

Projects with New Residential Units

Pending, Approved or Building Permits Issued as of 1/3/2017

City of Santa Barbara, Planning Division

Address	APN	Case Number	Net New Units	
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Status: Pending

401 & 409 E HALEY STREET	031-212-018	MST2016-00508	27	UNA
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Proposal for a new mixed-use development using the Average Unit Density Incentive Program (AUD), in the C-M, Commercial zone. The project will include a voluntary lot merger of Assessor parcels 031-212-017 and 031-212-018 which will result in one parcel of 22,500 square feet. All existing residential and commercial structures totaling 5,828 square feet will be demolished. The proposal will include construction of a three-story, mixed-use building with 29 residential units totaling 22,497 square feet and three commercial spaces totaling 3,306 square feet. A ground level parking garage will provide 58 parking spaces. Roof decks are also proposed. The residential unit mix will include six studios, nine, 1-bedroom units and 14, 2-bedroom units, with an average unit size of 775 square feet. The proposed density on this parcel will be 56 dwelling units per acre on a parcel with a General Plan Land Use Designation of Commercial, Industrial, Priority Housing, 37-63 dwelling units per acre. No grading is proposed. This project requires Planning Commission approval.

Owner LAGUNA HALEY STUDIOS II, LLC, PO BOX 41459, , SANTA BARBARA, CA 93140

Architect DESIGNARC INC, ATTN: MELISSA TURNER, 29 W CALLE LAURELES, SANTA BARBARA, CA 93105

1120 & 1122 INDIO MUERTO ST	017-291-027	MST2016-00197	1	ABR
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Revised project description, see MST2014-00051. Proposal to convert a three-car garage on Building C to a new studio unit and one-car garage. Also add a new 2nd story bedroom and two car garage to Building E. Total number of units on site will be 12, total number of parking spaces will be 19. This project is now under the Average Unit Size Density Program Medium High Density with an average unit size of 1,229 sq. ft..

Owner EDWARD ST GEORGE REVOCABLE TRUST, 6563 TRIGO RD, , GOLETA, CA 93117

1220 & 1222 SAN ANDRES ST	039-151-010	MST2016-00211	7	ABR
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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.

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

Applicant INTERDISCIPLINARY ARCHITECTS, ATTN: SHELBY MESSNER, P.O. BOX 598, SANTA BARBARA, CA 93102

Architect INTERDISCIPLINARY ARCHITECTS, ATTN: TIM GORTER, 858 HIGHLAND DRIVE, #8, SANTA BARBARA, CA 93109

Status: Pending

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

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

601 ALAMEDA PADRE SERRA	031-261-004	MST2014-00422	1	MEL
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This is a revised project description: Proposal for a new 1,326 square foot, 3-story affordable dwelling unit and a 523 square foot, 2-car attached garage on a 7,405 square foot lot. There is currently an existing 2-story, 2,159 square foot dwelling unit and garage on site which will be altered to remove a fireplace and add a 529 square foot rooftop deck. Total development on site will be 4,008 square feet. Staff Hearing Officer review is requested for a lot area modification and a zoning modification to encroach into the required front setback.

Owner TERI TUASON, 601 ALAMEDA PADRE SERR, , SANTA BARBARA, CA 93103
 Designer FRANK ROGUE, 775 W RODERICK AVENUE, , OXNARD, CA 93030

119 S ALISOS ST	017-213-020	MST2013-00034	2	ABR
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Proposal for two identical new two-story 1,784 square foot residential units with 224 square foot attached one-car garages. The new buildings would be located behind the existing 1,229 square foot one-story single-family residence. The proposal includes the two new detached units, a 360 square foot two-car carport, and two uncovered parking spaces for a total of six spaces on the 13,504 square foot lot.

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

940 ALSTON RD	015-173-028	MST2016-00444	1	SFDB
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Proposal to construct a new 5,455 square foot two-story single family residence with 1,913 square foot basement and 440 square foot detached garage on a previously undeveloped site. Proposed site improvements include 891 square feet of decks, a 22'x12' swimming pool, spa and new site landscaping to include the removal of one palm tree. The proposed total of 5,455 square feet on a 75,000 square foot lot located in the Hillside Design District is 101% of the guideline maximum floor to-lot-area ratio (FAR).

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

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

Owner INGA FRICK, , , ,

Address	APN	Case Number	Net New Units	
Status: Pending				
915 E ANAPAMU ST void-accidental clone	029-201-003	MST2016-00534	23	KAB
Owner	RIVIERA PARTNERS, 1660 DELL AVENUE, , CAMPBELL, CA 95008			
Contractor	VERNON CONSTRUCTION, ATTN: BRAD VERNON, , ,			
115 W ANAPAMU ST	039-222-002	MST2016-00436	38	TB
PRT Application: Existing development on site consists of two single-story detached residential units, one 8-unit apartment building, and 20 uncovered parking spaces. The proposal would demolish the two detached residential units and the parking lot, maintain the 4,574 square foot 8-unit apartment building, and construct a new 27,167 square foot four-story building. This building would consist of 28 studio apartments, 10 single occupancy studio apartments with communal living/kitchen/dining areas, a tenant communal space, laundry, offices for staff and small medical/dental clinic. One accessible on-site parking space, and 12 off-site parking spaces are proposed. The project requests a Parking Modification, a Lot Area Modification, Community Benefit findings for 47 foot building height, as well as City vacation of a public alley. A parking demand study was submitted with the application.				
Owner	SANCTUARY HOUSE OF SANTA BARBARA IN, PO BOX 551, , SANTA BARBARA, CA 93102			
Applicant	CHRISTINE PIERRON, 1205 DE LA VINA, , SANTA BARBARA, CA 93101			
325 W ANAPAMU ST	039-212-004	MST2016-00101	9	ABR
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 5,633 square foot, two-story residential apartment building housing 9 rental units. Also proposed is a 3,464 square foot carport with 10 parking spaces, 10 covered bicycle parking spaces, and a 129 square foot trash enclosure. No grading is proposed. Also proposed is the removal of five trees. Under AUD, the average unit size is 626 square feet, with a maximum allowed of 970 square feet. The proposed residential density is 40.9 dwelling units per acre, with a maximum of 63 dwelling units per acre allowed on this 9,585 square foot parcel with a General Plan Designation of High Density Residential in the Priority Housing Overlay.				
Owner	CYNTHIA D HOWARD, 127 W. ORTEGA STREET, , SANTA BARBARA, CA 93101			
Architect	CEARNAL COLLECTIVE LLP, ATTN: JEFF HORNBUCKLE, 521-1/2 STATE STREET, SANTA BARBARA, CA 93101			
Owner	LEE, KATHERINE, , , ,			
21 W ARRELLAGA ST	027-231-021	MST2015-00088	-1	HLC
Proposal to permit the "as-built" change of use for the existing 1,495 square foot building at 21 W Arrellaga Street from residential to nonresidential. The project includes the following associated site work to be conducted over two existing parcels at 21 W Arrellaga Street (APN: 027-231-003) and 1530 Chapala Street (APN: 027-231-021). Proposed project creates a total of six uncovered parking spaces to serve 21 W. Arrellaga. The existing legal non-conforming, one-car garage serving 1530 Chapala will remain unaltered. This project will address violations in enforcement cases (ENF2014-01017 and ENF2012-00036). The building at 21 W Arrellaga is on the City's Potential Historic Resources List and the State Historic Resources Inventory: Philip Raffour Residence; Craig Residence; c. 1890. The building at 1530 Chapala is a designated Structure of Merit: Hiscock Residence.				
Owner	HUTTON FOUNDATION, 26 W ANAPAMU ST # 4, , SANTA BARBARA, CA 93101			
Applicant	LAUREN DEASON, 535 SANTA BARBARA, , SANTA BARBARA, CA 93101			
Architect	DAWN SHERRY, 535 SANTA BARBARA ST, , SANTA BARBARA, CA 93101			

Status: Pending

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

Owner HUERTA, CARMEN, 711 BATH ST, , SANTA BARBARA, CA 93101

Applicant BILDSTEN ARCHITECTURE & PLANNING, 424 OLIVE ST, , SANTA BARBARA, CA 93101

1608 BATH ST	027-171-022	MST2016-00434	-1	BTT
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Proposal to convert one (500 s.f.) unit of an existing residential duplex to a "vacation rental" commercial use. The resulting project will be a mixed use project involving one, 1300 s.f. residential unit (to remain) and one 500 s.f. commercial unit. No exterior alterations are proposed to the existing buildings. Parking is provided by a two-car garage to remain. Minor patch and repair work is proposed to the existing driveway and expansion of the curb-cut. Proposal will address violations of the enforcement case ENF2015-00572.

Owner CHIACOS, LEE G & MASSELLO-CHIACOS,, 1608 BATH ST, , SANTA BARBARA, CA 93101

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

Owner MONICA ELIAS CALLES-GONZALEZ, 1450 ALAMEDA PADRE SERR, , SANTA BARBARA, CA 93103

Architect KEVIN MOORE, 530 SANTA BARBARA STREET, , SANTA BARBARA, CA 93101

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

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

Applicant ON DESIGN LLC, ATTN: SHELBY MESSNER, P.O. BOX 598, SANTA BARBARA, CA 93102

Status: Pending

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

Owner PHILINDA PROPERTIES, 2958 STATE ST, , SANTA BARBARA, CA 93105
 Architect RRM DESIGN GROUP, ATTN: LISA PLOWMAN, 10 E FIGUEROA ST #1, SANTA BARBARA, CA 93101
 Applicant OLD DAIRY PARTNERS LLC, PO BOX 30157, , SANTA BARBARA, CA 93101

813 E CARRILLO ST	029-251-016	MST2015-00602	16	KAB
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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.

Owner HOUSING AUTHORITY OF THE CITY OF SB, 808 LAGUNA ST, , SANTA BARBARA, CA 93101
 Architect RRM DESIGN GROUP, ATTN: LISA PLOWMAN, 10 E FIGUEROA ST, SUITE 1, SANTA BARBARA, CA 93101

610 CASTILLO ST	037-113-032	MST2016-00423	3	HLC
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Proposal for a five-unit multi-family residential project developed under the Average Unit-Size Density (AUD) Program. The proposal will demolish an existing single-family residence at 610 Castillo Street, a five-car garage and accessory building, and partially demolish an existing single-family residence at 612 Castillo Street. The project proposes four new residential units to be located in two new two-story buildings. The five residential units comprise three 3-bedroom units, one 2-bedroom unit, and one 1-bedroom unit, with an average unit size of 1,003 square feet. A total of six parking spaces are provided by four garages in the new buildings and two uncovered spaces. Five bicycle parking spaces are also provided. The proposed five residential units and new garages on an 11,250 square foot parcel with a land use designation of High Density (28-36 du/ac) will result in 5,974 square feet of development. The existing house at 612 Castillo Street is a contributing structure to the potential Castillo Street Historic District. This project is proposed in conjunction with a separate development application at 618 Castillo Street (MST2016-00424).

Owner EDWARD ST. GEORGE REVOCABLE TRUST, 7125 HOLLISTER AVE #25 A, , GOLETA, CA 93117
 Applicant SHELBY MESSNER, P.O. BOX 598, , SANTA BARBARA, CA 93102
 Architect KEITH NOLAN, PO BOX 598, , SANTA BARBARA, CA 93102

Status: Pending

618 CASTILLO ST	037-113-028	MST2016-00424	3	HLC
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Proposal for a four-unit project developed under the Average Unit-Size Density (AUD) Program. The proposal includes demolishing an existing garage, converting an existing single-family residence into a duplex, and construction of two units in a new two-story building at the rear of the parcel. The four residential units comprise three 2-bedroom units and one 1-bedroom unit, with an average unit size of 1,091 square feet. A total of four parking spaces are provided by three garages in the new building and one uncovered space. The proposed four residential units and garages on a 7,500 square foot parcel with a land use designation of High Density (28-36 du/ac) will result in a total of 5,078 square feet of development. The existing house and sandstone wall in front of the house are on the City's Potential Historic Resources List and are contributing structures to the potential Castillo Street Historic District. This project is proposed in conjunction with a separate development application at 610 Castillo Street (MST2016-00423).

