CHANGING THE CITY LANDSCAPE:
FROM GARAGES TO SECOND RESIDENTIAL UNITS

A Professional Project

presented to

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Master of City and Regional Planning

by

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ABSTRACT

Illegal Conversions within the City of Santa Maria

Scott Robidoux

The City of Santa Maria, located between San Luis Obispo and Santa Barbara in California, is experiencing rapid population growth, cultural transformation, and growth in household size. The growth rate of the city has been a consistent 20% for the past 20 years. Culturally, more than 70% of the almost 100,000 city residents predominantly identified as Hispanic or Latino in the 2010 census. The household size has consistently increased for the past 20 years; currently it is 3.52 people per household.

An issue which is becoming a growing problem for the city is the prevalence of illegal housing in the form of garage conversions. Motivations for illegally converting are primarily centered on actual economic gain for the homeowner and affordable rent for the participant. Few cities allow for the construction of additional residential units on parcels which are zoned for single family, the majority prohibit additional units. The most prominent of these cities which allow for second units is Santa Cruz. The second unit program in the City of Santa Cruz allows for garage conversions and detached second units but on-site parking must be provided for the additional unit. Santa Cruz argues the second unit program provides affordable housing, prevents sprawl, and is a form of in-fill development.

The Santa Cruz second unit program is utilized as the framework for developing a second unit program for the City of Santa Maria which allows for garage conversions to occur. City records from 2000-2010 indicate that more than 1% of the total housing units were found to have an illegal garage conversion. The actual rate of active garage conversion is likely to be higher, more than likely in the neighborhood of 3% to 5%.

The proposed ordinance is influenced at the Federal and State level by respective decisions by the Supreme Court and California Court on definition of what constitutes a family. California's Second Unit Law and legislative amendments establishing ministerial approval for affordable housing provides for legal options to increase the present housing supply.

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TABLE OF CONTENTS

	Page
LIST OF TABLES	vii
LIST OF FIGURES	viii
CHAPTER	
I. INTRODUCTION	1
Study Area and Demographics	1
II. LITERATURE REVIEW	4
Social Component	6
Motivation for conversion	8
Problems and solutions with illegal second units in cities	9
III. DATASET	16
Methodology	16
Results	17
IV. LEGISLATIVE BACKGROUND	29
Supreme Court Cases	29
California Court Cases	30
V. CALIFORNIA HOUSING LEGISLATIVE BACKGROUND	36
Housing Element	36
Second Unit Law	37
AB 1866	37
Santa Maria Prohibits Second Units	37
VI. MODEL ORDINANCE	39
City of Santa Cruz Second Unit Program	39
Goal of Ordinance	39
Arguments against legalizing second units	40
Ordinance legalizing second units in Santa Maria	40

Effects of Ordinance	43
VII. CONCLUSION	47
WORKS CITED	48
APPENDICE	51
Appendix 1: Illegal Garage Conversion Dataset	51
Appendix 2: Project Study Area Bounding Details	69

LIST OF TABLES

Table	Page
1. Demographics	3
2. Housing Background	3
3. Statistics for Neighborhood Areas	19
4. Ordinance conversion rate	44

LIST OF FIGURES

Figure	Page
1. Accessory Dwelling Unit Constructed from garage in Santa Cruz, CA...	12
2. Active project through The Alley Flat Initiative	14
3. Study Area	18
4. Study Areas with Garage Conversion Locations	19
5. Study Area 1	20
6. Study Area 2	21
7. Study Area 3	22
8. Study Area 4	23
9. Study Area 5	24
10. Study Area 6	25
11. Study Area 7	26
12. Study Area 8	27
13. Study Area 9	28

Introduction

Ramos (2010) with the Santa Maria Times stressed that a candidate running for city council in 2010 viewed the problem of illegal conversions as endemic, “he favors stronger code enforcement against illegal garage conversions and construction of illegal structures to crackdown on overcrowding.” The problem of illegal residential conversions within Santa Maria has resulted in house fires which have left the tenants of illegal conversions homeless. Quintero (2011) with KSBY said that a fire in an illegal conversion started “in a room that had been added on to the back of the house. City code enforcement officers say that unit had been converted into a rental which is illegal. But they say it's a common violation since some can't afford their house payments and rent rooms out for extra income. Six adults and three children were home at the time of the fire.”

Illegal conversions go against established codes meant to protect the public and maintain municipal consistency. Anna (2006) stresses that illegal conversions detrimentally effect the safety and welfare of the public,

“fires that begin in homes with illegal apartments can easily spread to neighboring homes. Illegal conversions also reduce the quality of life in our neighborhoods by crowding more people into an area than was originally intended. This unplanned growth causes a severe strain on municipal services, and frequently results in school overcrowding, reduced parking, understaffed police stations and increased sewer and sanitation problems.”

Study Area and Demographics

The City of Santa Maria is located in Northern Santa Barbara County in California, bordering San Luis Obispo County to the north. The city is bounded by the Santa Maria River to the north, the unincorporated community of Orcutt to the southeast, the Santa Maria Airport to the southwest, and possesses urban growth boundaries which inhibit further

growth of the city to the east and west. Located approximately 12 miles from the Pacific Ocean, the City of Santa Maria possesses a mild Mediterranean climate with level topography, enabling an agricultural growing season which is active the entire year. Common crops grown in the area are comprised of strawberries, broccoli, lettuce, and wine grapes. Historically, the Santa Maria valley was home to an established oil extraction industry, which has been replaced with agricultural intensive uses (City of Santa Maria 2010).

The population of Santa Maria has been steadily growing for the past 20 years. The decennial census, taken by the US Census Bureau, indicates that Santa Maria possessed a 1990 population of 61,284, further increasing in 2000 to 77,423, and currently standing at 99,553 in 2010. Between 1990 and 2000, the population of Santa Maria increased by 21%. Between 2000 and 2010, the population of Santa Maria increased by 22%.

The city is currently undergoing a rapid demographic shift. Since the 1990's, the White population within the city has become the minority, whereas the Hispanic population has steadily increased, becoming the new majority in the city. Table 1 indicates that the White population within Santa Maria maintained a majority in 1990 at 46.4%, but became the minority in 2000 with 32% of the population, further decreasing in 2010 to 21.7%. Table 1 indicates that the Hispanic population was the minority in 1990 with 45.7% of the population, but became the majority in 2000 with 59.7% of the population, further increasing to 70.4% in 2010.

Year	1990	2000	2010
Hispanic or Latino	45.7%	59.7%	70.4%
White alone	46.4%	32.0%	21.7%
Not Hispanic or Latino and not White Alone	7.9%	8.4%	7.8%

Table 1: Demographics (US Census.gov 1990, 2000, 2010)

With the rapid population growth the city is experiencing, additional housing units are being built to meet this demand. This increase in total housing units are not maintaining pace with the increase in population. Table 2 indicates a consistent increase in the average household size for the past 20 years. During the 1990 Census, 2.90 people on average lived in a household, by 2000 this had increased to 3.39 people, and in 2010 it had increased to 3.52.

Year	1990	2000	2010
Population	61,284	77,423	99,553
Total Housing Units	21,144	22,847	28,294
Average Household Size based on population	2.90	3.39	3.52

Table 2: Housing Background (US Census.gov 1990, 2000, 2010)

Literature Review

Reade and Di (2000, p. 2) characterize a residential conversion as

whenever the number of housing units within a structure changes. Residential conversions include housing unit splits and merges (which reconfigure residential spaces), and also include conversions from nonresidential uses to housing units. Splits and merges reconfigure housing space to change the number of units. At one extreme, reconfigurations can be so complex as to require structural alterations to entrances, kitchens, baths, and other interior spaces. At the other, they can be as simple as locking or unlocking a connecting door.

The history of illegal conversions is nothing new to American culture. In New York City during the 1950's the city began to experience illegal conversions within the manufacturing districts of the city through loft conversions which artists were utilizing for the dual purpose of living quarters and art studios Jackson (1985). The motivating factors behind selecting conditions which were considered unsafe, uncomfortable, and unsanitary by the general public were that these sites possessed large rooms and inexpensive rents Jackson (1985).

These motivating factors are also echoed by the Chhaya Community Development Corporation (2008) within New York City as generating affordable rental markets and a supplemental income for homeowners to make house payments. The resultants of illegal accessory units are indicated by Chhaya Community Development Corporation (2008, p. 1) to negatively impact "local infrastructure including parking, sanitation, schools, and transit, often decreases the quality of life of a street or neighborhood." Chhaya Community Development Corporation (2008) stress the health and safety of the residents within these illegal conversions are at risk because owners are either not aware of or are economically motivated to save money through disregarding building codes.

The prevalence of illegal conversions within New York City has not gone unnoticed to disingenuous businesses. One of these businesses noted by Dywer (2010) operated a scam

targeting a neighborhood with illegal conversions and reported the majority of residents to the city in an effort to gain clients to convert units back into legal uses. Only when residents within the affected neighborhoods began contacting the city that their residences were already in compliance with existing building code did the city begin to take notice.

Within the city of Santa Cruz, Moffat (2004) developed an unconventional approach to proactively incorporate accessory dwelling units into the fabric of the community as a form of affordable infill units. The reasoning behind supporting the development of this program in Santa Cruz is vested in the idea that residents have limited capability to own homes and the student population would benefit with the increased supply of affordable housing Moffat (2004). The ordinance which enforced the new accessory unit program requires that building sites possess a minimum lot area of 5,000 sq. ft. A year after the implementation of this program Bernstein (2005) indicates that this program is viewed as a success amongst Santa Cruz residents and 100 cities across California that have requested the program manual.

With the development of Smart Growth in the planning field, Downs (2005) stresses that cities are now orienting growth to be internal and pertaining to infill development instead of allowing cities to grow beyond existing boundaries. A result of this new movement is the growth of a new urban housing market built on land which has appreciated in value, increasing the cost of providing housing to individuals.

Social Component

Santa Ana is a city located in the Los Angeles metro which has tackled issues pertaining to integrating a growing marginalized Hispanic minority, which is now the majority, into the city. Myers and Harwood (2002) indicate that during the 1980's the city began clearance of blighted single family neighborhoods, replacing it with denser housing, in an effort to gentrify the city. This produced unintended results for the city; Myers and Harwood (2002, p. 75) emphasize a reestablishment "of the Civic Center and the downtown area back into a source of civic pride and reestablished Santa Ana as an important government and cultural center of the county....What planners did not count on though was a continuing and growing flow of immigrants moving into the area." Myers and Harwood (2002, p. 76) indicate that as additional immigrants began to live in the city "the average number of persons per household increased from 3.18 in 1980 to 4.10 in 1990." The explanation provided by Myers and Harwood (2002, p. 76) for the increase in persons per household was the increase in the number of Mexican and Central American households living in the city. With these new immigrant residents, the primary factor for living within Santa Ana was vested in the overall affordability of the city. Myers and Harwood (2002, p. 76) stress that the income disparity experienced with the Latino immigrant population pushed "'doubl[ing] up' with other families and friends to 'make ends meet.'"

The steady increase in the number of immigrants in Santa Ana is primarily motivated from the increased economic benefit of working in the United States than working Mexico. Hanson, Spilimbergo, & National Bureau of Economic Research (1996) argue that immigrants from Mexico primarily come for the economic stability and high wages that the United States provides. Hanson, Spilimbergo, & National Bureau of Economic Research

(1996, p. 1) reason that “long-run U.S.-Mexico wage differences create obvious pressures for immigration from Mexico, short-run movements in relative wages may also contribute to immigration by encouraging Mexican residents to ride out Mexican economic downturns in the United States.”

The additional income Mexican immigrants earn is partially allocated to living in the US, the remaining is sent back to Mexico in the form of a remittance. This remittance is beneficial for both the recipient family and the country. Massey and Parrado (1994) stress that these funds provide the Mexican economy with needed capital to operate and aid in lifting the economic status of low income class. Hernández-Coss (2005, p. 4-5) represents remittances in 2003 US dollars, “\$13 billion, an increase of 35 percent with respect to 2002, and were equivalent to 79 percent of total oil revenues and approximately 2.2 percent of the GDP in the same year. In 2003, the contribution to the economy from remittances exceeded that from FDI by more than US\$2.6 billion. Remittance growth has been driven primarily by the large number of Mexican workers who have crossed the border in search of higher paying job opportunities in the United States...The average remittance amount in 2003 was US\$321—86 percent of those remittances were made by electronic transfer.”

With the amount capital flowing south to Mexico in the form of remittances, Massey and Parrado (1994) represent this as a form of unconventional foreign aid. This is perceived as highly effective by Massey and Parrado (1994, p. 25) “since these funds are generally filtered through international and domestic bureaucracies and, hence, into the pockets of well educated, middle class bureaucrats.”

Motivation for conversion

Individuals who own homes and property do not generally decide to convert their property to an illegal use unless there is a motivating factor or actual tangible gain. An illegal conversion takes thousands of dollars and time to build. If the homeowner is caught operating an illegal unit they would be lucky to just have to spend money to revert the property back to the original use. If the individual is not so lucky, the municipality can decide to fine the homeowner for this illegal unit. Two motivations that drive homeowners to illegally convert are hinged on the additional capital the extra unit provides the homeowner and the desire to help out family and friends when they fall on hard times. On the end of the recipient occupying market, renters are motivated to living in illegal conversions since it an informal supply of affordable house. College students are prone to living in illegal units since they provide the students with uninhibited and unregulated access to the college lifestyle.

A portion of the motivation for converting a property illegally into additional units is the additional income that the homeowner or landlord can attain from the property through increasing the maximum number of allowed tenants illegally. Serant (1996) indicates that this is the case within several communities outside New York City;

Board 13 encompasses Bellerose, Rocky Hill, Queens Village, Floral Park, New Hyde Park, Cambria Heights, Bellaire, Springfield Gardens, Rosedale and Laurelton areas where some homeowners and absentee landlords are making substantial profits from illegal conversions.

Additional motivations for illegally converting property are to provide help to family members and friends in the form of a free or inexpensive residence. Serant (1996) stresses that homes are sometimes split to provide living accommodations for family members, “In Cambria Heights, some newcomers subdivide homes for additional family members.”

Illegal residential conversions provide renters with affordable rent, albeit under the table living accommodations. Reza (1995) stresses that families would move in together to afford the higher rent to live in safer neighborhoods as a means of escaping unsafe neighborhoods;

this one offered escape three years ago from their old neighborhood in Santa Ana, where rents were affordable but violence commonplace. Drive-by shootings are no longer a worry, but peace has its price. To pay it, they must share, with the others, the cost of rent, food and utilities. And compete for the single bathroom. “We live piled on top of each other, not because we enjoy living like this but because it is the only way we can have a place to live and food to eat...It's not good for so many people to live in such a small house, but how else can anyone live on what we earn?”

From a college student standpoint, illegal conversions allow for students to be located closer to college parties without the regulation of university operated housing. Meyer (2007), a student at Washington State University, interviewed students living in illegal housing surrounding the university. Interviewees indicated that their primary reason for deciding to live in illegal housing, with substandard living accommodations that impacted their health and safety, was that they provided the occupants with immediate access to the college lifestyle. The college lifestyle is anecdotally referred to as the party lifestyle.

Problems and solutions with illegal second units in cities

Within the urban fabric, homeowners make improvements and additions to their homes. Some homeowners decide to make more substantial additions which allow housing an additional family. Homeowners then face the question about where to create this new unit; in the garage as a garage conversion or as a separate unit detached from the main residence. This section focuses on questioning if detached accessory dwelling units are more publicly accepted within the residential community than garage conversions as additional

dwelling units. The results indicate detached accessory dwelling units show more public support and acceptance than additional dwelling units through garage conversions.

East Palo Alto acknowledged that illegal garage conversions were a substantial problem within their community. The city argues that illegal garage conversions are detrimental since neighborhoods were originally designed to have cars off of the streets and in garages. With the presence of garage conversions, the health, safety, and welfare is at stake since it negatively impacts emergency services.

