the two covered and two uncovered parking spaces required. This project will address violations identified in Zoning Information Report (ZIR98-00088).</p>							
34 W VICTORIA ST	MST2009-00266	039-610-041	06/09/2014	37	37	0	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>							
121 S VOLUNTARIO ST	MST2014-00140	017-221-019	12/14/2015	1	2	0	R-2
<p>Proposal to demolish an existing 400 square foot two-car garage and construct a new 1,219 square foot, second floor, single-family residence above 1,181 square feet of new attached garages on the ground level. The proposed attached one-car garage and two attached two-car garages, and existing uncovered parking space will serve the new residence and two existing residences on the parcel. The proposal of 2,400 square feet will result in a total of 4,404 square feet of development on a 13,088 square foot lot.</p>							
226 S VOLUNTARIO ST	MST2015-00566	017-252-013	10/26/2017	2	5	1	R-M
<p>Proposal to demolish an existing 1,095 square foot, one story dwelling unit and construct a new 1,441 square foot, two story duplex (Building A) and new 935 square foot, two story dwelling unit (Building B) under the Average Unit Density Incentive Program. Three existing buildings, Building C, an 866 square foot, one-story dwelling unit, Building D, a 2,180 square foot, three story dwelling unit with attached one car garage, and a detached two car garage will remain unchanged. Two new uncovered parking spaces are proposed, resulting in a total of three covered and two uncovered parking spaces. One mature avocado tree will be removed. The average unit size will be 1,084 square feet, with a maximum average unit size allowed of 1,090 square feet. The 11,250 square foot parcel has a General Plan Land Use Designation of Medium-High, 15-27 dwelling units per acre. This project addresses zoning violations identified in enforcement cases ENF2015-00024 and ENF2015-00517.</p>							
505 WENTWORTH AVE	MST2007-00345	037-143-010	07/16/2015	3	3	0	R-M
<p>Review of an approved condominium project that is now proposed as rental apartments. Because there is no longer an approved subdivision map the project's approvals have expired. The only physical change to the approved project is elimination of a false chimney. The 4,109 square foot three-unit two-story apartment building is proposed on a 6,500 square foot vacant lot in the R-3 Zone. Proposed are an 847 square foot one-bedroom unit, a 977 square foot two-bedroom unit, and a 985 square foot two-bedroom unit, and three attached two-car garages. The project includes 256 cubic yards of grading.</p>							

END OF REPORT