Owner EDWARD ST. GEORGE, 831 CLIFF DR, #100, , SANTA BARBARA, CA 93109
 Agent SHELBY MESSNER, , ,
 Architect KEITH NOLAN, PO BOX 598, , SANTA BARBARA, CA 93102

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

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

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

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

Status: Pending

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

Applicant JUSTIN HENDRIX, 618 ANACAPA STREET #2, , SANTA BARBARA, CA 93101
 Owner WELL BEING AND CAPITAL FUNDS TRUST, ATTN: MARK L DODDS, 1342 KENWOOD RD, SANTA BARBARA, CA 93109
 Architect BRYAN MURPHY, 3040 STATE ST, SUITE C, SANTA BARBARA, CA 93105

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

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

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

06/25/2012 ABR-Project Design Approval

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

Status: Pending

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

Owner RICK SPANN INCORPORATED, 232 COTTAGE GROVE AVE, , SANTA BARBARA, CA 93101
 Applicant WADE DAVIS DESIGN, ATTN: JIM DAVIS, 512 BRINKERHOFF AVE, SANTA BARBARA, CA 93101

214 E DE LA GUERRA ST	031-082-002	MST2016-00447	23	JWG
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Pre-Application Concept Review of a proposal for a 26-unit mixed-use project to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot residence (226 E. De La Guerra St.), three sheds, and a surface parking lot. The project proposes to construct a four-story (subterranean parking plus three stories fully above grade), 30,835 square foot mixed-use building that includes 14,405 square feet of residential area and 4,819 square feet of commercial floor area. 36 parking spaces will be provided by an 11,612 square foot partially subterranean parking garage. The residential component comprises 26 AUD rental apartments with an average unit size of 554 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 dwelling units per acre). The proposed density on the total of .44 acres will be will be 60 units per acre, as allowed by the AUD Priority Housing Overlay. The project includes Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet. The two existing dwellings at 214 E. De La Guerra St. will be preserved and renovated. The Italianate house, "Louisa Ygnacio Residence," at the front of 214 E. De La Guerra St. is expected to be designated as a City Landmark in Spring 2017.

Owner LAURITSON, BETTY JO TRUST 4/22/03, PO BOX 50315, , SANTA BARBARA, CA 93150
 Applicant THE CEARNAL COLLECTIVE, LLP, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101

113 W DE LA GUERRA ST	037-082-027	MST2015-00626	23	IVU
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Pre-Application Consultation Review of a proposal for a 23 unit mixed-mixed use project to be developed on two parcels under the Average Unit-Size Density (AUD) program. The project proposes the demolition of two existing 1,113 and 923 square foot commercial buildings, two outdoor patios, 15 surface parking spaces, and the near complete demolition of a 4,455 square foot commercial building, of which the historic façade and tile roof will be preserved. The project proposes to construct an 18,298 square foot, two- and three-story mixed-use building that includes 16,669 square feet of residential area and 1,629 square feet of commercial area. 27 parking spaces will be provided by an at-grade parking garage. The residential component comprises 23 residential units with an average unit size of 724 square feet. The two parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 du/ac). The proposed density on the lots totaling 16,325 square feet will be 61 units per acre, as allowed by the AUD Priority Housing Overlay. The project requires Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and will require a voluntary lot merger. The building at 113 W. De La Guerra St. is on the City's Potential Historic Resources List: "W.D. Smith Building," constructed in 1928.

Owner DEWILDE, JOHN R, 115 W DE LA GUERRA, , SANTA BARBARA, CA 93101
 Architect DMHA, 1 N CALLE CESAR CHAVEZ, ATTN: SHAUN LYNCH, SANTA BARBARA, CA 93101

Status: Pending

125 E GUTIERREZ ST	031-271-012	MST2016-00056	9	TB
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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.

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

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

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

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

219 E HALEY ST	031-202-014	MST2016-00078	30	KAB
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Proposal for a new mixed-use project using the Average Unit Density Incentive Program. The proposal includes the demolition of seven existing structures housing eight residential units totaling 3,416 square feet and the construction of a three story, mixed-use development. The residential unit mix will include 28, 2-bedroom, units and eight, 1-bedroom units totaling 29,198 square feet, with an average unit size of 811 square feet. Also proposed are two commercial spaces totaling 2,018 square feet. Total development on site will be 32,908 square feet. The proposed density on this 25,113 square foot parcel will be 63 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential, 37-63 dwelling units per acre in the Priority Housing Overlay. There will be 37 covered parking spaces for the residential units and nine covered parking spaces for the commercial area, with 44 spaces required. Grading is yet to be determined. Planning Commission approval is required.

Owner PRICE LIVING TRUST, PO BOX 61106, , SANTA BARBARA, CA 93160
 Architect DMHA ATTN: SHAUN LYNCH, 1 N CALLE CESAR CHAVEZ, ATTN: SHAUN LYNCH, SANTA BARBARA, CA 93101

927 E HALEY ST	031-241-015	MST2014-00410	1	ABR
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This is a revised project description: Proposal to demolish an existing 144 square foot detached 1-car garage and construct a new 2-story, 1,186 square foot accessory dwelling unit and 524 square foot 2-car attached garage at the rear of the parcel. An existing 1-story, 579 square foot dwelling unit at the front of the parcel will remain unchanged. Also proposed is to demolish a 128 square foot storage shed. Total new square footage on site will be 1,804 square feet. There is no grading proposed. This project will address violations identified in Zoning Information Report ZIR2014-00333.

Owner WARDER R BAYLY, 1746 OLIVE AVE, , SANTA BARBARA, CA 93101
 Designer DIANA COSTEA, 2634 MONTROSE PLACE, , SANTA BARBARA, CA 93105

Status: Pending

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

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

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

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

418 N MILPAS ST	031-311-033	MST2015-00614	23	DPG
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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.

Agent KEN MARSHALL, 621 CHAPALA ST, , SANTA BARBARA, CA 93101
 Applicant 418 N MILPAS, LLC, C/O JAYESH KUMAR, 3334 OAK GLEN DRIVE, HOLLYWOOD, CA 90068
 Owner RIVIERA VISTA I, LLC, 1230 COAST VILLAGE CIR, STE K, , SANTA BARBARA, CA 93108
 Architect NIKHIL KAMAT, NKLOSURES, 15560-C ROCKFIELD BLVD, IRVINE, CA 92618

Status: Pending

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

Owner STEVEN DAHL, 2309 VISTA MADERA, , SANTA BARBARA, CA 93101
 Architect BANYAN ARCHITECTS, ATTN: KIRK GRADIN, 902 CALLE CORTITA, SANTA BARBARA, CA 93109

302 W MONTECITO ST	037-232-011	MST2016-00426	-4	KAK
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Proposal for a three-story mixed-use development consisting of a boutique hotel, café, art gallery, and mini- storage. The project will comprise a voluntary lot merger of two lots at 302 & 308 W. Montecito Street (APNs 037-232-011 & 037-232-002). All existing development on the two lots, consisting of four residential apartments totaling 2,540 square feet and 450 square feet of office space, will be demolished. New development on this merged 18,927 square foot parcel will be a 29,475 square foot, three-story building containing a 23,750 square foot, 32-room hotel; 850 square foot café; 4,575 square foot mini-storage for the exclusive use of hotel guests; a 300 square foot art gallery that is not accessible to the public but rather experienced from the public right-of-way; and a subterranean parking garage with 52 parking spaces (42 spaces for on-site use and 10 spaces for a new development project to be constructed at 311 W. Montecito Street). Six covered bicycle parking spaces will also be provided. There will be approximately 7,900 cubic yards of grading excavation. Planning Commission approval is required for a project involving a Transfer of Existing Development Rights from the Sandman Hotel located at 3714-3744 State Street for 29 hotel rooms, and a Development Plan for commercial square footage allotments from the Minor and Small Additions categories on both parcels.

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

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

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

Status: Pending

333 W ORTEGA ST	037-113-001	MST2016-00397	4	HLC
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Proposal for additions and alterations to an existing four-unit apartment building using the Average Unit Density Incentive Program (AUD). The project proposes the demolition of an existing 760 square foot detached four-car garage, and the construction of 2,017 square feet of first- and second-story additions comprising four new dwelling units. The project also proposes a 1,538 square foot attached garage that will provide eight covered parking spaces using mechanical parking stackers, and includes new landscaping, and 20 cubic yards of cut and fill grading to be balanced on site. The eight units on the property will have an average unit size of 698 square feet and the proposed density will be 37 dwelling units per acre using the Priority Housing Overlay on a 9,375 square foot parcel with a General Plan Land Use Designation of High Density Residential 28-36 dwelling units per acre. The total development on site will be 2,190 square feet. The project includes Staff Hearing Officer review for requested Zoning Modifications to allow a second floor deck to encroach into the interior setback for and for a common open yard area that does not meet minimum 20' x 20' dimensions. The existing structure is on the City's Potential Historic Resources List.

Owner WHITEHURST, JOHN R, 515 RED ROSE LN 18, , SANTA BARBARA, CA 93109
 Architect TRACY BURNELL, 924 ANACAPA ST, , SANTA BARBARA, CA 93101
 Agent TRISH ALLEN, SEPPS, 1625 STATE ST, STE 1, , SANTA BARBARA, CA 93101

11 W PEDREGOSA ST	027-031-026	MST2016-00485	5	HLC
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Proposal for a mixed-use commercial and residential project to be developed under the Average Unit-Size Density (AUD) program. The project proposes the demolition of an existing 1,180 square foot single-family residence. In its place will be a 1,492 square foot two-story commercial building, six residential units to be located within two 2-story single-family residences and two 2-story duplexes, and an 86 square foot laundry building. The six residential units, which total 7,278 square feet, will have an average unit size of 1,213 square feet and a density of 14 du/ac. The project proposes six commercial parking spaces and six residential parking spaces, of which two will be covered. The project also includes covered bike parking, new landscaping and hardscape, new curb cuts, and a new trash enclosure. The project proposes a total of 8,856 square feet of development on an 18,548 square foot lot with a land use designation of Medium-High Density (15-27 du/ac).

Owner HAWKES, EMMET J FAMILY TRUST 3/1/19, 213 W FIGUEROA ST, , SANTA BARBARA, CA 93101
 Architect THOMAS OSCHNER, AIA ARCHITECT, 10 E YANONALI ST, SUITE 2D, SANTA BARBARA, CA 93101

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

Owner NANCY BOUHABEN MULHOLLAND TR, 115 W PEDREGOSA ST, , SANTA BARBARA, CA 93101
 Architect MULHOLLAND DESIGN, ATTN: TERRY MULHOLLAND, 3433 21ST AVENUE SOUTH, SEATTLE, WA 98144

Status: Pending

601 SAN PASCUAL ST	037-101-014	MST2013-00019	2	ABR
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Revised proposal for four units under the Average Unit-size Density (AUD) Incentive Program. The two existing one-story single-family units will remain. The project includes two new 1,020 square foot two-story single-family units with attached 245 square foot one-car garages to be located at the rear of the lot. The existing 355 square foot two-car garage will be demolished. The project includes a new driveway from Cota Street, six new uncovered parking spaces, and landscaping.

Owner PINI, DARIO, 1335 MISSION RIDGE, , SANTA BARBARA, CA 93103

Architect GIL BARRY, 3130 BRAEMAR DRIVE, , SANTA BARBARA, CA 93109

1116 SAN PASCUAL ST	039-202-016	MST2016-00359	2	ABR
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This is a revised project description. 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 1,629 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) and a new 1,629 square foot duplex with two, 2-bedroom, 2-bath units. New Unit B will be 705 square feet and new Unit C will be 925 square feet, with an average unit size of 768 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 2,304 square-feet of floor area. This project will address violations identified in Zoning Information Report ZIR2016-00345.)