This width of roadway probably adequately served the access needs of the community for many years, particularly since most vehicles could be stored on private property in either garages or in the driveways of residences. This arrangement allowed for the streets to remain largely free of parked vehicles which allowed unimpeded emergency access. What was not anticipated was that design standards to accommodate emergency vehicle access would change over time...if there are more vehicles parked on the street, either as a result of increased vehicle ownership or garages being used for habitable space, emergency response times can be adversely affected due to narrowed vehicular passage way (City of East Palo Alto 2004).

Daly had a program, Project Homesafe, which allowed residents to legalize illegal units (San Francisco Chronicle 1995). The City of East Palo Alto indicated that while the program operated for Daly City between 1992 and 2004, it could not work for the city of East Palo Alto since it did not legalize garage conversions (City of East Palo Alto 2004). The only program the East Palo Alto indicates that would partially work would be the City of Santa Cruz program.

The City of East Palo Alto adopted a second unit program which reflected the Santa Cruz program, requiring on-site parking for the additional unit. The East Palo Alto plan allowed second units

attached to the main dwelling, the site area of the lot upon which the second unit is located shall be not less than 6,500 square feet. If the second unit is detached from the main dwelling, the lot upon which the second unit is located shall be not less than 7,500 square feet... The second unit shall not exceed 700 square feet of living space,

not including the garage, if any; provided, however, the unit size may be increased by one square foot for each ten square feet of site area in excess of 6,500 square feet, up to a maximum size of 1,000 square feet of living space (City of East Palo Alto 2003).

The program used by the City of Santa Cruz allows homeowners to convert their garage into an additional unit or construct a second detached unit on their property. Santa Cruz argues that their program provides many benefits for the city and residents.

With over 18,000 single family lots in the City of Santa Cruz, construction of ADUs provide an excellent opportunity to increase the amount of affordable rental housing in the community while providing homeowners with a chance to supplement mortgage payments, thus making their own housing more affordable. [In 2009], Santa Cruz is one of the least affordable cities in the United States...only 6.9% of Santa Cruz residents can easily afford to buy a median-priced home (City of Santa Cruz 2009).

The city indicates that the program will increase affordability for their residents, “encourage development of small-scale neighborhood compatible housing and to discourage the proliferation of poorly-constructed illegal ADUs. At the same time, construction of ADUs promotes infill development and sustainable land use patterns, resulting in transportation patterns which in turn reduce pollution” (City of Santa Cruz 2009). Bernstein (2005) with The New York Times indicates the program is universally lauded,

the multipronged program has won awards from planning, architecture and environmental groups. And it seems to be having an impact. In 2001, before the program began taking effect, the city granted eight building permits for accessory dwelling units. Last year, it granted 39, and Carol Berg, the city's housing and community development manager, expects the number to be higher this year.

On-site parking is required with this program. One Santa Cruz resident has taken it upon himself to increase the quality of life in the neighborhood he lives in through helping his neighbors legalize and upgrade their accessory dwelling units (Boerner, 2003). A program similar to the Santa Cruz program was established in Seattle.

Figure 1: Accessory Dwelling Unit Constructed from garage in Santa Cruz, CA. (Bernstein 2005)

Seattle established a program which also allows second units but did not allow garage conversions; on-site parking is required with this program. The City of Seattle (2008) highlighted that this program

allows backyard cottages (detached accessory dwelling units) in single-family zones in Southeast Seattle. A recent community-led task force in SE Seattle developed an action agenda that recommends backyard cottages as a way to help housing affordability and to help existing homeowners stay in SE Seattle...As with existing accessory dwelling unit rules, owner occupancy and an off-street parking space are required, and there are limits on the size of the units. Both the overall size and height of the structure are limited based on the size of the lot.

The city of Sedona in Arizona also recognizes the importance for second units. This program was established in 2010, indicating that these accessory dwelling units “increase the amount of affordable rental housing in the community while providing homeowners with a chance to supplement mortgage payments, thus making their own housing more affordable. [In 2010], Sedona is one of the least affordable cities in Arizona” (City of Sedona 2008).

The city of Sedona takes an approach similar to Santa Cruz, “converting an existing structure, adding floor area, constructing a detached ADU on a parcel with an existing single-family home, or constructing a new single-family home with an internal, attached or detached ADU” (City of Sedona 2008). On-site parking is required for this program.

The City of Austin, in Texas, allows accessory dwelling units but only if the lot has a minimum area of 15000 sq ft.

(E) A single accessory dwelling is permitted if the principal use is a single-family residential use located on a lot with at least 15,000 square feet of area. An accessory dwelling may be occupied only by a family that has at least one member employed on-site for security, maintenance, management, supervision, or personal service (City of Austin 2008).

The only other time accessory dwelling units are allowed is if the project receives approval from the director of Neighborhood Planning and Zoning, “(H) A use other than one described in this section is permitted as an accessory use if the director of the Neighborhood Planning and Zoning Department determines that the use is necessary, customary, appropriate, incidental, and subordinate to a principal use” (City of Austin 2008).

The Alley Flat Initiative has managed to retain the approval of the Director of the Neighborhood and Zoning Department since they have successfully completed and have numerous active projects relating the accessory dwelling units. The goal of The Alley Flat Initiative

was to build two prototype alley flats- one for each of two families in East Austin – that would showcase both the innovative design and environmental sustainability features of the alley flat designs. These prototypes were built to demonstrate how sustainable housing can support growing communities by being affordable and adaptable. The first of these prototypes celebrated its house warming with the community in June of 2008, and the second prototype was completed in August of 2009 (The Alley Flat Initiative 2010).

The long term goal is indicated to be an “adaptive and self-perpetuating delivery system for sustainable and affordable housing in Austin. The ‘delivery system’ would include not only efficient housing designs constructed with sustainable technologies, but also innovative methods of financing and home ownership that benefit all neighborhoods in Austin.” The overall difference between the Alley Flat Initiative and other Accessory

Dwelling Unit programs is that the Alley Flat Initiative does not have direct governmental approval (the director signs off on each of these projects) whereas the other accessory dwelling unit programs have publicly acknowledged acceptance.

Figure 2: Active project through The Alley Flat Initiative (The Alley Flat Initiative 2010)

Secondary units are also stressed to be important within sustainability circles. Levitt indicates that since second units are cost effective,

because no new land must be purchased, ADUs cost less to build than new homes on undeveloped lots, and thus can be rented at an affordable price while still earning profit for the homeowner. The result: affordable housing options that blend right into the surrounding neighborhood...and that are built at virtually no cost to taxpayers (Levitt 2010).

Levitt stresses that new designs are beginning to take hold with accessory dwelling units, “prototype ADU designs that incorporate cutting-edge green technologies like rooftop solar power, rainwater catchment, daylighting and passive ventilation” (Levitt 2010).

The City of East Palo Alto (CA) indicated the illegal garage conversions and secondary units negatively affected the health, safety, and welfare of the community since

additional cars were placed on streets, narrowing streets for effective travel of emergency vehicles. East Palo Alto allowed second units in residential zones but still had issues legalizing the remaining units. Santa Cruz (CA) allows both detached accessory dwelling units and garage conversions. The City of Seattle (WA) allows for only accessory dwelling units which are detached while prohibiting garage conversions. The City of Sedona (AZ) allows for accessory dwelling units and garage conversions. The City of Austin (TX) allows only detached accessory units but with the approval of the Director of Neighborhoods and Zoning. Municipalities which allow secondary dwelling units provide preference first towards allowing detached second units, while only occasionally allowing garage conversions. All municipalities indicated that they required on-site parking for the second unit to alleviate traffic impacts on existing city streets.

Dataset

Illegal conversions are a real problem that is present within the City of Santa Maria. Data supplied by the city provided the addresses of where illegal conversions were located in the city. This is a complete dataset including all residential modifications for a period of 10 years, from 1/1/00 to the end of 2010. A residential modification translates into a building with a residential use which was altered. Altering can range from building a fence, reroofing a house, having code enforcement work, adding an addition to a house, or demolition of a structure. The dataset included the assessor's parcel number, address, date, applicant and builder name, and details on the project. The data set which will be included in this report has been redacted for privacy purposes. This dataset only includes the building permit number, the date of the project, the address, the assessor's parcel number, and the details of the findings on the project site. The city provided a current basemap of the study area to link the residential modification dataset to graphically represent the data. The primary focus of this dataset is to indicate the location of illegal garage conversions.

Methodology

To find out the location of illegal garage conversions within the city a directed search was conducted on the dataset to select any entry which met established criteria. The criteria used to select the data were comprised of the string of text "GAR" to signify work or information within the dataset focused on the garage in the residence. Once the selected entries were represented, a manual search was conducted to verify the extent of the work conducted on the garage. If the work pertained to electrical upgrades, roofing, plumbing, and other legally approved work it was not included in the garage conversion category.

Conversions of garages to family rooms are legally allowed, but if the homeowner decided to either block off the room from the main house, (installing a deadbolt, second kitchen, exterior door, or closing off the opening room) it was noted as being a legal garage conversion but illegal unit. An illegal garage conversion was indicated if records provided evidence that there was a second habitable unit. Santa Maria defines a second unit as coming into existence if there is a second kitchen, double sink, or closure of a room from the main house. Records indicating the presence of illegal rooms, gaslines, sewer connections, also met the minimum criteria for establishing the presence of an illegal garage conversion. If these words were present: "return to functional garage," "remove drywall partition between garage and house", "demolish illegal rooms," or similar variations of the words were present the entry was then classified as an illegal garage conversion. Criteria used to select illegal duplexes were "DUP" and "SPLI" to signify a split dwelling. These results were then split into three datasets; legal garage conversions which were converted from legal family rooms to illegal second units, illegal garage conversions used as second units, and illegal split dwelling serving as duplexes. Illegal accessory dwelling units were not considered for the scope of this project.

Results

The results indicate illegal conversions are present throughout the city. Certain study areas manifest additional illegal conversions than other segments of the city. To better represent these findings neighborhoods are defined as distinct study areas. Each study area is established as bordering a major road with multiple lanes, the edge of the city, or highway. This method was selected to signify that these represented identifiable barriers to the

continuation of a distinct neighborhood. This resulted in nine distinct neighborhoods, shown in Figure 3, which are called study areas to simplify representation.

Figure 3: Study Areas

The top three study areas with the highest rate of illegal garage conversions; study area 2 (58%), study area 3 (11.5%), study area 5 (10.2%). The lowest rates of illegal garage conversions; study area 7 (3%), study area 9 (1%), and study area 8 (0.7%).

Study Area	Number of Garage Conversions	Percent of Conversions
1	11	3.6%
2	177	58.0%
3	35	11.5%
4	17	5.6%
5	31	10.2%
6	20	6.6%
7	9	3.0%
8	2	0.7%
9	3	1.0%
Total	305	100.0%

Table 3: Statistics for Neighborhood Areas

Study Areas with Illegal Garage Conversion Locations

Figure 4: Study Areas with Garage Conversion Locations

Study Area 1

Figure 5: Study Area 1

Study Area 2

Figure 6: Study Area 2

Study Area 3

Illegal Garage Conversion

1 Unit

Generated on March 2011 by Scott Robidoux

Figure 7: Study Area 3

Study Area 4

Illegal Garage Conversion

1 Unit

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Figure 8: Study Area 4

Study Area 5

Illegal Garage Conversion

1 Unit

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Figure 9: Study Area 5

Study Area 6

Illegal Garage Conversion

1 Unit

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Figure 10: Study Area 6

Study Area 7

Figure 11: Study Area 7

Study Area 8

Illegal Garage Conversion

1 Unit

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Figure 12: Study Area 8

Study Area 9

Figure 13: Study Area 9

Legislative Background

The legal framework, court cases at the Supreme Court and California Court level, provide the grounding of what is defined as a family. Cities have attempted to define family as strictly as possible. The Supreme Court has countered these strict definitions of what constitutes a family. The California Courts have determined that it is unconstitutional to discriminate against the marital status of an individual for defining a family. Other unconstitutional methods of defining a family are arbitrary numeric thresholds. Questioning residents if individuals are family members has been determined to be unconstitutional since it violates the privacy rights of all occupants.

Supreme Court Cases

Village of Belle Terre V. Boraas (1974) defined family to mean “one or more persons related by blood, adoption, or marriage, or not more than two unrelated persons, living and cooking together as a single housekeeping unit and expressly excluding from the term lodging, boarding, fraternity, or multiple-dwelling houses.” Boraas provided housing to a group of students in violation of the ordinance in the Village of Belle Terre, resulting in the eviction of the students. In Village of Belle Terre V. Boraas (1974) the students housed by Boraas claimed that “equal protection and the rights of association, travel, and privacy” were violated by the ordinance. The opinion delivered by Douglas held that the court sided with the city on the grounds that the city maintained the police powers and the ordinance did not violate any rights since it did not directly discriminate against any particular class. The ordinance was only meant to affect unrelated individuals.

Moore V. East Cleveland (1977) builds upon precedent established under Village of Belle Terre V. Boraas (1974). Moore, a grandmother living with her two grandsons, who are first cousins, was charged with violating an ordinance regarding living in a residence as not a member of the family. In Moore V. East Cleveland (1977) the City of East Cleveland had a narrow definition of family established as “consisting only of husband, wife, and unmarried children to live together, even if the family contains a half dozen licensed drivers, each with his or her own car. At the same time it forbids an adult brother and sister to share a household, even if both faithfully use public transportation. The ordinance would permit a grandmother to live with a single dependent son and children, even if his school-age children number a dozen, yet it forces Mrs. Moore to find another dwelling for her grandson John, simply because of the presence of his uncle and cousin in the same household.” The city argued that the ordinance was constitutional since Village of Belle Terre V. Boraas (1974) established that cities could apply limitations of the groups of people living together. Moore argues that her Due Process Clause of the 14th Amendment was violated. The opinion delivered by Powell held that the court sided with Moore, agreeing that the ordinance was a constitutional violation of the Due Process Clause of the 14th Amendment due to the extremely narrow definition of family.

California Court Cases

Joyce Boykin Atkisson v. Kern County Housing Authority (1976) provided a restrictive definition of what constituted a family. The appellant, Joyce Boyce Atkisson, divorced her husband and moved into low income housing, operated by Kern County Housing Authority, with her six children. Joyce Boykin Atkisson v. Kern County Housing

Authority (1976) described the terms of living in low income housing provided by Kern County Housing Authority as forbidding “any and all low income public housing tenants from living with anyone of the opposite sex to whom the tenant is not related by blood, marriage, or adoption”. Ex-husband of appellant notifies housing authority that unrelated male is living with appellant, this results in the eviction of the appellant on the grounds she violated the housing policy established by the Kern County Housing Authority. Since the housing authority established a series of rules that would enable the eviction of the individual on the basis of marital status that goes directly against California Health and Safety Code section 35720, the policy established by Kern County Housing Authority is deemed to be unconstitutional by the court.

City of Santa Barbara v. Beverly Adamson (1980) provides a restrictive definition of what constitutes a family. In City of Santa Barbara v. Beverly Adamson (1980) the City of Santa Barbara has an ordinance defining the criteria of family to mean, “An individual, or two (2) or more persons related by blood, marriage or legal adoption living together as a single housekeeping unit in a dwelling unit. [Additionally], a group of not to exceed five (5) persons, excluding servants, living together as a single housekeeping unit in a dwelling unit.” The primary appellant in City of Santa Barbara v. Beverly Adamson (1980), Adamson, provided housing to “a group of 12 adults who live in a 24-room, 10-bedroom, 6-bathroom house owned by appellant Adamson... They are not related by blood, marriage, or adoption.” The City of Santa Barbara issued a restraining order and then preliminary injunction against Adamson and the individuals living with her. The court reversed the preliminary injunction on the grounds that the city would likely not grant a variance, the definition of family was

arbitrary at restricting it to five individuals, and the ordinance discriminated against alternative/communal families. This is important for the ordinance since it illustrates that the city cannot attempt to discriminate against the number of people living in the residence based on a pure number amount per household. While the city might be interested in having a threshold to prevent overcrowding in the second unit it is not legally allowed. This is further refined in *City of Chula Vista v. Pagard* (1981).