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

Architect ON DESIGN LLC, ATTN: SHELBY MESSNER, PO BOX 598, SANTA BARBARA, CA 93102

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

Owner TURNER FOUNDATION SINCE 1958, PO BOX 186, , SANTA BARBARA, CA 93102

Applicant TOM SMITH ARCHITECT, 1115 COAST VILLAGE RD., , SANTA BARBARA, CA 93108

1810 SAN PASCUAL ST	043-163-010	MST2016-00443	3	ABR
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Proposal for a new residential project using the Average Unit Density Incentive Program (AUD). The proposal includes the demolition of an existing 1,212 square foot single family dwelling and 512 square foot detached garage and the construction of a two-story building with four, two-bedroom apartments totaling 4, 160 square feet and four, 517 square foot 2-car garages located on the ground level of the building. Bicycle parking will be provided inside the garages. The proposed density on this 8,503 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan Land Use designation of 15-27 dwelling units per acre, and the average unit size will be 1,040 square feet. There will be 2,027 square feet of new paving and 2,127 square feet of landscaping or open space. No grading is proposed, and no trees will be removed.

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

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

Status: Pending

800 SANTA BARBARA ST	031-012-028	MST2015-00023	23	MEL
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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.

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

1626 SANTA BARBARA ST	027-192-027	MST2016-00220	1	MEL
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Proposal to construct a 2,537 square foot, two-story single-family dwelling with an attached 471 square foot two-car garage. The proposal will add a third dwelling unit on a site currently developed with a 3,666 square foot duplex and 719 square feet of garage space. The project includes one additional uncovered parking space, a new driveway, alterations to a sandstone boundary wall, site work, new landscaping, and 10 cubic yards of grading excavation and fill to be balanced on site. The proposal will result in a total of 6,942 square feet of development on a 20,900 square foot parcel, with the three dwelling units proposed to be condominiums. Staff Hearing Officer review is requested for a Tentative Subdivision Map to create the condominiums. The original 1904 dwelling unit, which was approved to be changed to a duplex under application MST2014-00469, qualifies for designation as a Structure of Merit and is on the City's List of Potential Historic Resources. The sandstone boundary site walls, a Canary Island date palm, and a ficus tree have also been found to be historically significant. The Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates determined that the proposed project would meet Secretary of the Interior's Standards for Rehabilitation and project impacts would be Less than Significant (Class III). Therefore, the project does not warrant review by the Historic Landmarks Commission.

Owner FULMER FAMILY TRUST, 1930 MISSION RIDGE RD, , SANTA BARBARA, CA
 Architect ACME ARCHITECTURE, ATTN: KEITH RIVERA, 339 WOODLEY CT, SANTA BARBARA, CA 93105

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

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

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

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

Status: Approved

Status: Approved

414 & 420 E. CARRILLO ST	029-302-023	MST2016-00174	21	MEL
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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.

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

Owner 414 EAST CARRILLO PROPERTIES, LLC, 420 E CARRILLO ST, , SANTA BARBARA, CA 93101
 Architect DESIGNARC, ATTN: MELISA CINARLI TURNER, 29 W. CALLE LAURELES, SANTA BARBARA, CA 93105
 Owner MARK SINGER, 220 W. MONTECITO STREET, , SANTA BARBARA, CA 93101

416 ANACAPA ST	031-271-020	MST2005-00543	3	CAS
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Proposal for a three-story mixed-use building consisting of 989 square feet of commercial space on the ground floor, two two-bedroom residential condominium units on the second floor with square footages of 1,023 and 1,077 square feet, and one 1,680 square foot residential condominium unit on the third floor. An existing 2,960 square foot commercial building would remain at the rear of the 9,000 square foot lot and an existing 1,500 square foot commercial building would be demolished. The proposal includes four covered and five uncovered spaces, and 179 cubic yards total of cut grading. The project requires Staff Hearing Officer approval of a Tentative Subdivision Map and approval of a Modification for reduction of the 10% open space required.

12/20/2006 SHO-APVD-Design Review Req'd
 12/17/2007 PC-Subst. Conformance APVD
 11/12/2008 SHO-Time Extension APVD
 01/11/2012 SHO-Time Extension APVD
 10/17/2013 SHO-Time Extension APVD

Owner B & W INVESTMENTS, PO BX 3122, , SANTA BARBARA, CA 93130
 Architect DON PEDERSON, 1230 COAST VILLAGE ROAD, STE H, , SANTA BARBARA, CA 93108
 Applicant HAL D BRUINGTON, P.O. BOX 3122, , SANTA BARBARA, CA 93130

Status: Approved

634 ANACAPA ST	031-151-001	MST2015-00300	29	JWG
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Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa St.) totaling 28,145 square feet. The new project consists of 4,955 square feet (net) of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 733 square feet. The project includes Staff Hearing Officer review for a zoning modification to allow the project to exceed the allowed density.

08/03/2016	SHO-APVD-Design Review Req'd
08/10/2016	HLC-Project Design Approval
12/07/2016	HLC-Final Approval - Project

Owner	CRAVIOTTO GEORGETTA TRUSTEE (for) G, 999 WINTHER WAY, , SANTA BARBARA, CA 93110
Architect	THE CEARNAL COLLECTIVE, LLP, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101
Applicant	ANATEGA PARTNERS LLC, 1999 AVENUE OF THE STARS, SUITE 2850, LOS ANGELES, CA 90067
Owner	CRAVIOTTO PRIMO INVESTMENTS, LLC, 1806 ROBBINS ST, , SANTA BARBARA, CA 93101

515 E ARRELLAGA ST	027-132-013	MST2005-00475	-2	KAB
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Proposed conversion of an existing 10-unit three-story apartment complex to an eight unit condominium development by combining four of the existing units into two new units. The project will not change the square footage of 9,465 square feet of living space, 3,557 feet of carport, and approximately 1,844 square feet of deck area on the 14,356 square foot lot. Project also includes accessibility improvements for the ground floor and installation of new landscaping. No grading is proposed. A modification is requested to not allow the required two guest parking spaces.

05/17/2007	PC-APVD-Design Review Required
04/21/2010	SHO-Time Extension APVD

Architect	W. DAVID WINITZKY, 3463 STATE, , SANTA BARBARA, CA 93105
Agent	SUSAN MCLAUGHLIN, SEPPS, 800 SANTA BARBARA STREET, SANTA BARBARA, CA 93101
Owner	DR. ANGELO & NANCY SALVUCCI, 1679 FRANCESCHI ROAD, , SANTA BARBARA, CA 93103

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

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

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

Status: Approved

617 BRADBURY AVE	037-122-006	MST2007-00559	1	TB
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The project has been revised in response to concerns expressed by the City Council at the December 8, 2009 appeal hearing. The project consists of the demolition of an existing 392 square foot single-family residence, and the construction of a sustainable, 4,320 square foot, three-story, mixed-use building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure, including 6 parking spaces. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,257 square foot, two-bedroom, and three-story units at the rear of the lot. The commercial units total 958 square feet and are located on the first and second floor adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings.

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

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

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

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

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

Status: Approved

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

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

Owner BERRETT 2009 FAMILY TRUST 4/11/09, 814 W PEDREGOSA ST, , SANTA BARBARA, CA 93101
 Applicant RICK STARNES, 2270 SYCAMORE CANYON RD, , SANTA BARBARA, CA 93108
 Architect RICK STARNES, SAME AS APPLICANT, 2270 SYCAMORE CYN RD, SANTA BARBARA, CA 93108

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

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

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

814 W FIGUEROA ST	039-191-023	MST2006-00271	-1	ALD
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Proposal for conversion of seven existing residential apartment units to six condominium units. The two parcels totaling 19,836 square feet contain five one- and two-story buildings consisting of three duplex apartment buildings, one single-family apartment above a four-car carport, and a detached two-car carport. This would be reconfigured by combining two apartments in the westernmost building into one unit, constructing a new two-car carport attached to the existing four-car carport, conversion of the existing detached two-car carport to storage for three units and constructing attached storage spaces for the other three units. Proposed are five two-bedroom units ranging from 839 to 989 square feet and one 1,132 square foot three-bedroom unit. New landscaping is proposed and parking would be provided in the six carport spaces and six existing uncovered parking spaces plus one new uncovered guest space. Planning Commission approvals are requested for a Tentative Subdivision Map, a Condominium Conversion Permit, and modifications for front and interior yard encroachments.

05/17/2007 PC-APVD-No Design Review Req'd
 04/21/2010 SHO-Time Extension APVD

Owner ELCONIN FAMILY TRUST 4/15/03, 55 HITCHCOCK WAY STE, , SANTA BARBARA, CA 93105
 Agent SUSAN MCLAUGHLIN, 800 SANTA BARBARA STREET, , SANTA BARBARA, CA 93101
 Architect DALE PEKAREK, 5290 OVERPASS ROAD, #125, , SANTA BARBARA, CA 93111

Status: Approved

1115 GARDEN ST	029-162-013	MST2016-00170	4	BTT
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The proposed project is a new three (3) story building, with four (4) units and four (4) covered parking spaces. The units will include one 3-bedroom unit and three 2-bedroom units totaling 3,625 square feet, a roof deck above the third level and 800 square feet of covered parking (carports). Existing on the site is an office building that will be partially demolished and converted to residential use. The project is being developed using the Average Unit-Size Density (AUD) Program (Priority Housing Overlay) on a 4,658 square foot lot.

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

Architect STEVE HARREL, 141 DUESENBERG DRIVE, SUITE 14, WESTLAKE VILLAGE, CA 91362

Owner HARREL PROPERTIES LLC, , , ,

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

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

Owner LAGUNA HALEY STUDIO, LLC, PO BOX 41459, , SANTA BARBARA, CA 93140

Agent DIANA KELLY, , 1323 OLIVE ST UNIT B, SANTA BARBARA, CA 93101

Designer BECKER STUDIOS, INC, ATTN: DARYL BECKER, PO BOX 41459, SANTA BARBARA, CA 93101

15 S HOPE AVE	051-040-058	MST2006-00682	16	PDL
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Proposal for the demolition of an existing 8,368 square foot retail structure and associated parking and construction of a 3-story mixed-use development with underground parking. The project proposes 16 residential condominium units including three affordable units, 1,150 square feet of commercial space, 40 parking spaces, and 5,000 cubic yards of grading. The proposed units include 2 1-bedroom units, 12 2-bedroom units, and 2 3-bedroom units ranging in size from 833 to 1,500 square feet. The proposed project will result in approximately 21,787 square feet of building area on a 35,667 square foot parcel. The project also includes a creek restoration project and 13,880 square feet of open space. The project requires Planning Commission review of a Tentative Subdivision Map and modification for bonus density.

10/16/2008 PC-APVD-Design Review Required

03/14/2012 PC-Time Extension APVD

05/19/2014 PC-Time Extension APVD

Owner JOHNMAN HOLDING, LLC, C/O JERRY ILLOUIAN, 8723 MELROSE AVE, WEST HOLLYWOOD, CA 90069

Agent TRISH ALLEN @ SEPPS, 800 SANTA BARBARA ST, , SANTA BARBARA, CA 93101

Architect DAVID P JONES, LENVIK & MINOR ARCHITECTS, 315 W. HALEY STREET, SANTA BARBARA, CA 93101

Status: Approved

15 S HOPE AVE	051-040-058	MST2015-00010	46	ALD
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This is a revised project description. Proposal for a new mixed-use building using the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 8,368 square foot non-residential building and construction of 41,187 square feet of development, including a 45-foot tall four-story mixed-use building with an underground parking garage and one detached two-story residential unit, all on a 33,910 square foot lot. The project consists of 631 net square feet of commercial floor area and 46 residential units (comprising 13 studio units, 30 one-bedroom units, and 3 two-bedroom units) totaling 36,502 square feet plus ancillary space (lobby, office, storage, community room). Parking would consist of 11 spaces at-grade and 40 spaces underground for a total of 51 parking spaces; 48 bicycle parking spaces are also proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of grading excavation is anticipated for the underground garage. The project proposes a 45-foot setback from the top-of-bank of Arroyo Burro Creek to the first floor of the development, with the second, third and fourth floors cantilevering out up to 13 feet beyond that (closer to the creek). The project also includes creek restoration and more than 13,000 square feet of open space. The proposed density will be 60 du/ac with an average unit size of 794 square feet.