City of Chula Vista v. Pagard (1981) builds upon the decision rendered in *City of Santa Barbara v. Beverly Adamson* (1980). The appellant in *City of Chula Vista v. Pagard* (1981), Pagard, operates a Baptist church that have members of his congregation that decide to live in the same household because of their religious beliefs, ‘requiring a "communal living arrangement.”’ The City of Chula Vista in *City of Chula Vista v. Pagard* (1981) issued an injunction against these individuals since “these religious family households consisting of more than three and up to twenty-four unrelated individuals living in single-family dwellings in an R-1 zone in violation of Chula Vista's zoning ordinances.” In *City of Chula Vista v. Pagard* (1981) the City of Chula Vista defined a family to mean a individual

or two or more persons, all of whom are related by blood, marriage or adoption; or a group of not more than three persons, excluding servants, who need not be related, living in a dwelling unit as a single housekeeping unit and using common cooking facilities.

The City had established communal living as a conditional use in an R-3 zone, but not an R-1 zone in 1975. The court determines that Chula Vista’s ordinance is invalid, reversing the City’s injunction, due to the numeric limitation placed on unrelated individuals living in the same household. The court indicates that a more appropriate measure would utilize ‘maximum permissible occupancy in a dwelling to objective standards such as across-the-

board minimum floor space per person requirement, person per quantum of open space, persons per a bedroom or bathroom, or any other generally accepted standard which defines "overcrowding." This is important since if the city decides to place a limitation on the number of individuals living in the second unit, it has to be vested in a general definition of what constitutes overcrowding.

John W. Ewing v. City of Carmel-By-The-Sea (1991) is a case where the appellant is arguing that he should not be "[prohibited for] transient commercial use of residential property for remuneration for less than 30 consecutive days" Carmel has an ordinance which defined transient commercial use to mean "'the commercial use, by any person, of Residential Property for bed and breakfast, hostel, hotel, inn, lodging, motel, resort or other transient lodging uses where the term of occupancy, possession or tenancy of the property by the person entitled to such occupancy, possession or tenancy is for less than thirty (30) consecutive calendar days" John W. Ewing v. City of Carmel-By-The-Sea (1991). In the ordinance, payment for utilizing the property was established to mean "compensation, money, rent, or other bargained for consideration given in return for occupancy, possession or use of real property" John W. Ewing v. City of Carmel-By-The-Sea (1991). The appellant argues that he should be able to rent his property for less than 30 days since his home remains vacant 40-50 percent of the year. Ewing argues that the residence was "occupied for at least one week by no more than one family or two couples. No maid, linen, or food service is provided. Ewing has never had complaints from his neighbors or from Carmel regarding use of his property" John W. Ewing v. City of Carmel-By-The-Sea (1991). The courts determined that the limitations established by the ordinance were constitutional since they

had a rational basis to define a rental term to be 30 days or more, maintaining a commonly established time frame for month to month rentals, and provide homeowners the right to rent out their property in an R-1 zone for 30 days or more.

Tom v. City and County of San Francisco (2004) is a case arguing the constitutionality of the City and County of San Francisco prohibiting Tenants in Common (TIC) purchase property as a group. Tom v. City and County of San Francisco (2004) describes TIC's as having "an equal right to occupy their property... Unless there is an agreement between the TIC to the contrary, no TIC could exclude any others from any part of the property... Due to the high cost of acquiring residential real property in certain California cities in the past decade, many home buyers acquire multi-unit buildings as TIC, and then the TIC make agreements among themselves, to give each owner an exclusive right of occupancy (ERO) in a particular dwelling unit within the overall TIC property." San Francisco City established an ordinance which required voided all ERO's, "all parties [in] TIC agreement have a right of access to all units on the property" Tom v. City and County of San Francisco (2004). In Tom v. City and County of San Francisco (2004), San Francisco's ordinance defined the new TIC as

an owner of an undivided interest in common in real property containing three or more units shall not have the right of exclusive occupancy of any unit on the property except pursuant to an approved condominium, community apartment or stock cooperative subdivision....[those exempted were] related to each other as grandparents, parents, brothers, sisters, children, grandchildren, or spouses, or are registered as Domestic Partners.

In Tom v. City and County of San Francisco (2004), appellants argue that the ordinance violated "their constitution right to privacy in their homes, violated equal protection principles, and was preempted by the state Ellis Act, Government Code sections 7060 et

seq.” The court deems the ordinance as unconstitutional since the privacy of the appellants is violated.

California Housing Legislative Background

Every city within California is required to generate a General Plan which guides the future growth of the city. Within the General plan, the land use limitations for the entire city are established through the Land Use Element. The Land Use Element determines the density and intensity of uses ranging from industrial to residential. As a result of the increasing stress on the housing market, California has made the Housing Element mandatory for all cities as a method to combat an unaffordable housing market. Before the Housing Element became a required section of the General Plan, the state adopted Second Unit law in 1982 which was meant to incentivize the generation of affordable second units. New legislation was passed in 2003, amending the Second Unit law, to reduce barriers to constructing second units that cities and members of the public were opposing.

Housing Element

As part of the Housing Element, cities are required to provide a portion of their housing stock to meet the housing needs of individuals which have income less than market rate. California Department of Housing and Community Development (HCD) provide counties with income breakdowns pertaining to median income. HCD (2010) classifies three housing types which are pegged to a percentage of the median income; very low (30%), low (50%), and moderate (80%). In an effort to incentivize the development of affordable housing for these three income groups, the state has instituted a program which rewards developers for having a portion of their development providing affordable housing which meets the affordability levels for very low, low, or moderate. The rewards can range from density bonuses, waived fees, to expedited review.

Second Unit Law

Second Unit Law was developed to encourage

the development of second-units, a community may ease a rental housing deficit, maximize limited land resources and existing infrastructure and assist low and moderate-income homeowners with supplemental income. Second-units can increase the property tax base and contribute to the local affordable housing stock. Government Code Section 65852.2 (a.k.a. second-unit law) was enacted in 1982 and has been amended four times (1986, 1990, 1994 and 2002) to encourage the creation of second-units while maintaining local flexibility for unique circumstances and conditions. Local governments may allow for the creation of second-units in residential zones, set development standards (i.e., height, setbacks, lot coverage), require minimum unit sizes and establish parking requirements. However, State standards apply if localities do not adopt a second-unit ordinance in accordance with the intent of second-unit law and subsections (a) or (c). Chapter 1062 amends second-unit law to require ministerial consideration of second-unit applications to encourage the creation of second-units (Creswell 2003).

AB 1866

AB 1866 is the most recent clarification of the Second Unit Law. It requires

local governments with a local second-unit ordinance to ministerially consider second-unit applications as of July 1, 2003; and local governments without a local second-unit ordinance or a local ordinance not in compliance with subsections (a) or (c) of second-unit law should ministerially consider second-unit applications in accordance with State standards, established in subsection (b), as of January 1, 2003...clarify existing housing element law to allow identification of realistic capacity for second-units in addressing a locality's share of the regional housing need. The identification of realistic capacity should be based on the development trends of second-units in the previous housing element planning period and other relevant factors (Creswell 2003).

Santa Maria Prohibits Second Units

The City of Santa Maria passed and adopted Ordinance No. 83-1066 on February 7, 1984. Santa Maria established the overriding reasoning for prohibiting second units were that an unknown number of units would be created, adversely impacting "water and water quality, solid waste disposal, traffic circulation, parkland and recreation and police and fire

service systems” (City of Santa Maria 1983). The City of Santa Maria Municipal Code clearly states that second units in residential zoned districts are prohibited.

Creswell (2003) indicates that within Second Unit Law municipalities are allowed to prohibit second units. The legal grounds for prohibiting second units are indicated by Creswell (2003) to be established through providing “substantial evidence identifying the adverse impact of second-units on the public health, safety, and welfare and acknowledging such action may limit housing opportunities in the region (Section 65852.2(c))...the agency should explore feasible alternatives to mitigate and avoid the impact.” Creswell (2003) stresses that the municipality establish evidence that findings support the intent of second-unit law.

Model Ordinance

The method utilized to increase the supply of housing, alleviate overcrowding, and provide affordable housing is to provide a program which allows garage conversions to convert into second units. This ordinance is developed from the Santa Cruz program which allowed garages to convert into additional housing units. This program has been adapted to fit the needs of the City of Santa Maria.

City of Santa Cruz Second Unit Program

The approach taken by the City of Santa Cruz illustrates the success of a second unit program. The program allows the development of garage conversions or the construction of secondary units via a guest house if the minimum criteria from the city are met. Santa Cruz indicates that their

ADU Development Program is designed to encourage development of small-scale neighborhood compatible housing and to discourage the proliferation of poorly-constructed illegal ADUs. At the same time, construction of ADUs promotes infill development and sustainable land use patterns, resulting in transportation patterns which in turn reduce pollution (City of Santa Cruz 2009).

Goal of Ordinance

The goal behind this proposed ordinance is to meet the affordable housing needs of the community, increase the population density of the city to maintain existing agriculture, provide a legal avenue to legalize present illegal conversions, and to amend the city municipal code to allow for second units on parcels zoned residential. Second Unit law legalizes second units throughout the State of California. The only factor preventing the full development of such a program is lack of political, municipal, or citizen support.

Arguments against legalizing second units

Arguments legalizing second units are that they increase the density of the neighborhood, thus affecting the residential character. Further, higher densities would lead to traffic and parking impacts as a result of additional automobiles used by these new residents. Pollution and noise levels would be elevated since there are additional residents in the neighborhood. Property values would be negatively affected since affordable housing would be present on the property.

Ordinance legalizing second units in Santa Maria

The people of Santa Maria Hereby adopt as follows the ordinance legalizing second units on all parcels zoned residential.

16.0.2 Reasoning:

The development of second units allow for the City of Santa Maria to meet affordable housing targets established by HCD through allowing homeowners to convert or construct additional units on homeowners property.

16.0.3 Zoning

Secondary unit construction shall be allowed on any parcel zoned Residential.

Residential means parcels with a zoning designation of R-1, R-2, R-3, and R-4.

Second units are allowed to be constructed on any parcel which is a minimum of 2,500 sq. ft. There is no parcel size limitation placed on the second units generated through converting an existing garage to a second unit.

16.0.4 Minimum Design Standards

Each second unit shall include at a minimum a kitchen, access to a washer and dryer on site, a full bathroom, and at least three windows. Second units shall not be sold as independent homes, they shall only be rented to individuals. Homeowners are allowed to determine the rent that they will charge the tenants.

A kitchen means a place for preparing food. At a minimum a kitchen shall include a refrigerator, a double sink, and a stove with oven. On properties with a second unit, this means that the property shall have at a minimum two operating and functional kitchens. A full bathroom is defined as having a bar sink, a bathtub with shower, and a toilet. The full bathroom shall be located inside the second unit and shall be independent of the primary unit.

16.0.5 Design Standards for detached secondary units

Secondary units shall be allowed to be built below grade but shall be limited to a maximum of two stories in height. Detached secondary units shall have a minimum setback of 5 feet from boundary of the parcel in the rear yard. Secondary units shall not be allowed to be located in front of the primary residence.

16.0.6 Design Standards for attached secondary units

Secondary units shall be allowed to be built below grade but shall be limited to a maximum of two stories in height. Detached secondary units shall have a minimum

setback of 5 feet from boundary of the parcel in the rear yard and from the primary residence. A breezeway or covered roof with no walls is only allowed to connect the secondary unit to the primary residence. Secondary units shall not be allowed to be located in front of the primary residence.

16.0.7 Design Standards for secondary units generated by a garage conversion

Homeowners are allowed to convert their garage to a second unit. When converting the garage, the homeowner shall construct an exterior door for the garage conversion and wall off the existing opening between the garage and primary residence.

16.0.8 Parking Requirements

Homeowners which have a second unit on their property shall have the ability to store a total of three automobiles on their property. Storage of automobiles can be met by having an uncovered driveway with sufficient space to support three automobile.

16.0.9 Fees

The City shall charge a \$500 fee to process second unit applicants.

16.0.10 Permits

Applicants are required to submit plans, indicating the present floorplan of the house and yard. A proposed floorplan indicating the placement of the second unit or the location of where the second unit is to be built is required. Second units are approved ministerial by city staff.

16.0.11 CEQA (California Environmental Quality Act)

Secondary units are exempt from CEQA according to Second Unit Law.

Effects of Ordinance

The likely effects of adopting the ordinance within the City of Santa Maria is 3% of housing units, indicated in Table 3, would decide to convert, yielding 849 second units. In an unlikely situation 10% of the housing units, indicated in Table 3, would decide to convert, yielding 2,829 units. This assumes a portion of homeowners would take the opportunity to legalize the second unit. Some homeowners who did not originally want to have a second unit since it was prohibited under the law may also decide to build a second unit. House layout and property dimensions would likely prevent a segment of homeowners from being able to convert since they are required to have the additional parking space for the second unit. The cost of converting would also be a prohibiting factor which would limit the amount of homeowners who participate in converting their garage.

Using an average household size of 3.52, as indicated by the US census, would yield a potential population increase ranging from 2,988 to 9,958. If the city only attached the \$500 proposed fee to converting for a second unit, revenue would range from \$424,410 to \$1,414,700. The city still retains the option to attach additional fees to the creation of this unit to offset the additional expenses to police, fire, school, and other city services.

Conversion Rate	3%	10%
Total Housing Units	28,294	28,294
Additional second units	849	2,829
Household size	3.52	3.52
Population Increase	2,988	9,959
Permit cost	\$500.00	\$500.00
Revenue from permits	\$424,410.00	\$1,414,700.00

Table 4: Ordinance conversion rate

The city would still have to conduct a study to determine if the creation of second units on property would become detrimental to the urban environment. It is possible that second units could become a source of blight within the city since portions of the neighborhoods would experience growth rates beyond the originally intended design capacity. Neighborhoods in Santa Maria would have to be assessed to determine if the additional traffic impacts from generating second units would be supported by the existing infrastructure. The city would also have to determine if the sewer capacity exists to support the additional units. Environmental studies would have to be conducted to determine the impacts to the current water support and local wildlife. An Environmental Impact Report (EIR) would probably be required to assess that the ordinance is in compliance with the California Environmental Quality Act (CEQA).

It is unknown how many of these new housing units would continue to remain under the established market price. The rental market would experience a sudden supply increase of rental units because these new units would be able to compete with other legal rental units. This would likely decrease the cost of rentals because these new second units would be demanding rents which are slightly below present established market price. Unless the city decides to institute a requirement which restricts to maximum rent the homeowner can

charge a renter, for instance 30% of median income, the second units will likely not remain as affordable housing but compete with market rate rentals.

The City of Santa Cruz took a more aggressive approach to insuring that second units would become a reality in the city, providing “homeowners mortgages, at 4.5 percent, in conjunction with a local credit union. It will also cover a part of the wages paid to some female construction workers under its Women Ventures Project” (Bernstein 2005). Santa Maria could take a similar approach to aggressively incentivize the development of second units if it was determine to be an important goal for the city.

A contractor in the City of Santa Cruz indicated the expense it would be to convert a garage into an apartment, “Mr. Primack figured out a way, he said, to convert Ms. Milburn's garage, attached to her 1970's clapboard house, to an apartment for \$36,000” (Bernstein 2005). The cost to convert a garage within Santa Maria would likely be within the range of \$30,000 to \$40,000. This overall cost will likely curtail the number of homeowners who decide to convert their garage.

Once these additional units begin to become occupied, additional businesses and economic growth will likely occur in response to this population growth. City services would have to be prepared to respond to the increase in growth. This growth would cause an unspecified increase in sales tax revenue for the city from these new residents and permitting fees for second units; these would aid in funding city services.

Legalizing second units would provide the city with the ability to protect the health, safety, and welfare of the public by insuring second units meet established building codes. Anna (2006) indicates that illegal conversions are often hazardous to the surrounding neighborhoods, “fires that begin in homes with illegal apartments can easily spread to

neighboring homes. Illegal conversions also reduce the quality of life in...neighborhoods by crowding more people into an area than was originally intended.” The ordinance aims to reduce and eliminate these potential hazards by legalizing second units.

Conclusion

Few cities in California decide to allow second residential units in zones which only allow single family homes. The City of Santa Cruz gambled with establishing a second unit program in 2003, this program has been lauded by both residents of the city and other cities. Santa Maria has the opportunity to take an unconventional approach to address illegal garage conversions, provide affordable housing, and increase the housing density of the city. The actual effects of implementing the proposed ordinance are unknown in the city. If implemented, it is expected that only portion of the housing stock would take the opportunity to convert the garage into another unit.

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Appendice

Illegal Garage Conversion Dataset

BPN	DATE	ADDRESS	APNM	DETAILS
B00-0099	1/26/2000	1111 S COLLEGE DR	125-244-007	Return Unpermitted Garage Conversion Back To A Garage
B00-0206	2/23/2000	518 W BUNNY AVE	119-072-002	Add Garage Door (1 Car), Remove Shower, One Wall, Stove & Kitchen Sink (Reconvert Single Car Garage Back To Garage) Legalize Wc/Sink. Repl Kit Sink W/Lndry Tub. Remove All Gas Line.
B00-0248	3/10/2000	221 N BENWILEY AVE	119-213-013	Legalize Bath, Remove Interior Wall In Garage
B00-0259	3/14/2000	822 W CRESTON ST	117-540-012	Demolish Illegal Bathroom In Garage, Remove All Walls, Plumbing And Electrical Code Compliance
B00-0306	3/20/2000	115 W PERSHING ST #A	123-230-013	Convert Illegal Dwelling Unit Back To Garage Remove Second
B00-0320	3/27/2000	1019 W COOK ST	123-053-015	Demo/Removal Of Bathtub In Garage Code Compliance
B00-0384	4/7/2000	1105 SUPERIOR ST	123-251-002	Remove Non-Bearing Walls And Electrical In Garage Code Compliance
B00-0432	4/12/2000	507 W MONROE ST	117-052-006	Demo Illegal Walls In Garage To Make Conforming Garage
B00-0524	5/2/2000	705 W HERMOSA ST	119-131-017	Convert Illegal Bedroom Back To Garage
B00-0528	5/2/2000	306 W HARDING AVE	119-030-048	Reconvert Garage Back To Garage Convert Illegal Rooms Back Into A Working Garage, Remove Shower And A Kitchen Sink.
B00-0536	5/5/2000	623 N WESTERN AVE	119-114-005	Reconvert Illegal Unit Back To Garage Remove All Walls, Remove All Plumbing And Gas Lines. Remove Two Electrical Outlets. Remove 3 Plumbing Fixtures
B00-0581	5/17/2000	623 W HERMOSA ST	119-131-016	Legalize Room Addition & Bath, Reconvert Garage Remove Wall In Garage (Legalize Converted Carport Back To One Car Garage). Replace Door In Garage. Legalize Bath And 18X20 Family Room Built W/Out Permits. Add Exh. Fan In Bath.
B00-0631	5/31/2000	612 N WESTERN AVE	119-121-012	Remodel Illegal Garage Conv. Back To Garage
B00-0632	6/1/2000	414 N PINE ST	119-183-001	Demolish Patio, Reconvert Garage, Build Wall W/Door
B00-1333	10/17/2000	515 E JEWEL ST	128-015-070	Remove Garage Conversion Demolish Walls And Plumbing In Garage, Convert Back To Garage W/Operable Garage Door
B00-1505	12/6/2000	960 W LEE DR	117-103-003	Add Garage To House And Convert Exist. Garage Garage Converted W/Out Permits In 89. Legalize Garge Converted To One Family Room. Add 22-8" X 21-4" Attached Garage.
B00-1525	12/11/2000	802 E FESLER ST	121-213-001	Demo Illegal Bathroom In Garage Demo Non-Permitted Full Bathroom And Interior Walls In Existing Detached Garage.
B01-0245	2/16/2001	609 N RAILROAD	119-124-016	Demo Illegal Unit In Garage Convert Garage Back To Non Habitable Space. Remove Interior Walls, Reinstall Garage Door, Remove Kitchen & Shower. Leave 1/2 Bath.
B01-0281	2/27/2001	1011 W CYPRESS ST	123-014-009	Add. To Sfd & Reconvert Garage - Si Add 352 Sf 2 Bdrm And Bath To Exisitng Sfd. Convert Garage Back To Use For Parking. Remove Non-Permitted Construction. See Previous Non-Issued Permit #B00-1595.

B01-0716	5/11/2001	406 E TUNNELL ST #B	121-162-002	Reconvert Garage For Parking, Remove Interior Stairway Remove Shower From Laundry Room, Repair Exterior Stairway, New Interior Walls, New Window
B01-1054	7/13/2001	925 W COOK ST	123-062-006	Reconvert Illegal Units Back To Garage Existing Detached Garage Was Converted W/Out Permit. This Permit Removes The Bathroom And Walls And All Associated Plumbing And Electrical. Use Reverts Back To Garage.
B01-1099	7/20/2001	410 W BUNNY AVE	119-072-009	Convert Garage Back To Garage, Demolish Non-Permitted Structure On Side Of Garage. Remove Bathroom Fixtures And Walls, Remove Wall Heater.
B01-1221	8/10/2001	1441 CLAREMONT PL	117-282-012	Re-Convert Garage Back - Converted Without Permit
B01-1404	9/7/2001	1517 S WALNUT DR	117-285-005	Demo Interior Non-Permitted Walls In Garage Return To Use For Vehicle Parking (01/15/2003 11:19 Jgp) Telephone Call From Efrin Moreno-Owner Canceled Permit -
B01-1681	10/30/2001	409 W AGNES ST	119-053-018	Demo Interior Garage Walls
B02-0275	2/21/2002	1911 N VIA ESTABLO	117-670-017	Reconvert Garage From Living Space Back To Garage
B02-0334	3/7/2002	409 E EL CAMINO ST	121-122-012	As Built - Remove Shower In Garage, Remove Partition Construct Non Bearing Wall, Install Bar Sink & Fence 8Lf 6High
B02-0374	3/14/2002	1010 W HERMOSA ST	119-114-026	As Built - Demo Converted Garage Back To Functional
B02-0471	4/2/2002	1058 BLUE LAKE LN	121-370-055	Demo Existing Walls & Bathroom. Convert Back To Garage. Install Water Heater, Window, And Skylight. Drywall In Walls And Ceiling To Remain.
B02-0493	4/5/2002	806 W PERSHING ST	123-253-013	Demo Of Garage Conversion Done W/O Permit
B02-0493	4/5/2002	806 W PERSHING ST	123-253-013	Demo Of Garage Conversion Done W/O Permit
B02-0493	4/5/2002	806 W PERSHING ST	123-253-013	Demo Of Garage Conversion Done W/O Permit
B02-0493	4/5/2002	806 W PERSHING ST	123-253-013	Demo Of Garage Conversion Done W/O Permit
B02-0499	4/8/2002	418 N DEPOT ST	119-172-035	Demolish Room Addition And Garage Conversion
B02-0585	4/19/2002	228 N WESTERN AVE	119-211-014	Demo Existing Garage Conversion And Carport
B02-0596	4/23/2002	1132 S WESTERN AVE	123-251-010	After The Fact - Permit New Water Heater, New Electrical, Drywall,Windows, Demo Interior Of Garage Conversion Back Into Functional 2 Car Garage
B02-0659	5/3/2002	206 E CAMINO COLEGIO	125-221-008	After The Fact - Interior Walls Of Converted Garage - Demo Cabinets And Shower In Garage. Permit Constructed Carport And Garage Conversion
B02-0729	5/16/2002	1217 N LINCOLN ST	119-062-014	Demo Converted Garage Current Att. Fam Room To Be Converted Back To Orig. Garage. Detached Garage Converted To Duplex- Convert Back To Nonhab. Detached Structure With 1/2 Bath.
B02-0774	5/22/2002	616 W MONROE ST	117-053-007	Demo Garage Conversion
B02-0792	5/28/2002	307 E TUNNELL ST	121-155-009	Demo Interior Walls In Garage/Remove Shower And Stove At Hobby Room/Also Exhaust Hood Cap Gas Line/Waste Drain (Shower Only)
B02-0802	5/30/2002	318 W POLK ST	117-374-018	Demo Interior Of Garage Conversion - Return To Functional Garage. See List Of Requirements By Planning And Building
B02-0804	5/30/2002	815 RAINTREE DR	109-240-050	Demo Of Wall Structure In Garage -

B02-0810	5/31/2002	812 N MILLER ST	121-082-034	Demo Interior Of Attached Garage To Make
B02-0932	6/14/2002	300 N MARY DR	119-212-012	Convert Garage Back To Functional Garage
B02-0963	6/25/2002	302 W MONROE ST	117-065-010	Demo Garage Conversion Done W/O Permit And Construct
B02-1183	7/29/2002	922 W ALVIN AVE	119-122-017	Demo Garage Conversion And Laundry Room, Construct Water Heater Closet And Replace Seven Windows, Remove Electrical To Gazebo. New Window, Door, Lights, Sheetrock
B02-1209	8/2/2002	415 N BRADLEY RD	121-263-009	Driveway, Carport, Garage Conversion As-Built Add Bathroom And Bed Room. Relocate Water Heater Door To Exterior. Remove Range. Check Bedroom Window For Egress.
B02-1806	10/16/2002	1038 E HERMOSA ST	121-274-002	Code Compliance - Return Garage Back To Garage -
B02-2000	11/5/2002	1109 N RAILROAD AVE	119-295-010	Remove 1 Wall, Convert Garage Back To Garage, And
B02-2101	11/15/2002	1015 W CAMINO COLEGIO	123-192-023	Construct Carport, Unpermitted Garage Conversion And Covered Patio. Encroachment Permit Needed-To Be Obtained After Bldg Permit Issuance.
B02-2191	11/27/2002	508 W GRANT ST	117-052-003	Demo Kitchen In Garage-Convert Garage To Familyroom-
B02-2292	12/29/2002	822 W EL CAMINO	119-163-021	Demo Interior Of Unpermitted Garage Conversion, Demo
B02-2294	12/30/2002	529 E ALVIN AVE	121-310-080	Reconvert Garage Back To Garage - Remove Partitions,
B03-0470	3/19/2003	1006 S ADAM WAY	123-192-020	Demo Interior Of Garage. Remove Plumbing, Remove Illegal Electrical, Install Man Door And Windows. See Plans For Further Details
B03-0490	3/21/2003	834 E SIERRA MADRE AVE	125-274-009	Convert Back To Functional Garage/Demolish Existing
B03-0528	3/28/2003	604 E ORANGE ST	125-115-002	After The Fact - Replace Windows, Construct 6' High Blockwall & Reconvert Garage Back To Functional Garage Only Toilet And Sink Allowed (Shower To Be Removed)
B03-0532	3/31/2003	833 E SIERRA MADRE AVE	125-247-012	Reconversion Of Garage From Living Space Back To Functional Garage, Permit Drywall, Replace Bedroom Window, Existing Electrical In Garage
B03-0554	4/4/2003	1105 N GOLDEN DR	119-292-012	Demo Garage Conversion And Legalize Accessory
B03-0917	5/20/2003	505 N BENWILEY AVE	119-163-007	Demo Existing Garage As Per Code Enforcement - Replace Water Heater And Disconnect Electrical Wire From Residence To Condemned Garage.
B03-0975	5/29/2003	314 W TAYLOR ST	117-372-009	Legalize Garage Conversion
B03-0980	5/30/2003	121 W FESLER ST	119-185-013	After The Fact Garage Conversion In Conjunction With Carport - Remove Shower / Tub And Cap At Source. This IsNot To Be Used As A Residence.
B03-1024	6/5/2003	955 W AGNES AVE	119-330-022	Demo Structures Inside Garage - Bldg Only Return Converted Garage To Functional Garage With No Kitchen, Bath Or Bedrooms
B03-1037	6/6/2003	504 N BENWILEY AVE	119-164-025	Demo Illegal Garage Conversion
B03-1049	6/9/2003	1711 N VINE ST	128-014-049	Convert Living Space Back To Garage/Remove Patio
B03-1101	6/18/2003	1503 S WALLIS AVE	117-442-001	Reconvert Garage Back To Functional Garage. Remove

B03-1219	7/7/2003	718 E CENTRAL AVE	125-122-005	Convert Illegal Garage Conv. W/Bdrm, Kit & Dining Rm Into Bicycle Rm, Workshop, Laundry & Bath, Add 4-Car Garage
B03-1559	8/13/2003	709 E CHURCH ST	125-041-014	Demo Carport/Fence, Convert Familyrm Back To Garage (11/25/2003 10:59 Lad) Revision To Permit. Contractor Tore Down Incorrect Sheds. Will Demo Back Two Sheds. Move Temporary Covered Parking Structure Moved Back On Lot - Same Size, Same Construction.
B03-2073	10/15/2003	225 N BENWILEY AVE	119-213-012	Demo Illegal Dwelling Msut Be Finaled Prior To Starting Garage Conversion. Code Enforcement - This Address Has Lots Of Other Issues-
B03-2173	11/3/2003	505 W AGNES AVE	119-053-023	Demo Garage Wall, Drywall Garage, Install Elec. In Garage, And Construct Fence-Encroachment Required 1' Into Public Right-Of-Way-153Lf@6'High & 89Lf@3'High Wood Fence
B04-0342	2/19/2004	216 E EL CAMINO ST	121-153-005	Demo Garage Conversion, Install Water Heater In Garage
B04-0455	3/19/2004	231 E JEWEL ST	128-012-036	Addition (2) Bdrms, Den (1) Full Bath As Built Garage Conversion, Septic Tank Removal, Sewer Replacement
B04-0530	4/6/2004	626 S LINCOLN ST	123-136-010	Demo Illegal Garage Conv/Shower Back To Original Garage, Demo Illegal Kitchen In 2Nd Story Plumbing And Electrical To Be Capped Back To The Main.
B04-1095	7/20/2004	1732 N WESTERN AVE	117-550-021	Legalize Garage Conversion Add Carport
B04-1366	8/31/2004	408 W POLK ST	117-374-021	New Covered Patio/Shed Convert Garage Conv. Back To Garage.
B04-1411	9/8/2004	608 W MONROE ST	117-053-009	Removal Of Sewer, Hot & Cold Lines, Toilet & Sink In Illegal Garage Conversion. Return Garage Back To Garage. Bag#32
B04-1416	9/9/2004	512/512B W MILL ST	119-264-004	New Carport, Repl Water Main Line, Remove Elec To Garage, Repair Elec To 2Nd Unit, Install Wall Heater, Repl Window (2Nd Unit), Remove Water Heater In Garage, Demo Garage Conv Ersion
B04-1612	9/23/2004	1008 N THORNBURG ST	119-082-009	Demo Garage Conversion, Unpermitted Structure, New Wall In Converted Bdrm, New Bdrm Window, New Bath Window, New Porch Restriction In For Code Enforcement Was Taken Care Of With This Permit -
B04-1796	10/25/2004	406/410 E FESLER ST	121-201-018	Convert Existing Garage Conversion Back Into 2-Car Garage
B04-1807	10/28/2004	903 E MCELHANY AVE	121-103-027	Convert Garage Back To Garage - Remove All Interior
B04-1835	11/2/2004	1410 N PINE ST	119-042-009	Reconvert Garage Back To Garage- Remove Illegal Plumbing
B04-1900	11/12/2004	406 E TUNNELL ST	121-162-002	Remove Interior Stairway,Reconvert Garage For Parking Remove Shower From Laundry Room, Remove All Plumbing & Gas Piping Back To Source***2Nd Offense***
B04-1971	11/19/2004	618 W WILLIAMS ST	117-092-006	Remove Wall At Front Of Garage, New Window And Door, Ceiling Fan To Be Removed, Check Water Heater And Check Wall Next To Water Heater
B04-1993	11/30/2004	1655 N PLEMAN PL	117-121-006	Demo Existing Illegal Garage Conversion And Demo Storage
B04-2011	12/7/2004	911 W MARIPOSA WAY	123-253-027	Remove Unpermitted Garage Conversion, Restore Garage For Parking, Change Out Windows.