04/11/2016	ABR-Project Design Approval
12/19/2016	ABR-Final Approval - Project

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

251 S HOPE AVE	051-240-008	MST2014-00142	90	KAK
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Proposal by the Housing Authority of the City of Santa Barbara for a new, four-story affordable housing development for very-low and low income senior residents on a vacant 1.76 acre lot adjacent to Arroyo Burro Creek. The proposal would be developed under the City's Average Unit-Size Density (AUD) Incentive Program and the City's Density Bonus Program with a proposed density of 51 dwelling units per acre. The project includes 89 studio apartments, one-bedroom manager's unit, kitchen, dining facilities, storage, and common areas (lobby/reception area, conference room, offices, gift shop, salon, and gym). The total building area is 52,516 square feet (gross). The average unit size is 347 square feet. The proposal includes 30 uncovered vehicular parking spaces and 5 bicycle lockers. The Planning Commission approved a Front Setback Modification to allow the building to encroach into the required front setback (based on AUD requirements for R-3); an Interior Setback Modification to allow uncovered parking to encroach into the required interior setback (based on AUD requirements for R-3); a Lot Area Modification to allow 90 residential units instead of 47 residential units on the subject property; and a Parking Modification to allow 34 vehicle and 5 bicycle parking spaces instead of the required 90 vehicle and 90 bicycle parking spaces required for AUD projects. Council approved the Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as the uses in Area A-2, a Zone Change to Rancho Arroyo Specific Plan Area A-2 from E-3/PD/SP-4/SD-2 (One-Family Residence, Planned Development, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones to R-3/SP-4/SD-2 (Limited Multiple-Family Residence Zone, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones), and a further reduction in the number of parking spaces.

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

Owner	HOUSING AUTHORITY OF THE CITY OF SB, 808 LAGUNA ST, , SANTA BARBARA, CA 93101
Architect	PEIKERT + RRM DESIGN GROUP, 10 E FIGUEROA ST, , SANTA BARBARA, CA 93101
Applicant	HOUSING AUTHORITY OF THE CITY OF SB, 808 LAGUNA ST, , SANTA BARBARA, CA 93101

Status: Approved

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

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

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

85 N LA CUMBRE RD	057-233-010	MST2005-00295	-1	ALD
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Proposal to demolish an existing 10 unit apartment building, and to a construct new 8,556 square foot, three-story condominium building with nine units, including one middle income unit and 19 parking spaces on a 18,150 square foot lot.

06/01/2006	PC-APVD-Design Review Required
07/25/2006	CC-PC Appeal (Proj APVD)
06/04/2008	SHO-APVD-No Design Review Req'd
03/14/2012	PC-Time Extension APVD
12/13/2013	PC-Time Extension APVD

Owner	AMERICAN HEART ASSOCIATION, 1710 GILBRETH RD, , BURLINGAME, CA 94010
Applicant	WYE ROAD PROPERTIES LLC, 575 LAS PALMAS DR, , SANTA BARBARA, CA 93110
Architect	LENVIK & MINOR, 315 W. HALEY STREET, , SANTA BARBARA, CA 93101
Agent	TRISH ALLEN, 800 SANTA BARBARA, , SANTA BARBARA, CA 93101

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

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

Status: Approved

124 LOS AGUAJES AVE	033-041-007	MST2004-00725	2	SMR
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Proposal to demolish an existing 887 square foot single-family residence and 400 square foot garage and construct three new residential condominiums consisting of two one-bedroom units (1,318 and 1,090 s.f.) and one two-bedroom unit (1,448 s.f.). The project will result in a three-story 3,856 square foot structure with 1,143 square feet in garages on a 6,000 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone. A design waiver is requested to allow a garage to be located within three feet of the interior property line. The project received Planning Commission Approval on 9/3/09 for a Tentative Subdivision Map, Coastal Development Permit, and requested zoning modification to allow an encroachment into the required front setback (Resolution No. 033-09).

09/03/2009	PC-APVD-Design Review Required
09/21/2009	ABR-Prelim Approval - Project
07/15/2011	PC-Time Extension APVD
09/16/2015	SHO-Time Extension APVD

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

505 W LOS OLIVOS ST	025-210-012	MST2007-00470	6	JWG
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THIS IS A REVISED PROJECT: The Planning Commission approved a 13 unit condominium project which included a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction of nine new three-bedroom units and one new two-bedroom unit in three new buildings; addition to the existing apartment building; and remodel and conversion of the apartment building into two, three-bedroom and one, two-bedroom condominiums. Westmont College is proposing a revision to the approved project. The project has been changed to demolish the existing four unit apartment building that was to be converted and build three new condominiums in two separate buildings, with the same bedroom count as the approved project. Parking for the converted apartment building will be provided with one uncovered and five covered spaces in the existing carport, and parking for the 13 newly-constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces will also be provided. The proposed development will total 26,418 square feet on the 32,550 square foot lot. Two of the two-bedroom units would be provided to middle income households using a target income of 130% of Area Median Income (AMI), consistent with the Inclusionary Housing Ordinance. Requires Planning Commission approval of a revised Tentative Subdivision Map.

06/04/2009	PC-APVD-Design Review Required
08/10/2009	ABR-Prelim Approval - Project
01/24/2011	PC-Time Extension APVD
02/04/2013	ABR-Final Approval - Details
10/17/2013	PC-Time Extension APVD

Owner	WESTMONT COLLEGE, ATTN: DOUGLAS JONES, 955 LA PAZ ROAD, SANTA BARBARA, CA 93108
Architect	RRM DESIGN GROUP, ATTN: BONNIE SANGSTER, 10 E FIGUEROA ST, # 1, SANTA BARBARA, CA 93101

Status: Approved

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

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

Owner	ABRAHAM SAFINA TRUST, 217 E CONSTANCE AVE, , SANTA BARBARA, CA 93105
Architect	STUDIO XYZ -DNA, INC., ATTN: NILS HAMMERBECK AIA, PO BOX 1192, SANTA BARBARA, CA 93102

803 N MILPAS ST	031-042-028	MST2006-00510	8	PDL
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Proposal to construct a mixed-use condominium development in three three-story buildings on a 21,756 square foot lot in the C-2 Zone. The proposal includes a 1,138 square foot commercial condominium unit, five live-work units with commercial square footage, and three residential-only units, for a total of 8 residential units. The five live-work units include a range of 328 to 349 square feet of commercial area per unit. Square footages for the project include 3,195 square feet of commercial space, 13,745 square feet of residential space, 3,599 square feet of garage space, and 2,566 square feet of deck area. Total building footprint area is 9,545 square feet. 26 parking spaces are proposed, with 16 residential and 10 commercial spaces. Project requires Planning Commission Approval for a Tentative Subdivision Map and a parking modification to provide 10 commercial parking spaces rather than the 11 required commercial spaces and for the two required residential guest parking spaces to be shared with the 10 commercial spaces.

01/27/10 - Applicant requested a substantial conformity determination to remove the curb extension @ the corner of Milpas and De la Guerra Streets. This is a Level III SCD.

11/05/2009	PC-APVD-Design Review Required
03/23/2010	CC-PC Appeal (Proj APVD)
04/27/2016	SHO-Time Extension APVD

Applicant	JARRETT GORIN, 735 STATE STREET, SUITE 204, SANTA BARBARA, CA 93101-5502
Architect	DESIGNARC, 29 W. CALLE LAURELES, , SANTA BARBARA, CA 93105
Owner	803 N MILPAS ST., LLC, 735 STATE ST., SUITE 204, SANTA BARBARA, CA 93101

817 N MILPAS ST	031-042-022	MST2005-00667	5	KAK
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The project consists of a proposal for a two-and three-story mixed-use project consisting of five new residential condominium units for a total of 8,846 square feet (net), one new 786 square foot (net) commercial space and 13 parking spaces on a 13,471 square foot lot. The residential units consist of 2 two-bedroom units and 3 three-bedroom units. The existing structures onsite would be demolished.

03/15/2007	PC-APVD-Design Review Required
04/27/2016	SHO-Time Extension APVD

Owner	SCHOEPP, MANFRED W, 800 COYOTE RD, , SANTA BARBARA, CA 93108
Architect	JAN HOCHHAUSER, 122 E. ARRELLAGA ST., , SANTA BARBARA, CA 93101
Owner	JOHN BLANKENSHIP, CASITAS DE MILPAS, LLC, 822 E CANON PERDIDO, , SANTA BARBARA, CA 93103
Agent	HEATHER MACFARLANE, 7290 MARMOTA STREET, , VENTURA, CA 93003-6845

Status: Approved

612 W MISSION ST	043-092-015	MST2011-00296	1	ABR
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Proposal to convert an existing 1,493 square foot one-story single family residence to a duplex on a 6,732 square foot lot. The project involves demolition of a 196 square foot unpermitted addition at the rear, the construction of a new two-car carport, two uncovered parking spaces, and a six foot high stucco screening wall at the front of the lot, new utility meters, the removal and relocation of doors and windows, and interior remodeling. The project will address violations in ENF2010-00624 and ENF2010-00628.

10/10/2011 ABR-Proj Des & Final Approval

Owner PACIFIC CAPITAL BANK, N.A., CUSTODIAN FBO KETIH AUSTIN IRA, P.O. BOX 2340, SANTA BARBARA, CA 93120-2340
 Applicant KEITH AUSTIN, , SANTA BARBARA, CA
 Agent JIM DOUB, 928 CARPINTERIA ST, , SANTA BARBARA, CA 93103
 Architect JIM MARTIN, JMC & DESIGN, 34 N PALM ST STE 600, VENTURA, CA 93001

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

07/25/2016 SFDB-Project Design Approval
 12/05/2016 SFDB-Final Approval - Project

Architect RAY TWYFORD, 235 PALM AVE, , SANTA BARBARA, CA 93101
 Owner JON CLARK, 3211 BEACH CLUB LANE, , CARPINTERIA, CA 93013

2101 MOUNTAIN AVE	043-280-030	MST2014-00091	1	JAL
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This is a revised proposal. Proposal for two new uncovered parking spaces to serve a 497 square foot accessory space to be converted into a secondary dwelling unit. No exterior changes are proposed for the accessory space. The proposed parking and new dwelling unit are located on a 17,583 square foot lot in the Hillside Design District with an existing 3,463 square foot single-family residence and detached 1,073 square foot accessory building. The accessory building consists of a 576 square foot two-car garage and the aforementioned accessory space. The project requires Staff Hearing Officer review for a requested zoning modification. The proposal for the accessory dwelling unit requires a Performance Standard Permit and includes a voluntary lot merger with an adjacent 3.74 acre vacant lot.

09/03/2014 SHO-APVD-Design Review Req'd
 01/20/2015 SFDB-Proj Des & Final Approval

Owner LANDECKER, SHARON LIVING TRUST 12/9, 2101 MOUNTAIN AVE, , SANTA BARBARA, CA 93101
 Applicant HEIDI JONES, 1625 STATE ST, STE 1, , SANTA BARBARA, CA 93101

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

06/15/2015 SFDB-Project Design Approval
 11/16/2015 SFDB-Final Approval - Project
 07/28/2016 PC-Subst. Conformance APVD

Designer NATIVE SON DESIGN STUDIO, 3891 STATE STREET, , SANTA BARBARA, CA 93105
 Applicant JARRETT GORIN, 735 STATE ST., SUITE 204, , SANTA BARBARA, CA 93101
 Owner BRAD HASSE, P.O. BOX 1619, , SUMMERLAND, CA 93067

Status: Approved

2118 OAK PARK LN	025-221-021	MST2016-00089	4	ABR
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Proposal for four new dwelling units in two, 2-story duplexes to be constructed under the Average Unit Density Incentive Program (AUD). The new buildings will be constructed behind an existing 838 square foot single-family dwelling, which will be remodeled. Two existing sheds will be demolished and eight fruit trees will be removed. Five uncovered parking spaces are proposed. The total new development on this 9,375 square foot parcel will be 3,847 square feet. Grading excavation of 40 cubic yards will be balanced on site. The average unit size will be 937 square feet with an average unit size maximum allowed of 965 square feet on a parcel with a General Plan Land Use designation of Medium High Density, 15-27 dwelling units per acre.

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

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

725 OLIVE ST	031-092-018	MST2014-00112	1	MJB
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Proposal to add a 937 square foot second story single-family dwelling on an existing 942 square foot single-family dwelling with attached new 376 square foot two-car carport. An existing 908 square foot three-car garage will be demolished. Also proposed on this 5,300 square foot parcel is a 112 square foot deck on top of a portion of the new carport, two uncovered parking spaces, and minimal grading to be balanced on site. The maximum building height will be 29.5 feet and the total floor area will be 1,895 square feet. This project requires Staff Hearing Officer review of a zoning modification.

10/29/2014	SHO-APVD-Design Review Req'd
01/20/2015	ABR-Project Design Approval
03/16/2015	ABR-Final Approval - Project
10/25/2016	SHO-Time Extension APVD

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

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

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

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

Status: Approved

927 OLIVE ST	029-302-031	MST2006-00421	5	SMR
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Proposal for a five-unit condominium development consisting of two 3-story buildings. The project includes five, 3-story one- and two-bedroom residential condominium units ranging from 1,800 to 2,100 square feet in size. Each unit has an attached two-car garage and there are three uncovered parking spaces and a central auto court. A Voluntary Lot Merger is proposed to combine two parcels for the 11,761 square foot site. The project includes demolition of the two existing single-family dwellings at 927 and 933 Olive Street and 800 cubic yards of grading. Project received Planning Commission Approval on 9/13/07 (Resolution No. 037-07).

09/13/2007	PC-APVD-Design Review Required
12/03/2007	ABR-Prelim Approval - Project
09/22/2016	PC Approval Expired

Architect	KEITH RIVERA, B3 ARCHITECTS, 2020 ALAMEDA PADRE SERRA #133, SANTA BARBARA, CA 93103
Owner	FIESTA OLIVE, LLC, C/O SYNCON HOMES, 1508 EUREKA , SUITE 230, RESEVILLE, CA 95661
Applicant	AARON AMUCHASTEGUI, SYNCON HOMES OF CALIFORNIA, 1603 COPENHAGEN DR #8, SOLVANG, CA 93463

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

05/15/2013	SHO-APVD-Design Review Req'd
09/03/2013	ABR-Project Design Approval
11/04/2013	ABR-Final Approval - Project

Owner	JKR OLIVE TRUST, 1611 OLIVE ST, , SANTA BARBARA, CA 93101
Applicant	BEN WERNER, 1611 OLIVE ST, , SANTA BARBARA, CA 93101
Architect	DAPHNE ROMANI, 132 GARDEN ST, STE39, SB, CA 93101

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

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

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

Status: Approved

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

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

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

422 W PADRE ST	025-221-018	MST2006-00496	1	ABR
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Proposal to construct a new 3,626 square foot two-story duplex including two attached 400 square foot two-car garages on a 5,750 square foot lot. The existing 946 square foot single family residence, 373 square foot garage, and 134 square foot storage shed are proposed to be demolished. The proposal includes 1,494 cubic yards of grading for recompaction purposes under the main building footprint and 104 cubic yards of grading outside the main building footprint. The proposal was approved on 6/25/2007 and subsequently expired on 6/25/2009. The applicant is requesting a new approval.

06/25/2007 ABR-Final Approval - Project
 02/16/2010 ABR-Final Approval - Project

Owner STEVEN K. MOUNTAIN TRUSTEE, 719 CIRCLE DR, , SANTA BARBARA, CA 93108

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

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

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

Status: Approved

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

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

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

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

1236 SAN ANDRES ST	039-151-001	MST2006-00364	2	PDL
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Proposal to construct four, two-story residential condominium units. Three of the units would be approximately 1,000 square feet and one unit would be approximately 1,100 square feet. Each unit would have an attached two-car garage for a total of eight parking spaces on the 10,048 square foot parcel. The proposal includes demolition of all existing structures and 140 cubic yards of grading outside the building footprints. The project received Planning Commission approval (Resolution No. 01-08) on January 10, 2008.

01/10/2008 PC-APVD-Design Review Required
 03/11/2008 CC-PC Appeal (Proj APVD)
 04/21/2008 ABR-Prelim Approval - Project
 07/22/2008 CC-PC Appeal (Proj APVD)
 07/22/2010 PC-Time Extension APVD

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

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

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

03/07/2016 SFDB-Project Design Approval
 04/18/2016 SFDB-Final Approval - Project
 12/05/2016 SFDB-After Final (Approved)

Applicant KEN DICKSON, 424 OLIVE ST, , SANTA BARBARA, CA 93101

Owner PETER HIRTH FAMILY TRUST, 129 CALLE BELLO, , SANTA BARBARA, CA 93108

Status: Approved

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

10/01/2014	SHO-APVD-Design Review Req'd
02/26/2015	SHO-Time Extension APVD
12/21/2015	ABR-Proj Des & Final Approval
03/14/2016	EXC-Zoning Exception Approved

Owner	1135 SAN PASCUAL, LLC, 200 E. CARRILLO ST STE 200, , SANTA BARBARA, CA 93101
Applicant	RICH RIDGWAY - INVESTEC, 200 E CARRILLO ST STE 200, , SANTA BARBARA, CA 93101
Architect	RICHARD T THORNE, ARCHITECT, 309 AVILA WAY, , SANTA BARBARA, CA 93108

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

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

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

800 SANTA BARBARA ST	031-012-028	MST2006-00129	6	MEL
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Proposal to demolish an existing 1,965 square foot office building and construct a three-story mixed-use project comprised of six residential and two commercial condominium units on an 18,713 square foot parcel. Thirty underground parking spaces would be provided. Planning Commission approval will be required for a lot line adjustment of 1,529 square feet from adjacent parcel number 031-012-027 to meet residential density requirements.

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

Owner	FOLEY AND BEZEK, THOMAS FOLEY, 15 W CARRILLO ST STE 200, SANTA BARBARA, CA 93101
Applicant	SUZANNE ELLEDGE PLANNING AND PERMITTING, 1625 STATE STREET, SUITE 1, , SANTA BARBARA, CA 93101
Architect	CEARNAL ANDRULAITIS ARCHITECTS, LLP, BRIAN CEARNAL, 521-1/2 STATE ST, SANTA BARBARA, CA 93101
Agent	ALICIA HARRISON, BHFS, 1020 STATE STREET, SANTA BARBARA, CA 93101
Owner	800 SANTA BARBARA ST, LLC, 21704 DEVONSHIRE ST # 10, , CHATSWORTH, CA 91311

Status: Approved

1025 SANTA BARBARA ST	029-211-007	MST2006-00224	15	KAK
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The proposed project involves the construction of a new two-, three- and four-story mixed-use development consisting of 15 residential condominium units (three one-bedroom, eight two-bedroom and four three-bedroom units) and two commercial condominium units (one 9,821 square foot unit and one 3,136 square foot unit). Two of the residential units would be subject to the Inclusionary Housing Ordinance (restricted for owner-occupied middle-income or upper-middle income households) and two of the residential units would be live/work units. Parking would be located within an underground parking structure with 54 parking spaces. The four existing parcels totaling 31,310 square feet would be merged and the existing 14,602 square feet (net) of existing commercial space and 45 existing parking spaces would be demolished.

12/20/2007 PC-APVD-Design Review Required

Owner HAYWARDS FAMILY PARTNERSHIP, 324 E MISSION ST, , SANTA BARBARA, CA 93101
 Architect CEARNAL COLLECTIVE, LLP, BRIAN CEARNAL, 521-1/2 STATE ST, SANTA BARBARA, CA 93101

Status: Building Permit Issued

1120 & 1122 INDIO MUERTO ST	017-291-027	MST2014-00051	9	ABR
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Revision to an 11 unit development currently under construction including the addition of a 2-car garage with 336 square foot second story bedroom and bathroom to be attached to Unit 6. The original project description is as follows: Proposal to construct five new 2-story and 3-story buildings for a total of 11 new residential units on two separate parcels: Lot 2: This 7,290 square foot parcel at 1120 Indio Muerto [APN 017-291-004] will be developed with two, 2-story buildings: Building B, a duplex with attached 1-car garage, and Building C, a 3-car garage with a second-story dwelling unit. Four covered and two uncovered parking spaces are proposed. Lot 3: This 34,189 square foot parcel at 1122 Indio Muerto [017-291-027] will be developed with three, 3-story duplexes and one 2nd-story duplex above an existing 12-car garage. These buildings D, E, F, and G, will range in size from 2,500 - 3,000 square feet. An existing duplex, concrete driveway, and storage shed will be demolished. There will be 11 covered and five uncovered parking spaces. Over both parcels, 46 trees are proposed to be removed, with 23 of them being non-native and located within the creek setback. Trees to be removed include five Mexican fan palms ranging from 24" to 36" in diameter, one Brazilian pepper at 6" diameter, five Avocados from 8" to 24" diameter, 13 Tipuana ranging from 8" to 18" diameter, three Redwoods from 8" to 14" diameter, three Queen palms at 14" diameter, one Fruit at 6" diameter, two Myoporum at 8" & 10" diameter, three Eugenia ranging from 8" to 10" diameter, one Olive at 30" diameter, six Pittosporum ranging from 10" to 14" diameter, and three Grevillea Robusta at 24" diameter. There will be 1,500 cubic yards of grading excavation and 200 cubic yards of fill dirt. This project will address violations identified in enforcement case ENF2014-00343.

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

Owner EDWARD ST GEORGE REVOCABLE TRUST, , , ,
 Architect ON DESIGN ARCHITECTS, PO BOX 489, , SANTA BARBARA, CA 93102-0489

Status: Building Permit Issued

1701- 1704; 1706 & 1708 LA VISTA DEL	035-180-009	MST2003-00227	6	MGS
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The project site is 7.66 acres in size located in the Alta Mesa Neighborhood of the City. The project includes two components: the "Single Family Project" and the "Duplex Project" (MST2003-00620). The Single Family Project would merge and subdivide 5.73 acres into six (6) single-family residential parcels. Of the 5.73 acre site, 3.33 acres would be dedicated as open space. The residences would range from 3,525 to 4,517 square feet in size, with three-car garages, and swimming pools. A total of five (5) guest parking spaces are proposed. Estimated grading for the single family project would consist of 3,050 cubic yards (cy) of cut and 5,100 cy of fill outside the main building footprints. Grading within the building footprints is estimated at 4,705 cy of cut and 1,650 cy of fill.

11/18/2004	PC-APVD-Design Review Required
09/12/2005	ABR-Final Approval - Details
01/03/2006	ABR-Final Approval - Details
01/23/2006	ABR-Prelim Approval - Details
07/08/2013	SFDB-After Final (Approved)
12/07/2015	SFDB-Final Approval - Details

Owner KING HEIRS, LLC, 700 S MARTIN ST, , VISALIA, CA 93277
 Owner THE MESA AT SANTA BARBARA, LLC, 3 W CARRILLO ST, #205, , SANTA BARBARA, CA 93101
 Applicant VANGUARD PLANNING LLC, 735 STATE ST. STE. 204, , SB, CA 93101-5502

240 W ALAMAR AVE	051-283-001	MST2013-00022	3	DPG
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This project has been revised to have a greater setback from the creek and one covered parking space is proposed to be uncovered and encroach into the interior setback. Proposal to demolish an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,410 square feet including seven parking spaces in attached garages, and one uncovered space. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission approval of zoning modifications and a Tentative Subdivision Map was granted on July 17, 2014.