B05-0106	1/24/2005	124 E TUNNELL ST	121-152-010	Demo Illegal Full Bath/Kitchen In Garage, Convert Same W/ 1/2 Bath, Wet Bar, (2) Hobby Rooms
B05-0112	1/25/2005	1651 PLEMAN PL	117-121-007	Demo Non-Permitted Construction-Garage Conversion With
B05-0149	2/4/2005	623 E CENTRAL AVE	125-115-010	Remove Slider That Enclosed Breezeway, Dividing Wall To Be Removed In Garage And Remove Shower (Sewer Plumbing) In Bathroom - See Plans For Locations
B05-0181	2/11/2005	1116 W MCELHANY AVE	119-355-004	Demo Illegal Shower In Garage & Close Up Existing Bath
B05-0231	2/25/2005	1954 N LAZO WAY	117-690-014	Demo Existing Garage Conversion, Install Basin Sink In
B05-0261	3/7/2005	1825 S CONCHITA AVE	117-870-070	Legalize Unpermitted Garage Conversion In Tandem
B05-0553	4/26/2005	930 KINGSTON DR	117-585-003	Demo Construction Of Built Garage Conversion Permit
B05-0964	7/15/2005	411 W POLK ST	117-372-033	Familyrm, Carport, Garage Conv. W/ Bdrm, Full Bath, Wet Bar, Den/Lounge Area-
B05-1014	7/22/2005	1120 WINSTON DR	117-564-006	Demo Interior Of Illegal Garage Conversion And Demo A Portion Of The Storage Building Including Removing Electrical
B05-1403	8/22/2005	708 W POLK ST	117-422-004	Carport, Breezeway, Demo Storage Area, Garage Conversion 2 Bdrms, Full Bath, Sitting Area, Laundry
B05-1588	9/26/2005	218 E ALVIN AVE	121-113-005	Demo Illegal Garage Conversion In Exchange For New
B05-1787	10/28/2005	939 W CRESTON ST	117-550-025	Carport Garage Conversion Family Rm W/Wet Bar, Bedroom, Full Bath, Remove Gas Line And Stove, New Driveway & Approach, Demo As-Built Patio Cover
B05-1871	11/14/2005	1025 W LIBERTY ST	123-203-009	Carport, Legalize Garage Conv, New Approach Bin#B42
B05-1929	11/28/2005	1842 KENT CT	117-570-051	As-Built Enclosed Patio & Storage Shed, Demo Garage Conversion, Remove Gas/Water Lines & Cap @ Source. Re-Stucco House.
B05-1925	11/28/2005	1206 N RAILROAD AVE	119-051-014	Demo - Remove Illegal 3/4 Bath, (2) Sinks, Gas Lines & Stove Demo/Remove Non Permitted Breezeway (Roof Structure) Between Residence And Garage
B06-0309	3/8/2006	1103 W WILLIAMS ST	117-381-001	2-Car Carport, Garage Conv 1 Bdrm, 1 Full Bath, Rec Rm, Study, New Approach & Driveway (3/10/2006 09:15 Cp) Prior To Issuance Of Permit, Pw Requires \$2,000 Bond 4 Driveway
B06-0392	3/23/2006	822 W EL CAMINO	119-163-021	2Nd Story Addition 2 Bdrms, 1 Full Bath, 1-Car Garage W/1/2 Bath, Uncovered Deck, Demo Illegal Bath In Existing 2-Car Garage Bin#H26
B06-0523	4/19/2006	519 N OAKLEY AVE	119-162-005	Demo Illegal Garage Conversion, Cap Off Illegal Services, Add Dryer Vent, Gas Line For Dryer, And Add Lighting And Outlets.

B06-0590	5/3/2006	1214 N MARY DR	119-330-028	Demo Illegal Garage Conversion-Walls, Bathrm, Elec, Sewer, Sink, Counter. Remove Enclosed Patio, Move Washer/Dryer Back To Garage, Remove Trellis, Remove Shed
B06-0623	5/8/2006	521 W WILLIAMS ST	117-091-013	Legalize Unpermitted Laundry, Storage Shed, Replace All Windows, Remove Sink & Stove In Garage Conversion, Legalize As Built Patio Cover
B06-0649	5/15/2006	1017 W CYPRESS ST	123-014-011	Demolition Of Illegal Garage Conversion- Remove Kit Area, Wall Heater, Laundry, Tub, Walls. Sliding Glass Door, Floor Finishes. Toilet/Sink To Remain.
B06-0706	5/25/2006	1132 E DONOVAN RD	128-027-005	Convert Illegal Carport To Garage, Legalize Garage Conversion, New Water Heater
B06-0713	5/26/2006	903 N BARBARA ST	119-102-005	Demo Unpermitted Addition, Remove Electrical, Remove Unpermitted Garage Conversion, Replace Original Single Car Garage Door.(7/16/2007 15:09 Nh) Sent Exp/No Final Ltr-Exp 8/16/07
B06-0769	6/9/2006	217 E EL CAMINO ST	121-114-011	Remove Illegal Kitchens, Interior Walls In House & Garage, Remove Plmb, Gas Lines Also In Garage, Relocate Front Door, New Covered Patio, Upgrade Porch, Open Gar Door
B06-0798	6/19/2006	1852 OPAL CT	128-008-044	Remove Door Leading From Garage To Bdrm, Repl All Doors/ Windows, Demo All Unpermitted Living Space In Garage, Relocate Water Heater, Repl Light Fixtures
B06-0856	6/28/2006	401 S ELIZABETH ST	125-074-009	Demo Illegal Garage Conversion: Plumbing,Electrical,Walls, Structure, Remove Windows & Doors & Patch Area. Demo Laundry Rm: Plumbing,Electrical,Walls & Roof.
B06-0902	7/12/2006	402 E EVERGREEN AVE	121-065-015	Removal Of Illegal Garage Conversion. Remove All Interior Partitions And Electrical. Bin#B43
B06-0937	7/24/2006	2260 N EASY ST	118-003-036	Remove Full Bath And Sink In Garage And Plmg To Garage, Permit For Lights And Fountain Bin#B42
B06-1028	8/15/2006	1023 N ROSALIND DR	119-071-003	Demolish Illegal Garage Conv, Legalize Shed Structure & (E) Patio Cover To Clear Utility Easement. Unseal Garage Door To It'S Original Use .
B06-1064	8/23/2006	807 S SMITH ST	123-171-005	Convert Garage Back To Original Use, Legalize Detached Rumpusroom, W/Wetbar, Remove Shower And Legalize Powder Room Only - No Bathing Facilities, Bdrm. Bin#H14
B06-1090	8/29/2006	1127 S SUPERIOR ST	123-251-008	As-Built Garage Conversion (1) Bdrm W/Full Bath, Gamerm, Hall. New Carport Bin#B52
B06-1098	8/30/2006	623 S PINE ST	123-132-009	Convert Garage Back Into Usable Garage For Parking Remove Toilet, Install Original Garage Door
B06-1096	8/30/2006	532 N DEJOY ST	119-152-001	Remove Walls In Garage, Make Garage Door Operatable No Plumbing Or Electrical Added Bin#B10
B06-1209	9/25/2006	816 E CENTRAL AVE	125-124-006	Remove Non-Permitted Garage Conversion, Remove Interior Walls, Drywall, Electrical, Toilet, Sink, Shower, Plumbing, Counter, Cabinets. Gas Line To Remain.

B06-1237	10/2/2006	640 W GRANT ST	117-051-006	Remove Patio Cover, Remove Walls In Garage W/Elec & Plmbg Restore To 2-Car Garage Bin#H6
B06-1449	11/16/2006	709 W ALVIN AVE #B	119-091-034	Demolition Of Illegal Garage Conversion- Remove Garage Partitions, Sink & Stove, All Plumbing, Sewer Lines & Gas Lines. Unpermitted Electrical To Be Removed.
B06-1463	11/21/2006	309 W POLK ST	117-372-027	Demo Unpermitted Garage Conversion In Detached Garage.
B06-1613	12/29/2006	1703 N ALISON AVE	117-384-006	Remove (2) Doors From Garage Conversion, Cap Off Gasline, Re-Open Access To Main House. Bin#H9
B07-0007	1/4/2007	1310 LESLEY CT	128-031-039	Return Converted Garage Back To Garage, Remove Unpermitted Walls Bin#H15
B07-0016	1/5/2007	1017 N BARBARA ST	119-083-003	Turn Garage Back To Original, Remove Shower/Toilet/
B07-0022	1/9/2007	1613 E ALVIN AVE	128-047-066	Remove Illegal Garage Conversion (Kitchen, Shower) Install New Metal Roll Up Garage Door, Remove Window
B07-0041	1/12/2007	837 E CENTRAL AVE	125-123-013	Remove Illegal Garage Conversion, Remove Framing, Floor Joists, Rehang Doors, Remove Gas Line, Outlets, Repl Old Plugs With Gfi, Inst. Exterior Light For Back Step
B07-0042	1/12/2007	423 N OAKLEY AVE	119-162-025	Remove Illegal Garage Conversion, Remove Lights, Closet, Fan, Walls, Outlet. Restore To Functioning Garage(1/16/2007 16:56 Pw) Need To Verify Ownership & Print
B07-0103	1/30/2007	708 W POLK ST	117-422-004	Remove Illegal Garage Conversion - Remove Walls, Toilet, Sink, Shower, Stove, Kit Sink, Remove Plumbing & Gas Piping.
B07-0106	1/30/2007	602 W CRESTON ST	117-054-009	Remove Illegal Garage Conversion, Remove (2) Outlets, Remove Walls And Plumbing, Cap Back To Point Of Origin, Install Garage Door, Demo As-Built Shed, Remv Spa And Electrical Supply
B07-0109	1/31/2007	610 S DEPOT ST	123-113-001	Remove Illegal Garage Conversion Remove Interior Doors, Toilet, Sink, And Shower Pan. Remove Utility Lines And Sewer Line @ Source. Bin#B53
B07-0112	2/1/2007	617 W ORCHARD ST	119-022-031	Remove Illegal Garage Conversion Remove Interior Walls,
B07-0178	2/20/2007	1303 N LINCOLN ST	119-061-015	Remove Illegal Garage Conversion - Return To Useable 2-Car Garage. Remove Water Lines & Cap @ Source.
B07-0344	3/28/2007	303 W SUNSET AVE	119-061-020	Repair Electrical In Garage Done W/O A Permit, Wood Posts & Beam To Remain, Return Garage To Original Use. Bin#B28
B07-0346	3/29/2007	1751 N DEJOY ST	117-451-002	Remove Interior Wall In Garage & Install New 16' Wide Garag
B07-0437	4/17/2007	1215 E JEWEL ST	128-022-010	Remove 3/4 Bath In Garage, Return Garage To Original Use (4/18/2007 09:52 Pw) Non-Occupied, Being Sold

B07-0614	5/30/2007	911 W CAMINO COLEGIO	123-261-007	Demo Illegal Garage Conversion & Permit Laundry Connections In Garage. Convert Garage To Original Use. Permit Windows At East & West Side Of Garage.
B07-0683	6/13/2007	515 S LINCOLN ST	123-133-007	Demo Of Unpermitted Garage Conversion-Return To Original Condition On Existing Detached Garage Of Original Sfd.
B07-0752	7/6/2007	325 W CHURCH ST	123-041-012	Demo Illegal Garage Conversion Incl Elec & Plmbg Legalize Laundry , Waterheater & Additional Door To Main Residence. *(325 W Church St)
B07-0759	7/9/2007	515 S LINCOLN ST #B	123-133-007	Demo Illegal Garage Conversion Remove Door/Window
B07-0800	7/16/2007	1332 W RONALD PL	117-263-013	Remove Door Leading To Back Patio & Install Window Ap- Proved In Previous Garage Conversion Permit, Relocate Water Heater To Outside, Remove Door From Garage Conversion To House, Encase Doorway. ***Install Sink In Laundryrm Removed From Permit***
B07-0793	7/16/2007	724 E MARIPOSA WAY	125-272-006	Remove Illegal Garage Conversion Incl. Sink, Stove, Remove Water & Gas Line & Cap @ Source, Remove Walls & Door. Bin#B14
B07-0839	7/20/2007	1625 N CURRYER ST	117-402-011	Remove Unpermitted Walls, T-Bar, Plumbing Fixtures, Cap Utilities, All Receptacles Need To Be Gfi, Remove & Replace Garage Door, Return Garage To Original Use, Legalize As-Built Canopy
B07-0884	8/1/2007	811 N MARY DR	119-370-003	Demo Illegal Carport And Garage Conversion, Remove Interior Walls, Remove Sink, Shower, Stove - Cap Off All Utilities @ Source, Replace Garage Door, Return Garage To Original Use.
B07-0908	8/2/2007	1123 W HARDING AVE	119-311-027	Legalize Garage Conversion 1 Bdrm W/Full Bath (352 Sf),
B07-1194	9/5/2007	1002 N THORNBURG ST	119-082-008	Remove Door, Wall, Sink, Shower, Toilet & Cabinets In Garage - Return Garage To Original Use, Remove Water Line/Sewer Line & Cap At Source. Reinstall Plmb To Install Washer/Dryer-Remove Mobilehome
B07-1227	9/10/2007	1953 N VIA ESTABLO	117-670-027	Remove Illegal Garage Conversion Remove Stove, Shower, Toilet, Sink, Walls, Waterlines, Electric Outlets, Cap Utilities Off @ Source, Remove Drywall From Ceiling.
B07-1229	9/10/2007	903 W DONOVAN RD	117-113-012	Remove Stove & Cap Off Gas Lines @ Source In Garage Conversion, Relocate W/D, Re-Open Door From Garage To (E) Kitchen In Main Dwelling. Remove Sliding Glass Door And Replace With 4040 Sl Window.
B07-1276	9/19/2007	229 W POLK ST	117-372-022	Demo Of(E)Non-Prmittd Strctr W/Batrm,Elec &Plumb;Sewer To Be Concreted.Demo 2(E)Stor Strctrs.Permit As-Built 10'X10' Stor Shed.Rmve Walls @Cvrd Patio Perimtr,Patio To Remain.Rmve (E) Door & Do Encsd Opening,Rmv Gas Line,New 3"Sewer Line In (E)Garage Conv.
B07-1326	10/1/2007	425 W MCELHANY AVE	119-073-016	Remove Unpermitted Kitchen And Bathroom In Garage
B07-1342	10/2/2007	706 N VINE ST	121-115-027	As-Built 120Sq' @8.5'Hi Storage Shed, Repair 12"X16" Drywal In Garage, Remove Unpermitted Sewer, Electrical, Water Lines And Cap At Source, Add 74Ln' @6'High Block Wall Along South Side Of Property Using City "I"Type Foundation
B07-1356	10/5/2007	522 W TAYLOR ST	117-421-013	Demo Illegal Garage Conversion - Remove Interior Walls Remodel (E) Full Bath In Sfd Bin#A26
B07-1355	10/5/2007	509 W POLK ST	117-421-017	Demo Illegal Garage Conversion-Remove Interior Walls, Wetbar, Bathroom, Cabinets, Plumbing & Electrical, Reinstall Garage Door. Bin#C13-Plans Distributed-Just Print Permit After Info Rec'D

B07-1435	10/29/2007	1859 N AMY WAY	128-147-061	Return Garage Back To Functional Garage, Remove Bath (Shower & Toilet), Sink & Stove & Cap All Utilities Back To Source, Legalize Skylight.
B07-1547	11/29/2007	620 N VINE ST	121-115-021	Remove Non-Permitted Wall B/T Front&Rear Units & Encase This Opening (This Is Only One Dwelling Unit), Remove Illegal Kitchen Incl. Sink, Stove,Oven, Cap Lines @ Source, Legalize Elec In Garage. Legalize Installation Of Washer/Dryer
B07-1561	12/3/2007	312 N OAKLEY AVE	119-213-029	Remove Wall Of Garage By Alley To Reopen Garage, Return To Original Use.
B07-1618	12/13/2007	350 E NEWLOVE	128-075-015	Convert Illegal Unit To Storage, Laundry With 1/2 Bath, Install Windows, Elec, Washer & Dryer, Entry Cover, New Roof, (2) Doors, Convert Carport To Garage By Enclosing Carport
B07-1528	12/19/2007	517 E CENTRAL AVE	125-113-013	Demo Illegal Garage Conversion-Remove Full Bath, Wetbar, Counter, Plmg & Elec-Return To Original Use, Legalize Storage Shed W/No Elec Or Plmbg (72 Sf), Laundryrm (90 Sf), New 100 Amp Elec Sub-Panel, New Sewer Line To Laundry
B07-1732	12/31/2007	1006 GUNNER ST	119-352-002	Replace Double Sink W/15/15 Single Sink In Garage Conversion Removeand Encase Door Going Into Bdrm #1 From Garage Conversion.
B08-0030	1/11/2008	1114 E DONOVAN RD	128-027-002	Demo All Non-Permitted Walls & Plumbing Fixtures In Garage, Return Garage To Original U-1 Occupancy Use.
B08-0029	1/11/2008	522 W TAYLOR ST	117-421-013	Legalize Electrical & Waterheater In Garage, Remove Electrical In Shed. Remove Non-Permitted Walls In Garage.
B08-0044	1/22/2008	402 W TAFT ST	117-352-004	Demo Illegal Garage Conversion, Remove Stove, Sink, Countertop, Bath W/Shower, Toilet,Sink, Walls. Remove Gasline To Source, Fill Drains To Toilet & Shower W/Concrete
B08-0094	2/8/2008	1915 FIESTA WAY	117-690-053	Remove Electrical/Plumbing/Linoleum In Garage & Cap @ Source.
B08-0119	2/15/2008	812 S PINE ST	123-182-001	Remove Illegal Electrical In Garage, Remove Overhead Line From Garage To Dwelling, Drywall Damaged Walls In Garage, Junction Box
B08-0145	2/22/2008	1825 S CONCHITA AVE	117-870-070	As-Built In Garage, Replace Dual Sink W/Single, Reinstall Previously Permitted Door.
B08-0164	2/29/2008	329 W WILLIAMS ST	117-406-005	Remove From Permitted Garage Conversion-Stove, Gasline (Cap @ Source), Dual Compartment Sink (Repl W/Single), Remove Door To (E) Main Residence & Encase Opening. Inspector Verify Proper Operation Of Wall Heater.
B08-0188	3/7/2008	2969 ORCUTT RD	111-092-049	Demo Illegal Garage Conversion Incl Elec, Plumb, Walls Legalize Electrical Subpanel, Windows, Doors. Remove Accessory Structures And Patio Cover.
B08-0192	3/10/2008	307 E MCELHANY AVE	121-052-018	Remv Walls At Shed And Garage To Return To Carport Use Restore Passage From Main House To Addition Eliminating Illegal Unit. Relocate Water Heater And Washer/Dryer. Remv Garbage Disposal And Gas Lines In Illegal Kitchen & Garage, Replc Double-Sink W/Single.

B08-0255	3/25/2008	215 W POLK ST	117-372-019	Remove Int Walls, Plumbing Fixtures, As-Built Electrical, As-Built Install/Repair Water Heater To Reconvert Into 2-Car Garage. Replace Compromised Studs In Garage. Storage Sheds To Be Removed.
B08-0280	4/2/2008	500 E CYPRESS ST	125-073-001	Demo Interior Walls In A Detached Garage That Was Converted
B08-0286	4/4/2008	2218 N MOGUL AVE	117-950-003	As-Built Tandem Garage Conversion To Den
B08-0294	4/8/2008	2251 N CESAR E CHAVEZ DR	118-004-058	Demo As-Built Bathroom And Room In Garage, Includes Removal And Capping Of Electrical And Plumbing Back To Original Point Of Origin.
B08-0323	4/16/2008	903 N BARBARA ST	119-102-005	Demo Entire As-Built Enclosed Patio & Remove Wall Heater, Return Garage Back To Garage, Remove All Non-Permitted Elec. & Plumbing And Cap Back To Point Of Origin (Provide Gas Test) Legalize Window At Bedroom.
B08-0341	4/22/2008	601 N LINCOLN ST	119-141-015	Demo Non-Permitted Bathroom In Garage Bin#H15
B08-0347	4/24/2008	712 W TAYLOR ST	117-421-005	Demo Non-Permitted Garage Conversion, Return To Functional Garage. Remove Interior Walls, Plumbing, Electrical.
B08-0351	4/25/2008	1048 DE GAMMA DR	128-020-030	Demo Illegal Garage Conversion To Return To Useable Parking Remv Partitions, Plumbing, Gas, Electrical And Cap At Source, Relocate Washer/Dryer, Legalize Storage Shed
B08-0377	5/2/2008	704 W TAYLOR ST	117-421-007	Demo Unpermitted Garage Conversion, Return Garage To Functional Garage. Remove Electrical, Plumbing And Cap At Source. Relocate Washer/Dryer To Original Location In Garage. Remove Man-Door
B08-0503	6/13/2008	1307 N DEPOT DR	119-051-002	Demo Garage Conv, Reinstall Garage Door, Legalize New Electrical, Remove (2) Unpermitted Sheds In Rear Yard
B08-0531	6/23/2008	708 W GRANT ST	117-051-004	Demo Illegal Garage Conversion W/Electrical And
B08-0540	6/24/2008	900 COLLEEN AVE	119-356-008	Demo Non-Permitted Garage Conversion Incl Plumbing, Walls, And Electrical To Return To Original Garage
BR061128-0001	7/7/2008	615 E SUNSET AVE	121-044-019	As-Built Carport/Garage Conversion: Change (2) Bdrms To (1) Bdrm, Eliminate Family Room, Eliminate Wetbar, Relocate Water Heater And Laundry Area W/Exterior Door
B08-0651	7/30/2008	1204 NOVA ST	121-302-003	Demo Illegal Garage Conversion Incl Gas/Sewer/Water
B08-0648	7/30/2008	2247 N SIGNAL AVE	117-950-025	Remove Wall To Return Tandem Garage To Original Use
B08-0693	8/8/2008	123 W EL CAMINO ST	119-143-013	Demo Unpermitted Kitchen And Bath In Garage, Cap Utilities At Source. Legalize Electrical And Window In Garage And Return To Functional 2 Car Garage.
B08-0699	8/12/2008	317 E JEWEL ST	128-012-032	Remv Illegal Concrete@Front Yard, Demo Unpermitted Room Addition And Kitchen And Cap Utilities At Source, Reinstall Plbg For Laundry, Relocate Water Heater, Demo Unpermitted Bathroom/Walls/Plumbing/Electrical From Garage And Cap At Source, Remove
B08-0705	8/13/2008	1044 W BARRETT ST	123-053-001	(N) Carport/As-Built Garage Conversion W/One Bdrm And Open Area. Demo Unpermitted Kitchen And Legalize Wetbar In (E) Fam Rm. New Encased Opening Between Family Room And Laundry.

B08-0738	8/26/2008	1011 N GOLDEN DR	119-301-001	Demo As-Built Gar Conv, Remv Storage Shed #1, Demo Bath In Storage Shed #2, Demo Laundry In Storage Shed #3 And Cap Utilities At Source, Legalize Arbor, Remv Trellis, Demo Portion And Legalize Remaining 200 Sq Ft Of Patio Cover, Relocate Water Heater And Add Laundry Hookups To Garage
B08-0776	9/4/2008	226 N PALISADE DR	128-054-021	Demo Unpermitted Garage Conv, Remv Walls, Water/Sewer/
B08-0836	9/18/2008	1132 W JEWEL ST	117-454-001	Demo Illegal Garage Conversion W/Elect, Relocate Ceiling Lights, Install Garage Door To Return To Functional Garage
B08-0835	9/18/2008	436 E NEWLOVE DR	128-076-003	Demo Non-Permitted Garage Conversion & Return To Original Use As Garage, Demo 1/2 Bath In Detached Garage, Demo Carport, Demo Patio Cover, Cap Utilities At Source
B08-0844	9/19/2008	413 N MILLER ST	121-156-009	Demo Illegal Garage Conversion, Add Storage Rm To Garage, Remv (2) Storage Buildings. Demo Shed Roof Cover. Cap Non-Permitted Utilities Back To Point Of Origin In An Approved Manner.
B08-0842	9/19/2008	1112 W DONOVAN RD	119-311-007	Legalize Garage Conversion (1) Bdrm W/1/2 Bath (No Bathing Facilities) , (N) 2-Car Carport, Demo Detached Storage, Reroof: Remove Asphalt Shingle, Repl W/Same 1300 Sq
B08-0854	9/24/2008	1119 W DONOVAN RD	117-392-040	Demo Accessory Structure, Demo Addition To Rear Of Building, Demo Full Bath And Sink In Garage, Cap All Utilities At Source
B08-0856	9/24/2008	801 E BOONE ST	125-124-023	Remove Walls, Plumbing, Electrical, Gas, Kitchen Appliances. Return To Functional Garage. Utilities To Capped In An Approved Manner According To Plans.
B08-0862	9/25/2008	221 W MORRISON AVE	123-182-014	Demo Illegal Garage Conversion W/2Bdrms, Bath And Kitchen To Restore As Functional Garage. Cap All Utilities At Source
B08-0860	9/25/2008	938 W COLEBROOK DR	117-583-001	Remv Door From Garage To House And Make Encased Opening
B08-0897	9/30/2008	706 N WESTERN AVE	119-121-016	Demo Garage Conversion Incl. Walls, Unpermitted Fixtures,
B08-0895	9/30/2008	1307 E HARDING AVE	128-027-047	Legalize (2) Patio Covers, Remv Illegal Equipment And Walls At Previous Cover & Enclosure; Remove Unpermitted Coolers, Tables, Stairs To Attic And Raised Floor In Garage To Restore As Originally Permitted Functional Garage
B08-0908	10/2/2008	1009 N GOLDEN DR	119-301-002	Demo Chicken Coop Structures, Kitchen In Fam Rm And Cap Utilities At Source, Legalize Full Bath & Patio Cover, Demo Storage Rms, Demo Wall In Garage To Return To Functional Garage, Relocate Laundry, Legalize Water Heater
B08-0905	10/2/2008	1316 N BENWILEY AVE	119-286-013	Demo Non-Permitted Patio Cover, Demo Exterior Bath, Remove Wall In Garage To Restore To Functional Garage, Remv Sewer Hookup To Rv, Legalize Unpermitted Patio Enclosure
B08-0945	10/14/2008	946 W HARDING AVE	119-283-025	Demo Unpermitted Gas/Electric In Garage, Cap At Source, Frame In Open Pass-Through And Drywall, Install Drywall On Garage/House Common Wall, Demo Framed-In Garage Door & Install Usable Door To Restore Functional Garage
B08-0984	10/22/2008	1452 W SONYA LN	117-870-016	Foreclosure-Remv Unpermitted Door To Rstrm From Garage, Remv Kitchen In Garage And Cap Utilities At Source Attached
B08-1034	11/6/2008	831 W MCELHANY AVE	119-302-013	Demo Unpermitted Bathrm In Garage, Legalize French
B08-1031	11/6/2008	524 W TAFT ST	117-363-010	Legalize As Built Carport/Garage Conversion/Entry Addition. Demo Kitchen In Garage And Cap Utilities At Source. Garage Conv To Include 2Bdrms, Alcove, Laundry And Full Bath. Legalize Water Heater Installation In Conversion.

B08-1051	11/10/2008	410 W ORANGE ST	123-116-003	Demo Unpermitted Garage Conv. Remove Bath & Kitchen, Cap All Utilities At Source. Return Garage Door And Return To Functional Garage
B08-1100	11/20/2008	1547 S CURRYER ST	117-443-012	Remv Double Sink Repl W/Bar Sink, Demo Portion Of Wall In Garage To Check For Gas Line And Remv If Present, Remv Lockable Door From Addition To Main House
B08-1137	12/5/2008	728 E MARIPOSA WAY	125-272-007	Demo Unpermitted Garage Conv To Restore To Functional Garage. Remv Wall/Install Garage Door, Repair Electrical Wiring, Demo Closet @ Garage, Legalize Wall Separating Laundry.
B08-1163	12/15/2008	1039 GAYLENE DR	117-570-007	Demo Non-Permitted Garage Conversion By Remv Wall Installed In Front Of Garage Door. **Any Electrical, Mechanical, Plumbing Not Recognized On This Permit Will Require Seperate Permit Prior To Final.**
B08-1178	12/19/2008	613 E CENTRAL AVE	125-115-013	Legalize Water Heater Install, Demo Unpermitted Garage Conversion And Cap Utilities At Source, Legalize Patio Cover At Back Of Residence And At Garage, Legalize New Window Replacements
B08-1185	12/22/2008	1023 KINGSTON DR	117-564-024	Demo Non-Permitted Garage Conversion Including Interior
B08-1188	12/23/2008	635 E JEWEL ST	128-015-059	Demo Non-Permitted Garage Conversion By Removing Interior Walls, Remv Bathroom And Cap Plumbing, Demo Patio Cover, Relocate Laundry And Water Heater Into Garage
B08-1192	12/24/2008	406 W TAFT ST	117-352-003	Demo Non-Permitted Door Btwn Garage/Fam Rm, Demo Non-Permitted Room And Electrical For Room In Garage. Install Receptacle In Ceiling For Future Garage Door Opener.
B08-1202	12/30/2008	327 W TUNNELL ST	119-181-001	Demo Wall/Install Garage Door, Encased Opening Btwn Laundry And Kitchen, Demo Bathroom And Cap Plumbing, Remv Plmb/Elect In Illegal Kitchens
B09-0012	1/6/2009	527 E TUNNELL ST	121-163-008	Demo Illegal Garage Conversion -Remove Walls, Plumbing, Appliances And Return To Functional Detached Garage, Cap Utilities At Source.
B09-0021	1/7/2009	802 W PERSHING ST	123-253-014	Demo Non-Permitted Patio Cover, Demo All Portable Wood Storage Units Inside Of Lr Creating Den; And In Garage Creating Bdrm To Restore As Originally Permitted, Demo Kitchen In Bdrm #4 And Cap Unpermitted Utilities At Source
B09-0049	1/16/2009	316 N WESTERN AVE	119-211-018	As-Built Repl (8) Windows, Reroof/Stucco Color Coat Entire House, Demo Walls/ Rstrm/Waterheater To Restore To Functional Garage, Infill Man Door, Demo Cov'D Patio & Accessory Structure
B09-0072	1/23/2009	818 E LAS FLORES AVE	125-247-005	Demo Unpermitted Garage Conv To Return To Functional Garage; Frame In Door From Garage To Dining Room; Install Functional Garage Door; Repl Firewall Btwn Garage/Kitchen; Repl Door Btwn Kit/Laundry W/Fire Door
B09-0109	2/2/2009	235 VARNER CT	128-131-039	Stop Work-Demo Walls In Garage, No Electrical, Restore Garage To Original Use
B09-0117	2/4/2009	412 N HART DR	121-181-012	Demo Non-Permitted Garage Conversion; Demo Walls, Remove Bathroom & Stove, Cap Gas/Water/Sewer Lines At Source To Restore As Functional Garage
B09-0124	2/5/2009	803 N WALNUT DR	119-101-010	Demo Garage Conv, Remv Unpermitted Kitchen, Cabinets, Appliances. Reinstall Garage Door, Remove Door B/T Kitchen & Bdrm #4, Remove Roof Cover B/T Nook Area & Bdrm #4, Relocate Laundry Area, Cap Off Plmb/Gas Lines @ Source.
B09-0122	2/5/2009	928 W ORCHARD ST	119-285-004	Foreclosure -Demo Garage Conv, Remv Drywall, Add Wall Add Garage Door, Legalize Dr W/Elect. Demo All Sheds, Remv Elec/Plumbing; ***Inspector To Verify Clothes Washer Standpipe***** Owner States That He Will Occupy House Once This Permit Is Finaled
B09-0138	2/9/2009	1020 W FRANK LN	119-357-009	Demo Non-Permitted Garage Covern Incl Kitchen And Bathroom, Cap All Utilites At Source; Demo Shed W/Electrical; Demo Non-Permitted Patio Cover
B09-0148	2/11/2009	2933 S STARDUST DR	109-290-048	Demo Unpermitted Garage Conversion; Rmv Partition