07/17/2014	PC-APVD-Design Review Required
08/18/2014	ABR-Project Design Approval
11/17/2014	ABR-Final Approval - Project

Owner CITY VENTURES URBAN LAND LLC, BILL MCREYNOLDS, 1900 QUAIL ST, NEWPORT BEACH, CA 92660
 Architect PEIKERT + RRM DESIGN GROUP, 10 E FIGUEROA ST STE 1, , SANTA BARBARA, CA 93101

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

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

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

Status: Building Permit Issued

415 ALAN RD	047-091-038	MST2012-00362	1	SFDB
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Proposal to construct a new one-story, 2,100 square foot single-family residence with an attached 400 square foot two-car garage, located on a 14,601 square foot vacant lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes new site fences, walls, and retaining walls, and a total of 800 cubic yards of grading to be balanced on site. The proposed total of 2,500 square feet is 58% of the required floor-to-lot area ratio (FAR). This is a new parcel created as part of a recent subdivision application (MST2009-00083) approved by City Council (Ord. No. 5580) on February 14, 2012. A separate application (MST2012-00268) was recently approved for alterations to the existing single-family residence.

01/28/2013	SFDB-Project Design Approval
03/18/2013	SFDB-Final Approval - Project
03/16/2015	SFDB-After Final (Approved)

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

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

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

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

231 S ALISOS ST	017-252-025	MST2006-00415	1	ROX
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Proposal to create a new 667 square foot dwelling unit to be attached to an existing 1,115 square foot single-family residence. The proposal would add a second-story and a second-story covered deck, and convert 245 square feet of the existing two-car garage to habitable space. The existing garage would be reduced to one space and an attached one-car carport and one uncovered parking space are proposed. A modification is requested to provide three of the required four parking spaces.

01/31/2007	SHO-APVD-Design Review Req'd
05/29/2007	ABR-Final Approval - Project

Owner TORINA, ILUMINADA L/EST, PO BOX 4081, , SANTA BARBARA, CA 93140
 Architect DAWN SHERRY, 513 SANTA BARBARA ST, , SANTA BARBARA, CA 93101

Status: Building Permit Issued

1021 ALPHONSE ST	031-184-013	MST2008-00069	1	ABR
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Proposal to construct a 600 square foot, two-story accessory dwelling unit and a one-story 435 square foot addition to the existing one-story 728 square foot single-family residence on a 5,000 square foot lot. Parking would be provided in one uncovered parking space and a new 460 square foot two-car garage attached to the accessory unit. The existing 180 square foot one-car garage would be demolished.

06/02/2008	ABR-Prelim Approval - Project
08/04/2008	ABR-Final Approval - Project

Owner	ANDRADE, FRANCISCO, 1028 ALPHONSE ST, , SANTA BARBARA, CA 93103
Architect	JOSE L ESPARZA, 232 ANACAPA, SUITE 2 D, SANTA BARBARA, CA 93101

128 ANACAPA ST	033-083-022	MST2012-00332	2	PDL
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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.

01/22/2014	SHO-APVD-Design Review Req'd
04/28/2014	ABR-Project Design Approval
06/02/2014	ABR-Final Approval - Details
06/10/2014	ABR-F.A. (Staff Approval)
07/27/2015	ABR-Final Approval - Details

Owner	JAMES MCDONALD, 4228 CARPINTERIA AVE #2, , CARPINTERIA, CA 93013
Designer	J. EWING DESIGN, 1187 COAST VILLAGE ROAD, SUITE 1-344, SANTA BARBARA, CA 93109

412 ANACAPA ST	031-271-032	MST2008-00322	3	PPB
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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.

04/02/2009	PC-APVD-Design Review Required
07/15/2009	PC-Time Extension APVD
10/28/2013	ABR-Project Design Approval
01/21/2014	ABR-Final Approval - Project
02/18/2014	ABR-Final Approval - Details
08/10/2015	ABR-After Final (Approved)

Owner	ANABILT, LLC, 232 EUCALYPTUS HILL RD, , SANTA BARBARA, CA 93108
Applicant	ANABILT PROPERTIES LLC, 232 EUCALYPTUS HILL DR, , SANTA BARBARA, CA 93108
Architect	SHUBIN & DONALDSON ARCHITECTS, 403 E. MONTECITO ST. #2A, , SANTA BARBARA, CA 93101

Status: Building Permit Issued

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

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

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

427 BATH ST	037-192-005	MST2002-00191	1	ABR
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Proposal to construct a 2,168 square foot, two-story, mixed-use building to the rear of a 7,500 square foot lot with an attached two-car garage, and to remove an existing 331 square foot, one-car garage. The proposal includes two uncovered parking spaces for the residential units and one uncovered parking space for the 200 square foot commercial use on the ground floor. There is an existing 1,226 square foot, single-story residence, which is proposed to remain unaltered.

- 07/08/2002 ABR-Prelim Approval - Project
- 06/16/2003 ABR-Final Approval - Details
- 06/16/2003 ABR-Final Approval - Project

Owner SERAFIN & MARIA ELEN RAYA, 427 BATH ST., , SANTA BARBARA, CA 93101
 Applicant GIL GARCIA, 122 E ARRELLAGA, , SANTA BARBARA, CA 93101

633 BATH ST	037-113-010	MST2006-00480	-2	MEB
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Proposal for the Redevelopment Agency to acquire two parcels, demolish the existing residences, and construct a neighborhood park.

Owner DANIEL & ANNA LOPEZ LIVING TRUST 8/, 3021 SAMARKAND DR, , SANTA BARBARA, CA 93105
 Applicant MARCK AGUILAR, , , ,

Status: Building Permit Issued

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

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

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

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

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

Proposal to construct a new split level 1,812 square foot residence with an attached 568 square foot garage, a 312 square foot workshop and a 922 square foot basement located on an approximately 5.9 acre lot in the Hillside Design District. The proposal includes a new detached 1,291 square foot two story two-car garage/barn. Two single family residences and an accessory structure currently exist on the project site. The proposed total of 4,444 square feet of new construction in addition to the existing 2,121 square feet of the existing residences is 85% of the guideline floor-to-lot-area ratio (FAR). The project requires Staff Hearing Officer review for a Performance Standard Permit for three single family residences on one lot. The project will address violations in ENF2012-00027.

01/23/2013 SHO-APVD-Design Review Req'd
 03/11/2013 SFDB-Proj Des & Final Approval

Owner CHARLES MUGLER, 1642 CALLE CANON, , SANTA BARBARA, CA 93101
 Architect GARCIA ARCHITECTS INC, 122 E ARRELLAGA ST, , SANTA BARBARA, CA 93101

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

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

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

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

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

Proposal to construct an additional 1,102 square foot residence with an attached three-car garage to an existing 703 square foot one-story residence with a detached one-car garage located on a 5,000 square foot lot. The project will result in the conversion of an existing single-family residence into a duplex.

01/24/2005 ABR-Final Approval - Project

Architect ROBERT STAMPS, 640 W. ORTEGA ST., , SANTA BARBARA, CA 93101
 Owner FRANCISCO MAMAHUA, 316 S CANADA ST, , SANTA BARBARA, CA 93103

Status: Building Permit Issued

810 E CANON PERDIDO ST A	031-042-003	MST2013-00456	1	ABR
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Proposal to legalize the conversion of an existing 1,545 square foot, one-story duplex to a triplex under the Average Unit Density (AUD) Incentive Program. The project includes "as-built" interior remodel of the duplex and the legalization of an "as-built" illegal unit, which includes a new "as-built" 220 square foot upper loft floor area on this 11,250 square foot parcel. Also proposed is to permit the after-the-fact demolition of a two-car garage, approval of five new uncovered parking spaces, associated landscape changes, and removal of unpermitted structures located within the setbacks. An existing one-story 445 square foot single-family dwelling on site will remain unaltered. This application addresses violations identified in enforcement case ENF2013-00402. The project received an environmental finding for CEQA Guidelines Section 15183 Exemption.

12/09/2013	ABR-Project Design Approval
01/13/2014	ABR-Final Approval - Project
12/15/2014	ABR-Final Approval - Details

Owner	SCOTT CHASSE TRUST, 2211 LOS ENCINOS RD, , OJAI, CA 93023
Designer	ROBINSON DRAFTING & DESIGN, ATTN: LOUIS ROBINSON, 315 E. MOUNTAIN DR., SANTA BARBARA, CA 93108

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

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

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

Architect	CEARNAL ANDRULAITIS LLP, 521 1/2 STATE ST, ATTN: DIANA KELLY, SANTA BARBARA, CA 93101
Owner	203 CHAPALA STREET LLC, 256 26TH STREET, SUITE 201, SANTA MONICA, CA 90402

Status: Building Permit Issued

1330 CHAPALA ST	039-131-001	MST2013-00169	33	ALD
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This is a revised project description. Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 33 residential apartments (totaling 28,049 square feet) and two commercial units (895 square feet). The new building will total 61,456 square feet, including a 665 square foot exercise room and a 13,884 square foot partially below-grade parking garage. The parking garage will contain 41 spaces, and a surface lot will contain 50 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units and 56 spaces allocated to the Arlington Theatre. Also proposed is the removal of nineteen mature trees, with twelve existing trees to be protected on site and six mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch."

08/14/2013	HLC-Project Design Approval
10/28/2013	CC-HLC Appeal (Proj APVD)
11/19/2014	HLC-Final Approval - Project
05/20/2015	HLC-Final Approval - Details
03/09/2016	HLC-After Final (Approved)

Owner METROPOLIT THEATRES CORPORATION, 8727 W THIRD ST, , LOS ANGELES, CA 90048
 Architect PEIKERT + RRM DESIGN GROUP, LISA PLOWMAN, 10 E FIGUEROA STREET, SANTA BARBARA, CA 93101

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

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

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

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

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

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

Status: Building Permit Issued

1623 DE LA VINA ST	027-171-010	MST2014-00546	2	ABR
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Proposal to demolish a vacant 1,251 square foot, 2-story, single-family dwelling and 180 square foot detached garage and construct three new 2-story residential units. The new units are to be designed in the architectural style of the demolished building. Total development on site will be 2,618 square feet, with Unit A at 825 square feet, Unit B at 735 square feet, and Unit C at 805 square feet. Three uncovered parking spaces will be provided on this approximately 5,100 square foot parcel. Grading will be balanced on site. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with an average unit size of 788 square feet.

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

Owner SHERRIE MCIVER, 315 MEIGS RD # A-398, , SANTA BARBARA, CA 93109
 Owner EMMET HAWKES JR, 315 MEIGS RD, , SANTA BARBARA, CA 93109
 Architect TOM OCHSNER, 10 E. YANONALI ST. SUITE 2D, , SANTA BARBARA, CA 93101
 Applicant JOSEPH FLYNN, 10 E YANONALI ST SUITE 2D, , SANTA BARBARA, CA

1819 DE LA VINA ST	027-021-012	MST2002-00242	4	MHO
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Proposal for four new residential units consisting of a new 2,050 square foot, two-story duplex to the rear and a new 1,217 square foot, two-story duplex behind the 1,059 square foot existing one-story, single-family residence on a 10,750 square foot lot. The new two-story buildings are proposed with a total of six covered and four uncovered parking spaces and new landscaping. No grading is proposed for the project. Modifications are requested for rear-yard setback, building separation, and private outdoor living space.

11/06/2002 MHO-Approved-DesRev Required
 06/09/2003 ABR-Final Approval - Project
 10/18/2004 ABR-Final Approval - Project
 11/17/2004 MHO-Approved-DesRev Required
 11/17/2005 MHO-Approved-DesRev Not Req.

Owner GABRIEL CARBAJAL, 1819 DE LA VINA ST., , SANTA BARBARA, CA 93101
 Agent CURTIS MONIOT, 1071 COTA ST., , SANTA YNEZ, CA 93460

2334 DE LA VINA ST	025-113-001	MST2013-00419	3	KAB
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Proposal for a new three-story, three-unit residential condominium building. The project consists of a 1,635 square foot two-story unit, a 1,888 square foot three-story unit, a 1,578 square foot two-story unit and three attached 400 square foot two-car garages. Total proposed square footage, including garages, is 6,301 square feet on the 7,405 square foot vacant lot. Staff Hearing Officer approval of a Tentative Subdivision Map has been granted.

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

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

1126 DEL MAR AVE	045-221-007	MST2009-00558	1	KAB
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Proposal to convert 599 sq.ft. of the existing residence into a new secondary dwelling unit to an existing single family residence with a detached two-car garage. One new uncovered parking space is proposed. The proposal include interior remodel to construct new kitchen and pantry. No new square footage is proposed to the dwelling.

03/24/2010 SHO-APVD-No Design Review Req'd

Owner ATKINS, MAURINE TRUST 2/8/08, 1126 DEL MAR AVE, , SANTA BARBARA, CA 93109
 Architect AMY TAYLOR, P.O. BOX 2370, , SANTA BARBARA, CA 93120
 Applicant KIM ATKINS, 828 W. FIGUEROA ST., , SANTA BARBARA, CA 93101

Status: Building Permit Issued

1314 FERRELO RD	029-283-006	MST2014-00197	1	SFDB
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Proposal to construct a new 2,514, two-story single-family residence with an attached 445 square foot two-car garage and a 692 square foot basement on a 10,890 square foot vacant lot in the Hillside Design District. The proposal includes 1,009 square feet of decks, new retaining walls, more than 500 cubic yards of grading, and a widened driveway on an easement on an adjacent property. The proposed total of 3,655 square feet, of which 692 square feet is below grade, is 77% of the required maximum floor-to-lot area ratio (FAR).

07/28/2014	SFDB-Project Design Approval
10/06/2014	SFDB-Final Approval - Project

Owner	SCOTT & RO BLACK, 2360 FOOTHILL RD, , SANTA BARBARA, CA 93105
Architect	BILL WOLF, 1117 COAST VILLAGE RD, , SANTA BARBARA, CA 93108

517 W FIGUEROA ST	039-250-020	MST2011-00426	6	ABR
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Proposal for a new 17,475 square foot, three-story six unit apartment building. The building consists of one 3-story, 3-bedroom unit and 20 parking spaces on the ground level. Above the parking level are four two-story five-bedroom units. Attached storage units and bicycle parking are provided on grade. A tree removal, bioswale, and retention basin are proposed. The 20,247 net square foot vacant project site was created through a lot split approved by the Planning Commission in 2005 with a development envelope and a limit of ten units. A 10-foot wide bike path easement, 25-foot creek setback, and a 50-foot railroad setback apply to this project. Preliminary Approval by the ABR in 2008 for a similar building containing nine units has expired. Minor architectural changes have been made by the new architect.

01/23/2012	ABR-Project Design Approval
04/02/2013	ABR-Final Approval - Project

Owner	JOHNSON, STEVEN A, 319 W COTA ST, , SANTA BARBARA, CA 93101
Architect	ALEX PUJO, 2425 CHAPALA ST., , SANTA BARBARA, CA 93105

225 E HALEY ST	031-202-012	MST2011-00310	1	ABR
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Proposed abatement of ENF2011-00287. This includes the "as-built" conversion of a restaurant and boarding home to a church and residence. The exterior alterations include minor alterations to the windows and doors, extending the second-story deck, and repaving portions of the driveway and parking areas. Four parking spaces are proposed.

08/15/2011	ABR-Proj Des & Final Approval
09/06/2011	ABR-Final Approval - Details
09/03/2013	ABR-After Final (Approved)
10/28/2013	ABR-After Final (Approved)

Owner	IGLESIA DEL DIOS VIVO, 225 E HALEY ST, , SANTA BARBARA, CA 93101
Architect	JYL RATKEVICH, 1836 LOMA STREET, , SANTA BARBARA, CA 93103

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

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

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

Status: Building Permit Issued

1032 E MASON ST	017-133-005	MST2009-00332	5	DPG
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The proposed project includes a new two-story, six-unit affordable senior apartment building in the existing Second Baptist Church parking lot. Each new unit would have one-bedroom and 540 square feet of floor area. The lot is currently developed with a 2,265 square foot church and an existing two-story 2,319 square foot residential duplex. The project includes converting the 1,599 square foot ground floor duplex unit to church use. The existing 720 square foot second floor "care taker's unit" would remain. The seven resulting rental dwelling units would be price restricted for low income seniors. The project would result in 3,864 square feet of non-residential use and 3,960 square feet of residential use on the 24,872 square foot lot. Twenty (20) automobile parking spaces and four bicycle spaces would be provided. State Density Bonus concessions and incentives were requested to allow a six-unit building in the R-2 Zone, outdoor living space consistent with the R-3/R-4 Zone requirements, and parking in the front setback.

12/16/2010	PC-APVD-Design Review Required
07/25/2011	ABR-Project Design Approval
10/24/2011	ABR-Final Approval - Project
10/05/2015	ABR-After Final (Approved)

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

1105 N MILPAS ST	029-192-013	MST2015-00609	1	ABR
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Proposal to convert an existing five-unit multi-family apartment complex into a new six-unit Average Unit Density Incentive Program (AUD) project. One existing 1,423 square foot residential unit will be converted into two units on a 10,221 square foot parcel with a Medium-High Residential Density General Plan designation. The unit sizes will be 907 square feet for Unit E and 516 square feet for Unit F. The maximum allowed average unit size is 925 square feet, and the proposed maximum average unit size is 648 square feet. Site alterations include a new 3'-0" tall, 4'-0" linear foot long garden wall and six new covered and secured bicycle parking spaces. A total of six parking spaces will be provided, with two spaces in an existing garage and four uncovered spaces. No exterior alterations are proposed to the existing building and no new floor area is proposed.

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

2016 MISSION RIDGE RD	019-162-002	MST2001-00833	1	ROX
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This is a revised project to include the addition of a new two-story 746 square foot garage and convert the existing, attached one-car garage at the existing residence to habitable space. Proposal for a lot line adjustment and modification of required lot area (due to slopes on the property) from existing parcels of 0.07 acres and 2.5 acres in size to parcels of 1.0 acre and 1.57 acres in size located in the Hillside Design District. Proposed Lot 1 is developed with a 5,426 square foot residence and (2) two car garages totaling 982 square feet. Proposed Lot 2 is currently developed with a one-car garage with a pool cabana of 540 square feet above and swimming pool. The revision to the project on Lot 2 includes enclosing 66 square feet of porch area on the existing cabana and the conversion of the existing 300 square foot garage below to habitable area resulting in a residence, construction of an 8' tall, 64' long privacy wall along the motor court, an 8' tall, 72' long retaining wall along the western property line and the construction of a 746 square foot garage.

01/09/2003	PC-APVD-Design Review Required
09/07/2004	ABR-After Final (Approved)
03/26/2007	ABR-Final Approval - Project
11/07/2007	SHO-APVD-Design Review Req'd
01/15/2008	PC-Subst. Conformance APVD

Owner	JAN MARCO VON YURT, 2016 MISSION RIDGE ROAD, , SANTA BARBARA, CA 93103
Designer	TONY XIQUES, P.O. BOX 3861, , SANTA BARBARA, CA 93130

Status: Building Permit Issued

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

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

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

1216 E MONTECITO ST	017-062-004	MST2010-00378	1	ABR
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Proposal to demolish the existing 749 square foot single-family residence and construct two new detached units on a 5,300 square foot lot. Proposed is a 1,196 square foot two-story single family residence at the front of the lot and a detached two-story structure at the rear of the lot consisting of a 600 square foot accessory dwelling unit and a 557 square foot two-car garage. One uncovered parking space is also proposed. The project will address violations listed under enforcement case ENF2009-01426.

09/04/2012	ABR-Project Design Approval
01/14/2013	ABR-Final Approval - Project

Owner GONZALEZ, JOSE LUIS, 226 N. SOLEDAD, , SANTA BARBARA, CA 93103
 Designer JOSE ESPARZA, 232 ANACAPA STREET, , SANTA BARBARA, CA 93101

1226 E MONTECITO ST	017-062-007	MST2011-00034	1	ABR
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(Proposal for a new 1,537 square foot two-story residential dwelling unit and 500 square foot attached two-car garage to be attached to an existing 1,279 square foot one-story single-family dwelling to create a duplex. An existing detached two-car garage will be demolished. The existing 1,297 square foot one-story single-family dwelling and 475 square foot detached two-car carport will remain on the 11,667 square foot lot. The project will address violations in ENF2010-00756 by replacing the required parking spaces.)

05/02/2011	ABR-Proj Des & Final Approval
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Owner EDWARD ST. GEORGE, 6563 TRIGO RD., , GOLETA, CA 93117
 Architect ON DESIGN, 925 DE LA VINA, , SANTA BARBARA, CA 93101

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

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

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

Status: Building Permit Issued

965 W MOUNTAIN DR	021-050-026	MST2013-00047	1	SFDB
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Proposal to convert an existing 488 square foot accessory building into a new two-story 1,120 square foot single-family residence located on a 10.31 acre lot in the Hillside Design District. The proposal includes a new 333 square foot one-story addition, and creating a new 299 square foot second level within the existing structure. Construction of a new 750 square foot detached two-car garage is also proposed. An existing 119 square foot shed is proposed to remain. The proposal includes a reduction in size to an existing shade structure adjacent to the proposed new garage. The proposed development total of 1,926 square feet is 21% of the guideline floor-to-lot area ratio (FAR).

02/25/2013	SFDB-Project Design Approval
07/29/2013	SFDB-Final Approval - Project

Owner	HAYASHI BRUCE TAMAO/JANICE ELIZABET, 13906 E WALNUT ST, , WHITTIER, CA 90602
Applicant	SOPHIE CALVIN, PO BOX 50716, , SANTA BARBARA, CA 93150

1291 W MOUNTAIN DR	021-050-037	MST2012-00030	1	SFDB
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Proposal to construct a 2,499 square foot, one-story, single-family residence, and an attached, 635 square foot, two-car garage, located on a 3-acre lot in the Hillside Design District. The proposal includes 642 cubic yards of cut and 633 cubic yards of fill. Construction of a detached 500 square foot accessory workshop structure and a 390 square foot open barn is also proposed. The proposed total of 4,024 square feet is 66% of the guideline floor-to-lot area ratio (FAR).

02/13/2012	SFDB-Project Design Approval
04/23/2012	SFDB-Final Approval - Project
05/28/2013	SFDB-After Final (Approved)
09/09/2013	SFDB-After Final (Approved)
12/09/2013	SFDB-After Final (Approved)

Architect	BLACKBIRD ARCHITECTS, 235 PALM AVE., ATTN: ADAM SHARKEY/KEN RADTKEY, SANTA BARBARA, CA 93101
Owner	ALLISON ARMOUR REVOCABLE LIVING TRUST, 224 GIBRALTER RD, , SANTA BARBARA, CA 93105

129 OLIVER RD	041-344-005	MST2013-00511	1	SFDB
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Proposal for construction of a 2,997 square foot, two-story, single-family residence and an attached, 449 square foot, two-car garage, located on a 12,500 square foot vacant lot and within the non-appealable jurisdiction of the Coastal Zone. The proposal includes two upper level decks and a total of 1,351 cubic yards of site grading (including 1,231 cubic yards of grading beneath the building footprint and 120 cubic yards elsewhere on the site). The proposed total of 3,446 square feet is 85% of the required maximum floor-to-lot area ratio (FAR).

07/14/2014	SFDB-Proj Des & Final Approval
07/22/2014	Coastal Excl APVD (Other Rev)
11/21/2016	SFDB-After Final (Approved)

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

102 ONTARE HILLS LN	055-160-054	MST2010-00156	1	SFDB
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Proposal for a new two-story 4,282 square foot single-family residence, 750 square foot detached three-car garage, and 500 square foot accessory space above the garage. The project includes a new driveway, hardscape, retaining walls, landscaping, and grading for foundation and site. The proposed total of 5,532 square feet on the 1.1 acre vacant lot in the Hillside Design District is 110% of the maximum guideline floor to lot area ratio.