B09-0153	2/12/2009	721 W MONROE ST	117-051-025	Foreclosure - Demo Non-Permitted Garage Conv Walls & Electrical; Legalize Self-Closing, Self-Latching Gate For Indoor Pool Area
B09-0168	2/17/2009	1209 N CHRISTINA ST	121-062-002	Remove Exterior Door To The Southside Of Permitted Garage Conversion, Remove Unpermitted Ref., Stove, And Sink, Remove Interior Door From Kitchen To Garage Area, Remove Plumbing & Gaslines & Cap @ Source. Based On 2007 Codes
B09-0216	3/2/2009	1603 N WESTERN AVE	117-101-008	Demo Interior Of Non-Permitted Garage Conversion, Remv Kitchen,Bathroom & Walls, Restore As Functional Garage, Cap Utilities At Source, Remv All Utility Connections To Trailer And Cap At Source, Demo Non-Permitted Patio Cover
B09-0214	3/2/2009	2439 N DIVIDE WAY	117-920-034	Foreclosure - Demo Walls In Garage To Restore As Functional Garage; @ Casita - Remv Bar Sink And Shower, Add New Closet And Legalize 1/2 Bath And Convert (E) Gameroom To Bedroom.
B09-0226	3/3/2009	812 N WALNUT DR	119-102-014	Demo Sewer/Water Lines To Rv, Demo Wall In Fam Rm, Demo Gar Conv W/3/4Bath, Legalize Storage Shed & Hose Bib, Infill Door From Lr To Gar, Legalize Windows, Reroof Repl Asphlt Shngl W/Same, Repl Metal Vent Flash, Metal Edging And Reglets
B09-0237	3/9/2009	952 W LIBERTY ST	123-252-003	Demo Window/Door In Dining Room And Repl W/Sliding Door, Infill Window/Door In Bdrm, Repl (3) Windows Same Size/Location, Repl Garage Door, Repl Window In Lr W/Smaller Size, Remv Wall/Door In Hallway, Demo Wall In Dr, Demo Gas/Elect/Plumb And Return To Garage, Legalize Water Heater/Laundry Hook-Ups
B09-0256	3/12/2009	908 GUNNER ST	119-360-014	Demo Garage Conversion Walls & Bathroom To Restore As Functional Garage, Legalize Relocation Of Water Heater
B09-0265	3/16/2009	1029 KINGSTON DR	117-564-025	Demo As-Built Wall Btwn House & Converted Garage, Provide Encased Opening, Replace Unpermitted Exterior Door To Rec Room With A Window.
B09-0286	3/24/2009	621 W CRESTON ST	117-053-027	Demo Walls, Plumbing, Electrical And Gas To Restore As Functional Garage, Cap All Utilities At Source
B09-0316	4/2/2009	1064 E COLUMBUS DR	128-020-069	Remv Stove And Bar Sink In Garage Conversion, Cap Utilities
B09-0320	4/6/2009	401 W EL CAMINO ST	119-134-007	Demo Unpermitted Garage Conversion And Cap Utilities At Source To Restore As Functional Garage, Legalize Breezeway, Laundry Area, And Patio Cover
B09-0351	4/13/2009	505 W DONOVAN RD	117-404-009	Demo Unpermitted 2Nd Dwelling In Garage, Cap Utilities At Source, Restore As Functional Garage, Relocate Water Heater, Demo Patio Cover And Plumbing Within, Remv Sewer/Electrical To Trailer, Reinstall Door From Garage To Main House
B09-0367	4/17/2009	317 E JEWEL ST	128-012-032	As-Built Remv 2Nd Water Htr, Demo Patio Cover & Cmu Wall, Remv Washer/Dryer & Relocate To Original Laundry Area, Demo Bath/Kitchen/ Walls, Restore Functional Garage, Demo Room Addition, Cap Utilities From Demo'D Areas At Source.
B09-0370	4/20/2009	1626 N WESTERN AVE	117-102-006	Demo Illegal Garage Conv. Including Elect, Plumb, & Walls, Remove Range,Sink, And Bathroom Fixtures, Cap All Utilities At Source, Restore To Garage. Legalize Laundry Cover And Hook Ups, Demo Accessory Structures
B09-0392	4/27/2009	307 E MCELHANY AVE	121-052-018	Demo Walls At Storage (A) To Restore Carport, Demo Accessory Building (B), Convert Non-Permitted Enclosed Carport To Functional Garage (C), Reinstall Garage Dr & Remv Laundry, Demo 2Nd Kit. And Keep Wet Bar, Demo Closet And Doors In Bdrm To Make Playrm, Reroof, Legalize Window
B09-0398	4/28/2009	1413 N LINCOLN ST	119-042-003	Demo Garage Conv W/Cabinets, Walls, 3/4 Bath & Kitchen To Restore Functional Garage, Demo Walls/Bath/Kitchen To Restore Patio Cover, Demo Plumb/Elect Connection@Rv, Relocate Laundry From Outside House, Cap All Utilities At Source
B09-0403	4/30/2009	517 W CRESTON ST	117-053-018	Demo Non-Permitted Kitchen In Permitted Garage Conv, Cap Gas Line, Remv Dual Sink And Repl W/Bar Sink, Demo Walls In Rec Room, Remv Partition To Make Encased Opening In To Living Room, Remove Exterior Door And Fill In Wall Opening
B09-0408	5/1/2009	1115 N BENWILEY AVE	119-294-008	Demo As-Built Room Addition, Electrical Receptacles And Plumbing (Restore As Patio Cover), Demo Walls In Garage To Restore As Functional Garage, Legalize Water Heater

B09-0414	5/1/2009	1003 N THORNBURG ST	119-073-012	Foreclosure New Detached Carport Using City Detail, Garage Conversion W/(1) Bedroom, Upgrade 100 Amp Electric Service Panel, Demo Covered Patio, Construct New 64 Sqft Patio Cover
B09-0431	5/7/2009	1030 W CHAPEL ST	119-242-036	Legalize Electrical In Garage, As-Built Plywood On Interior Walls In Garage, Remv Framing And Reinstall Garage Door To Restore As Functional Garage
B09-0444	5/11/2009	919 N BARBARA ST	119-102-002	Remove Partition Wall To Restore Garage For Parking, Demo (E) Storage Building Including Electrical, Legalize Windows On Residence, Add Door To Exterior From Garage And From Kitchen. New Interior Doors Throughout.
B09-0454	5/13/2009	708 E MARIPOSA WAY	125-272-002	Demo 3/4 Bath From Garage Including Plumbing And Walls, Remv Partition Wall From Behind Garage Door In Order To Restore As Functional Garage
B09-0456	5/14/2009	501 E TUNNELL ST	121-163-014	Remv Drywall In Garage, Repl Drywall After Electrical Installation Has Been Inspected And Approved, Demo Shower And Framing From Garage
B09-0470	5/19/2009	510 510B N BENWILEY AVE	119-164-024	Legalize As-Built Work - Unit A: New Plumb@Bath/Shower, New Wtr Heater In Gar; Unit B: New Window In Bath, New Wtr Heater In Gar, Framing Of Closet W/Framing/Drywall Btwn Bdrm And Gar, Both Garages Returned To Original Garage Use.
B09-0505	6/3/2009	1120 W FRANK LN	119-353-019	Foreclosure - Demo Non-Permitted Addition, Cap Utilities; Legalize Rear Cov'D Patio; Legalize (2) Windows, Demo Bath Structure In Garage, Cap Utilities To Restore As Functional Garage; Relocate Washer/Dryer To Original Location In Garage
B09-0529	6/10/2009	2012 N VIA ESTABLO	117-640-002	Foreclosure - Remv Bay Window At Master Bdrm Repl W/ 5040 SI, Remv Illegal Walls @ Patio, Restore Sldr Btwn Kitchen And Patio, Repl Man Door Frm Gar To Patio W/6068 Sldr, Demo Framing/Electrical To Restore As Functional Garage
B09-0558	6/18/2009	1502 AUTUMN WOOD PL	121-370-046	Demo Patio Cover/Canopy, Demo Illegal Garage Conv By Removing Walls, Plumbing, Cabinets, Electrical And Cap All Utilities At Source, Reinstall Garage Door To Restore As Functional Garage, Relocate Water Heater
B09-0583	6/25/2009	1123 E DONOVAN RD	128-023-044	Foreclosure - Demo Non-Permitted Electrical/Mechanical/ Plumbing/ Walls And Restore As Functional Garage, Demo Patio Cover, Bring Windows In Garage Up To Code
B09-0584	6/25/2009	410 W AGNES AVE	119-054-014	Foreclosure Demo Unpermitted Garage Conversion W/Elect, Plumb And Cap All Utilities At Source, Demo Unpermitted Rear Patio Cover, Replace Garage Door To Restore As Functional Garage
B09-0589	6/29/2009	920 W GAYLENE DR	117-582-004	Remove Window, Walls, Electrical And Vinyl Flooring To Restore As Functional Garage
B09-0520	7/2/2009	217 W GRANT ST	117-061-014	Demo Wall Blocking Garage Door, Demo Ceiling, Remv
B09-0678	7/8/2009	604 W TAFT ST	117-363-009	Remove Door At Garage Conversion And Restore As
B09-0688	7/9/2009	920 GRAPEVINE RD	121-390-057	Demo Non-Permitted Garage Conv Including 3/4 Bath, Bdrm., Legalize Laundry, Cap Utilities At Source, Restore Back To Functional Garage. ****Gazebo Not Permitted Under This Permit. Inspector To Verify Construction.***Gazebo May Require Separate Permit****
B09-0699	7/14/2009	413 N WESTERN AVE	119-155-008	Carport, Legalize Gar Conv W/(1)Bdrm, Full Bath, Fam Rm W/Wetbar, Foyer, And Exterior Access; Remv Door From Foyer To Hall To Create Encased Opening; Convert (E) Bdrm To Office & Create Encased Opening To Foyer, Closet From Bdrm To Be Linen Closet W/New Doors And Demo Unpermitted Trellis, Sunrm & Cov'D Entry
B09-0698	7/14/2009	934 W DONOVAN RD	119-281-012	Foreclosure -Repair/Repl Plumbing Fixtures In Bathrooms, Repl Water Heater, Repair/Repl Electrical Outlets/Switches And Circuit Breakers, Repair/Repl Drywall, Repair/Repl Hood Vent. Demo Interior Conversion Of "New" Garage.
B09-0703	7/15/2009	1609 N WESTERN AVE	117-101-007	Remove Illegal Garage Wall Inc. Gas & Elec, Demo Patio
B09-0710	7/16/2009	1456 VIA ARBOLITOS	117-780-023	Demo Toilet And Partitions Walls In Garage. Plumbing & Sewer Lines To Be Capped At Source.
B09-0744	7/29/2009	928 W WILLIAMS ST	117-082-004	As-Built- Legalize Accessory Structure W/ Laundry Facilities And Remove Toilet, (N) 50 Amp Sub-Panel, Demo Kitchen, Exterior Door, And Provide Encased Opening At Garage Conv; Legalize Relocation Of Water Heater And Enclosure.
B09-0768	8/4/2009	1611 N DEJOY CT	117-392-019	Foreclosure- Repl. Sliding Dr W/Window At Garage Conv, Repl 1 Comp Sink W/Bar Sink, Remv Stove & Hood, Cap Gas Line At Source In Famrm; Restore Encased Opening From Famrm To Kitch; Demo As-Built Patio Cover; Repl Windows; Repl Bathtubs

B09-0788	8/10/2009	1021 W CAMINO COLEGIO	123-192-024	Demo As-Built Garage Conversion Including 3/4 Bath, Wall At Garage Door, Relocate Water Heater To Original Location, Remv Sink, Cap All Utilities At Source And Restore As Functional Garage
B09-0798	8/11/2009	311 E TAYLOR ST	128-007-008	Demo Unpermitted Garage Conversion Incl 3/4 Bath, Kitchen, Remv All Interior Walls And Doors, Cap Electrical, Gas And Plumbing At Source, Remv Exterior Door To Garage, Remv & Infill (3) Doors To Garage From Living Area In Main House
B09-0854	9/1/2009	1108 N GOLDEN DR	119-293-016	Foreclosure -Demo Unpermitted Room, Infill Walls, Close 2Nd Opening In Garage To Restore As Functional Enclosed Garage, New Fau In Attic
B09-0862	9/2/2009	205 N BENWILEY AVE	119-252-006	Foreclosure - Entirely Demo (2) Structures Attached To (E) Garage Cap All Utilities, Restore To Original Garage, Legalize Laundry Addition And Hook-Ups At Rear Of House Based On 2007 Codes
B09-0876	9/8/2009	1767 N DEJOY ST	117-550-047	Legalize As-Built Patio Cover, Demo (3) Non-Load Bearing Walls And Electrical To Restore As Functional Garage
B09-0899	9/11/2009	836 W FESLER ST	119-213-030	Restore Functional Garage, Demo Walls W/Electrical, Legalize Single Compartment Bar Sink 15X15 Max To Replace 2 Comp. Sink, Legalize Tube Lights
B09-0931	9/21/2009	317 E FESLER ST	121-156-012	Foreclosure- Demo Illegal Garage Conv Incl Sink, Toilet, Shower & Walls To Restore Functional Garage; Demo Cov'D Patio At Garage; Demo 2Nd Kitchen In Bdrm #4 Incl Sink, Range, Hood; Demo Bath In Bdrm #1; Cap All Illegal Utilities At Source
B09-0953	9/28/2009	405 W EL CAMINO ST	119-134-008	Demo Garage Conversion Including 3/4 Bath And Kitchen, Cap Utilities At Source, Legalize Altered Electrical And 50 Amp Subpanel, Restore Laundry And Add Sink To Restore As Originally Permitted
B09-1001	10/12/2009	1125 W TUNNELL DR	119-153-007	Remv Patio Enclosure/Cover, Remv Door @ Lr East & Bdrms & Encase Opening, Remv Sink, All Plmb In Rear Bdrm & Cap At Source, Infill Ext Door At Rear Bdrm, Demo Wall At Laundry Area To Restore As Original Functional Garage
B09-1035	10/21/2009	1149 W GAYLENE DR	117-570-019	Legalize Garage Conversion W/Bdrm, Family Rm W/Wetbar, Full Bath, New Carport, Replace (E) With New Driveway And Approach, 2007 Codes. **Encroachment Permit Required**
B09-1042	10/22/2009	1649 N BAY AVE	128-022-017	Demo Non-Permitted Patio, Storage Rooms, And Wall In Garage To Restore As Functional Garage, Demo Fence In Front Yard
B09-1060	10/29/2009	1219 N DEJOY ST	119-321-005	Remv Interior Partition In Garage, Remv Encased Opening
B09-1079	11/3/2009	1108 W DONOVAN RD	119-311-008	Demo Patio Cover, Relocate Laundry To Garage & Add Dedicated 20 Amp Circuit, Demo Walls, Electrical, Kitchen @ Garage To Restore As Functional Garage, Demo Restroom Structure Attached To Garage And Cap All Utilities At Source
B09-1076	11/3/2009	524 W TAFT ST	117-363-010	Legalize Garage Conversion To Include (2) Bedrooms, Alcove, Laundry Area And Full Bath. Legalize Water Heater Installation In Enclosure At Rear. Legalize Patio Cover. Based On 2007 Codes #C17
B09-1124	11/17/2009	1849 N BARRINGTON DR	117-540-041	Relocate/Legalize Accessory Structure & Remv Elect; Remv Water/Sewer Rv Hook-Ups, Legalize Water Heater, Remv Stove Cap Gas Line At Source, Install Bar Sink At Wet Bar, Remv Doors From House To Gar Conv & From Gar Conv To Exterior
B09-1154	11/25/2009	337 S WESTERN AVE	123-053-011	Legalize Bdrm Addition At End Of Garage; Legalize Storage Shed W/Electrical, Remv Closet Within; Infill Door From Garage To (N) Bdrm; Demo Electrical & Walls To Restore Garage To Originally Permitted Condition; Legalize Deck
B09-1180	12/2/2009	220 W ORANGE ST	123-133-003	Demo Walls & Baths On 2Nd Flr & Restore To Open Playrm, Cap Plumbing & Unpermitted Electrical; Demo Entire Structure (A) @ West Side Of Property, Demo Walls To Restore Functional Garage; Relocate Washer & Dryer To Storage Area. 2007 Codes.
B09-1195	12/7/2009	1842 N BARRINGTON DR	117-540-028	Demo Unpermitted Garage Conversion To Restore As Functional Garage; Demo Walls/Electrical/Plumbing To Remv Illegal Bath/Kitchen/Bdrm And Cap All Utilities At Source; Demo Unpermitted Porch Cover At Man Door To Garage