07/19/2010	SFDB-Prelim Approval - Project
10/11/2010	SFDB-Final Approval - Project

Owner	WYNPAC IV, LLC, 5330 DEBBIE RD # 100, , SANTA BARBARA, CA 93111
Architect	BILL WOLF, PACIFIC ARCHITECTS, 1117 COAST VILLAGE RD., MONTECITO, CA 93108
Owner	STEPHEN P WILEY, 733 CALLE DE LOS AMIGOS, , SANTA BARBARA, CA 93105

Status: Building Permit Issued

4119 SAN MARTIN WAY	059-212-037	MST2010-00272	1	ROX
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Proposal for a new, two-story, 1,912 square foot single-family modular residence with an attached, two-car, 400 square foot garage on a 5,914 square foot parcel. The proposed total of 2,312 square feet is 87% of the maximum floor to lot area ratio guideline for an R-2 residential zoned parcel. The proposal includes a vegetated roof over the garage. The project received Staff Hearing Officer approval on 11/3/10 (Resolution No. 056-10) to allow less than the minimum dimension for the required open yard and to provide a portion of the open yard in the front setback and front yard.

11/03/2010	SHO-APVD-Design Review Req'd
12/06/2010	SFDB-Prelim Approval - Project
12/13/2010	SFDB-Final Approval - Project
05/07/2012	SFDB-Final Approval - Details
05/14/2012	SFDB-After Final (Approved)

Owner	DANA AND RENEE LONGO, 4119 SAN MARTIN WAY, , SANTA BARBARA, CA 93110
Applicant	DANA AND RENEE LONGO, 509 BRINKERHOFF AVENUE, , SANTA BARBARA, CA 93101
Contractor	SKYELINE CONSTRUCTION, 506 N QUARANTINA, , SANTA BARBARA, CA 93103
Architect	TOBY LONG DESIGN, 6114 LA SALLE AVE #552, , OAKLAND, CA 94611
Contractor	LUCERNE PACIFIC INC., 12601 FLETCHER DR, , GARDEN GROVE, CA 92840

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

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

Owner	THOMAS A WOODARD, 7504 STOCKDALE HWY # A, , BAKERSFIELD, CA 93309
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3624 SAN REMO DR	053-231-011	MST2013-00506	1	DPG
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Lot 4: Proposal for construction of a two-story, 2,762 square foot, single-family residence and an attached, 498 square foot, two-car garage, located on a vacant 17,351 square foot parcel (Lot 4). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,260 square feet is 74% of the guideline floor-to-lot area ratio (FAR).

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

Owner	MADSEN, NANCY J, 1714 OLIVE ST, , SANTA BARBARA, CA 93101
Designer	KATE SVENSSON, 961 MIRAMONTE DR #1, , SANTA BARBARA, CA 93109
Applicant	VINCENT AMORE, 10 E YANONALI ST, STE. 2B, , SANTA BARBARA, CA 93101

Status: Building Permit Issued

1626 SANTA BARBARA ST	027-192-027	MST2014-00469	1	JSK
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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.

03/18/2015 SHO-APVD-Design Review Req'd
 05/06/2015 HLC-Proj Des & Final Approval

Owner FULMER FAMILY TRUST, 1930 MISSION RIDGE RD, , SANTA BARBARA, CA 93103
 Architect AMY VON PROTZ, 217 SAN NAPOLI, , GOLETA, CA 93117
 Architect PATRICK MARR, , ,

1308 SANTA TERESITA DR	055-141-019	MST2015-00366	1	SFDB
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Proposal for a 3,246 square foot, one-story, single-family residence with an attached 580 square foot attached two-car garage. The project includes a new driveway, swimming pool and spa, new patios, retaining walls, a trellis patio cover in the rear yard, and 420 cubic yards of cut and fill grading. The proposal of 3,826 square feet on a 1-acre, previously developed vacant lot in the Hillside Design District is 76% of the guideline maximum floor-to-lot area ratio (FAR).

03/07/2016 SFDB-Project Design Approval
 05/02/2016 SFDB-Final Approval - Project

Owner HEINE, JOHN C, 40 CHERRY BROOK RD, , WESTON, MA 02493
 Applicant STEVE FORT, 1625 STATE ST, STE 1, SANTA BARBARA, CA 93101
 Architect MARY ANDRULAITIS, 888 LINDEN AVENUE, , CARPINTERIA, CA 93013

296 SCHULTE LN	055-230-004	MST2015-00395	1	ALD
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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).

09/08/2015 SFDB-Project Design Approval
 01/25/2016 SFDB-Final Approval - Project

Owner STONE 2000 FAMILY TRUST, , , ,
 Architect AB DESIGN STUDIO INC, PO BOX 22204, , SANTA BARBARA, CA 93121

2405 STATE ST	025-071-012	MST2014-00418	1	SFDB
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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).

02/23/2015 SFDB-Proj Des & Final Approval
 04/21/2015 CC-ABR Appeal (Project APVD)
 01/11/2016 SFDB-After Final (Approved)

Owner DAN UNDERWOOD, P.O. BOX 6037, , SANTA BARBARA, CA 93160
 Architect BILL WOLF, 1117 COAST VILLAGE RD, , SANTA BARBARA, CA 93108

Status: Building Permit Issued

3714 STATE ST	053-300-023	MST2012-00443	72	ALD
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Revision to the previously approved mixed-use development at the former Sandman Inn site under MST2007-00591; City Council Resolution No. 10-020. The revised project involves the demolition of the existing, 52,815 square foot, 113-room hotel and restaurant, and construction of 5,110 square feet of office space and 72 residential condominiums.

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

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

3869 STATE ST	051-022-037	MST2013-00282	58	KAK
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Proposal to demolish an existing church and two-story building and construct an affordable senior rental housing development on a 45,195 square foot lot. The project consists of a new 44,029 square foot (gross), three-story residential building with 57 one-bedroom units, a manager's unit, a 1,920 square foot community room, administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay; therefore, under the AUD program a maximum of 63 units per acre is allowed. The average unit size is 489 square feet (net). Staff Hearing Officer review is requested for a zoning modification to allow less than the required number of parking spaces.

- 06/24/2015 SHO-APVD-Design Review Req'd
- 06/29/2015 ABR-Project Design Approval
- 11/23/2015 ABR-Final Approval - Project
- 12/14/2015 ABR-Final Approval - Details

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

Status: Building Permit Issued

3880 STATE ST	057-240-046	MST2012-00422	13	SMR
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Proposal to construct 13 new apartment units in a 13,323 square foot two-story building at the rear of the site near Via Lucero. The project consists of the demolition of 2,152 square feet of commercial structures from an existing nursery. The existing two-story commercial building fronting State Street will remain unchanged. The new apartment building will be attached to the existing 5,442 square foot one-story office building at the center of the site. The project includes two attached carports for 13 spaces, and a 262 square foot trash enclosure. Parking on the site will be reconfigured with 117 total spaces with 39 of the spaces provided on an adjacent parcel to the west with an off-site parking agreement. The entire site will be made accessible with a new ramp at State Street, a pedestrian lift at the center of the site, and right-of-way improvements at Via Lucero. Pedestrian sidewalk improvements were required at Via Lucero resulting in the proposed building and private outdoor living space for two units being too close to the right-of-way. Staff Hearing Officer review of zoning modifications is requested for the building to encroach into the SD-2 setback and for the private outdoor living space to be less than 10 feet from the front lot line.

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

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

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

3885 STATE ST	051-022-012	MST2013-00411	89	DPG
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The proposed project consists of demolition of the existing 4,990 square foot motel at 3885 State Street and the 22,250 square foot existing two-story office/commercial building at 3887 State Street; and construction of a new four-story building with 4,469 square feet of new commercial office and retail space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 44,691 square foot parking garage with 134 parking spaces. The building would be approximately 136,077 square feet in area (including parking garage) and 45 feet tall. The project proposes a density of 63 dwelling units per acre, as allowed in the Average Unit-Size Density Incentive Program (AUD) Priority Housing Overlay. The project also includes 13 surface commercial parking spaces, 92 bicycle parking spaces, a swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.

04/01/2014	ABR-Project Design Approval
09/15/2014	ABR-Final Approval - Project
10/13/2014	ABR-Final Approval - Details
05/18/2015	ABR-After Final (Approved)
08/10/2015	ABR-After Final (Approved)

Architect DESIGNARC, ATTN: MELISA CINARLI TURNER, 29 W. CALLE LAURELES, SANTA BARBARA, CA 93105

Applicant GREG REITZ, 2910 LINCOLN BLVD., , SANTA MONICA, CA 90405

Applicant JOHN CUYKENDALL, 621 CHAPALA STREET, , SANTA BARBARA, CA 93101

Owner STATE STREET PROPERTY, LLC, 1729 ABBOTT KINNEY, , VENICE, CA 90291

Status: Building Permit Issued

616 E VALERIO ST	027-270-003	MST2013-00030	-1	SFDB
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Proposal to convert an existing duplex into a new 3,454 square foot, three-story single-family residence with an attached 462 square foot two-car garage. The proposal includes an interior remodel of the existing 552 square foot basement and converting 54 square feet of existing basement crawl space into a new habitable floor area. Exterior alterations include eliminating the gable roof element at the front elevation, demolish and rebuild the 68 square foot front porch, demolish the existing 225 square foot second story deck and replace with a new 396 square foot second story deck, addition of new Juliette balconies, and door and window alterations. The proposed development total of 3,916 square feet, located on a 10,704 square foot parcel, is 103% of the floor-to-lot-area ratio (FAR) guideline for an (R-2) two-family residentially zoned parcel.

03/11/2013	SFDB-Project Design Approval
04/02/2013	SFDB-Final Approval - Project
08/26/2013	SFDB-After Final (Approved)
09/03/2013	SFDB-Final Approval - Project
10/14/2013	SFDB-After Final (Approved)

Owner CATHERINE EDWARDSON, 747 SHERIDAN RD, , WILMETTE, IL 60091

Architect HARRISON DESIGN ASSOCIATES, 921 DE LA VINA STREET, , SANTA BARBARA, 93101

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

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

Owner RICHARD JAMES HOWLEY, 915 W VALERIO ST, , SANTA BARBARA, CA 93101

Architect ROBERT J PESTER ARCHITECT, 645 E. MICHELTORENA, , SANTA BARBARA, CA 93103

122 S VOLUNTARIO ST	017-213-011	MST2014-00047	2	ABR
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Proposal for a new two-story 3,006 square foot duplex at the rear of a lot, a new three-car carport, and three uncovered parking spaces. A total of 3,252 square feet of new impermeable surfaces is proposed. The existing 985 square foot one-story single-family residence will remain at the front of the lot.

05/27/2014	ABR-Project Design Approval
06/02/2014	ABR-Final Approval - Project
10/26/2015	ABR-After Final (Approved)

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

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

Status: Building Permit Issued

226 S VOLUNTARIO ST	017-252-013	MST2015-00566	2	ABR
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Proposal to demolish an existing 1,095 square foot, one story dwelling unit and construct a new 1,441 square foot, two story duplex (Building A) and new 935 square foot, two story dwelling unit (Building B) under the Average Unit Density Incentive Program. Three existing buildings, Building C, an 866 square foot, one-story dwelling unit, Building D, a 2,180 square foot, three story dwelling unit with attached one car garage, and a detached two car garage will remain unchanged. Two new uncovered parking spaces are proposed, resulting in a total of three covered and two uncovered parking spaces. One mature avocado tree will be removed. The average unit size will be 1,084 square feet, with a maximum average unit size allowed of 1,090 square feet. The 11,250 square foot parcel has a General Plan Land Use Designation of Medium-High, 15-27 dwelling units per acre. This project addresses zoning violations identified in enforcement cases ENF2015-00024 and ENF2015-00517.

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

Owner	EDWARD ST GEORGE, 831 CLIFF DR #100, , SANTA BARBARA, CA 93109
Applicant	ON DESIGN LLC, ATTN: SHELBY MESSNER, P.O. BOX 489, SANTA BARBARA, CA 93102
Architect	ON DESIGN LLC, ATTN: KEITH NOLAN, PO BOX 598, SANTA BARBARA, CA 93102

END OF REPORT