B09-1204	12/11/2009	1801 N DEJOY ST	117-563-004	Foreclosure - Demo Split Dwelling, Infill Exterior Door At Garage Conversion, Remv Oven/Stove And Hood, Repl With Wall Furnace, Remv Door From Garage Conv To Main House And Provide Encased Opening, Install Water Heater To Code
B10-0008	1/5/2010	610 W HERMOSA ST	119-132-007	Demo Walls, Closet, Kitchen And Cap Utilities To Restore Functional Garage; Relocate Electric Panel; Legalize Full Bath, Install Bar Sink In Garage; Demo Unpermitted Patio Cover/Repl W/New; Relocation Of Laundry And Water Heater, Repair Electrical
B10-0052	1/21/2010	802 N WALNUT DR	119-102-012	Demo Gar Conv W/Elect, Mech, Plumb, Walls, Kitchen, & Bath To Restore As Functional Garage, Demo Unpermitted Enclosed Patio W/Kitchen, Bath, Fireplace. All Utilites To Be Capped At Source; Relocate Laundry To Garage
B10-0087	2/3/2010	602 W GRANT ST	117-051-013	*Exp* Demo Unpermitted Garage Conversion Incl Kitchen And Bath, Cap All Utilities At Source; Fill In Doors From Bdrm To Garage And From Garage To Exterior; Legalize Window In Garage; Demo Patio Cover And Shed At Rear Of Property
B10-0107	2/10/2010	1139 W CRESTON ST	117-550-042	Foreclosure-Legalize Electrical In Ceiling, Legalize Door From Garage To Main House, Legalize Gfci Receptacle, Legalize Drain Line In Garage, Repair Hole In Firewall
B10-0146	2/24/2010	324 W TAFT ST	117-352-005	Remove 2Nd Kitchen, Demo Shed In Backyard, Update Electrical In Garage & Outside Garage Backdoor.
B10-0172	3/2/2010	1116 N GOLDEN DR	119-293-018	Demo Patio Covers(B), Remv Walls At Patio Cover(A), Remv Laundry Cover(C) & Relocate Laundry To Patio Cover(A), Legalize Enclosure Of Carport To Garage. Remove 2 Comp Sink & Replace W/Single & Add Closet At Rear Bdrm
B10-0201	3/11/2010	806 W BARRETT ST	123-066-009	Restore Functional Gar, Infill Door Opening At Alley & Cut New Opening At Other End; Add Full Bath At Former Laundry Location & Relocate Laundry To Porch Area; Demo Unpermitted Shed And Trellis
B10-0208	3/12/2010	1134 KINGSTON DR	117-566-016	Remv Unpermitted Walls To Restore As Functional Garage; Remv 2-Comp Sink & Counter In Master Bdrm (No Wet Bar Permitted); Fill In Door At Master Bdrm To Exterior; Add Wall At (E) Bdrm To Create Hallway; Legalize Covered Patio
B10-0254	3/24/2010	212 W TAFT ST	117-352-015	Demo Illegal Garage Conversion Including Walls, Full Bath And Kitchen; Cap All Utilities At Source, Return Laundry To Original Location In Garage, Infill Additional Man Door, Install Bollard To Protect Gas Clothes Dryer.
B10-0256	3/25/2010	1105 N RAILROAD AVE	119-295-011	Foreclosure: Relocate Laundry To Rear Patio Area, Demo Wall In Garage To Restore As Functional Garage, New Enclosed Patio, Repl French Doors In Bdrm, Re-Enforce Front Porch Cover, Misc Electrical In Garage
B10-0381	4/28/2010	916 N BARBARA ST	119-103-002	Demo Unpermitted Bdrm @ Southeast, Demo Patio Cover & Laundry, Relocate Water Heater To Exterior @ New Patio Cover. Return Garage To Original Condition.
B10-0399	4/30/2010	623 W DONOVAN RD	117-124-014	Demo Unpermitted Bath And Garage Conversion To Restore Functional Garage, Demo Unpermitted Accessory Structures On Property, Legalize Laundry Returning To Original Location Within Garage
B10-0413	5/5/2010	1838 N BARRINGTON DR	117-540-027	Demo Unpermitted Patio Cover,Remv Door Btwn Garage Conv. &Reinstall Encased Opening,Demo Ext. Door & Repl W/Window In Garage Conv.,Demo 2Nd Kitchen @Garage Conv. Including Stove & Gas Line, Cap All Utilities @Source. Based On 2007 Codes.
B10-0418	5/5/2010	1803 N BARRINGTON DR	117-540-052	Legalize Gar Conv: Famrm W/Wetbar,Bdrm,Fullbath &Convert Unpermitted Patio Cover To Carport & New Carport. Rmve Shed Trailer & Cap Utilities @Source.Rmve Door In Hall &Repl W/Encd Opening.New 200Amp Serv,Conc Drivewy &Sewer Line. 2007 Codes
B10-0434	5/10/2010	955 W WILLIAMS ST	117-081-002	Demo Illegal Bath,2 Closets & Wetbar In Garage.Demo Storage Rm,2 Patio Covers On North & East Sides. Relocate Washer & Dryer Back Into Garage; Return Garage Return To Original Use. Cap All Utilities @Source. Based On 2007 Codes.
B10-0445	5/12/2010	614 N WESTERN AVE	119-121-013	Demo Gar Conv Incl Kitchen, Bath, Walls, Elec, Plumb, & Cap At Source; Demo Patio Cover At Entry; Remove Walls, Windows & Electrical At Rear Enclosure And Restore Patio Cover Only
B10-0448	5/12/2010	719 W POLK ST	117-421-030	Demo Wall And Provide Encased Opening Btwn Fr And Dr, Repl 2-Compartment Sink W/Bar Sink In Fr, Remv Stove And Cap Gas Line At Source, Remv/Repl Door From Fr To Garage, Infill Ext Door At Fr

B10-0472	5/19/2010	1402 N DEJOY ST	119-313-005	Demo Bath To Restore Functional Garage, Legalize Outdoor Relocation Of Water Heater, Infill Ext Door At Famrm, Demo 2-Comp Sink Repl W/Wetbar In Famrm, Weatherproof Electrical In Patio Cover, Repl Window W/ French Doors At Famrm
B10-0517	6/2/2010	337 N WESTERN AVE	119-202-031	Demo Garage Conv Incl Electrical And Walls To Restore Original Carport Structure, Demo Bdrm Addition And Porch At Rear Of Property, Demo Restroom At North End Of Property And Cap All Utilities At Source
B10-0514	6/2/2010	1837 BARRINGTON DR	117-540-043	Demo Walls And Reinstall Garage Door To Restore As Functional Garage; Demo As-Built Patio Cover At Rear Of Property; Demo Plumbing, Sewer And Electrical To Trailer In Rear Yard, Trailer To Remain
B10-0532	6/8/2010	1754 N VINE ST	128-009-035	Demo Unpermitted Gar Conv Including Remv Kit W/ Stove & Cap Gas Line, Remv Bathrm Walls/Plumb/Elect & Cap Lines At Source, Remv Sink & Cap Plumb; Reinstall Gar Dr To Restore Functional Gar; Legalize Water Heater Installation
B10-0536	6/9/2010	1825 N DEJOY ST	117-570-029	Demo Unpermitted Gar Conv Including Walls, Sink & Bathrm Cap All Utilities At Source To Restore As Functional Garage. Demo Patio Cover. Based On 2007 Codes.
B10-0552	6/14/2010	1408 AUTUMN WOOD PL	121-370-051	Demo Gas Line In Garage And Remv (2) Stoves
B10-0567	6/17/2010	833 E LAS FLORES AVE	125-246-012	Foreclosure: Demo Garage Conv Including Walls, Elect & Plumb Replace Firewall Btwn Kitchen & Garage.Demo Patio Enclosure Toilet Room & Accessory Structures. Based On 2007 Codes.
B10-0622	7/6/2010	1023 N ROSALIND DR	119-071-003	Foreclosure: (N) Detached Guest Quarters W/ Bedrm, Office, Playrm, And Powder Room. Bathing Facilities Prohibited!!! Remove Wall In Garage, Infill Ext. Door & Restore To Original. Legalize Patio Cover. 2007 Codes.
B10-0676	7/21/2010	1316 S CURRYER ST	117-412-008	Remodel And Legalize Full Bath In Fam Rm, Relocate Laundry Area At Kitchen, Demo Interior Living Area Conversion And Legalize Carport Conversion To Functional Garage, Demo Unpermitted Enclosure To Restore Patio Cover
B10-0694	7/23/2010	1114 W JEWEL ST	117-454-005	Demo Unpermitted Bedrm & Den At Rear Of House, Demo Garage Conversion & Cap Utilities At Source, Demo Unpermitted Shed, & Relocate Laundry To Garage. Based On 2007 Codes.
B10-0711	7/29/2010	1350 MARIE CT	128-031-010	Legalize As-Built Patio Cover In Rear Yard, As-Built Window And Man-Door In Gar, Infill Door Btwn Gar & Bdrm, Demo Sink, Plumb And Ceiling Lights In Gar **Unpermitted Gas, Plumbing And Electrical Will Be Capped At Source**
B10-0731	8/3/2010	1123 N OAKLEY AVE	119-293-007	Demo Garage Walls To Restore As Originally Permitted Carport, Legalize Relocation Of Washer/Dryer To Existing Rear Patio Cover. Based On 2007 Codes.
B10-0777	8/16/2010	1033 GAYLENE DR	117-570-006	*Exp* Demo Entire Unpermitted Addition At Rear,Demo Garage Conv. Including Walls, Elect,Plumb, Gas Lines, Cap All Utilities At Source. Restore Functional Garage. Based On 2007 Codes.
B10-0812	8/26/2010	1848 OPAL CT	128-008-043	Foreclosure: Remodel 1639 Sq Ft Into 3 Bedrms,Master Bedrm W/Bath & Wic,Porch,Den,Office,Family&Powder Rms.Demo Walls In Garage,Door In Bedrm To Garage,Ext Door,Ramp/Landing,Repl Sink W/Wet Bar & Legalize 2Nd Wtr Htr. Based On 2007 Codes.
B10-0856	9/9/2010	1847 WESTON CT	117-582-010	Demo Unpermitted Wall & Door In Garage That Creates Room & Return Garage To Original Use. Demo Patio Cover. Based On 2007 Codes.
B10-0862	9/10/2010	1859 N BARRINGTON DR	117-540-039	Foreclosure: Remove Unpermitted Garage Conversion To Return To Garage. Demo Unpermitted Addition @ Garage. Demo Patio Cover. Cap All Utilities At Source. Based On 2007 Codes.
B10-0986	10/14/2010	416 W SUNSET AVE	119-053-013	Demo Patio Enclosure & Legalize Patio Cover. Demo Garage Conv,Rmv Stove & Wall.Relocate Washer/Dryer From Patio To Garage(Orig. Loc)& Wtr Htr From Patio To Inside House In Closet Repl Fau In Hallway Same Loc.Cap Utilities@Source. 2007 Codes.
B10-0985	10/14/2010	417 W SUNSET AVE	119-052-020	Demo Unpermitted Patio Cover & Garage Conv.Remove Stove & Wall @Garage,Convert Rec Rm To Bdrm W/ Closet &Repl Sink W/ Wetbar,Relocate W/D To Garage(Orig. Loc).New French Doors In Livingrm & Bollard By Wtr Htr.Cap Utilities@Source.2007 Codes
B10-0999	10/19/2010	1200 N GOLDEN DR	119-293-021	Demo Drywall&Insulation Over Garage Door,Closet Shelving & Partition Walls. Legalize Exterior Man Door,Window & Electrical In Garage. Based On 2007 Codes.

B10-1107	10/28/2010	1003 S WESTERN AVE	123-192-016	Demo Split Dwelling.Remove Kitchen In Garage Conv & Restore Encased Opening. Remodel Gar Conv To 2 Bedrms, Laundry & Full Bath.Demo Laundry Rm,2 Sheds &Cap Utilities @Source. 2007 Codes.
B10-1219	11/30/2010	216 W MONROE ST	117-065-014	Demo Unpermitted Wall Sealing Off Garage Door. Demo Unpermitted Electrical In Garage. Return Garage Back To Original Use Of Garage. Based On 2007 Codes.
B10-1269	12/14/2010	1144 W CRESTON ST	117-550-004	Demo Int. Walls & Doors To Restore Patio Enclosure, Add (2) Windows; Demo 2Nd Kitchen, Bath, Walls & Utilities To Restore Functional Gar; Legalize Window Installation At Gar, Bath #1&2, Bdrm #1; Install Light/Switch Combo At Man Dr In Gar
B10-1268	12/14/2010	423 W WILLIAMS ST	117-401-012	Foreclosure: Legalize Laundry Addition & Hookups At Rear Of House; Infill Ext. Door, Demo 2Nd Kitchen & Cap Utilities, Reinstall Wetbar, Remv Wall Btwn Fr & Dr At (E) Gar Conv; Legalize Water Heater Relocation; Legalize French Drs At Lr

Project Study Area Bounding Details

Bounding Direction	1	2	3	4	5	6	7	8	9
North	Santa Maria River	Taylor Street	Study Area 1	N/A	West Main Street	East Main Street	West Stowell Road	North East Stowell Road	East and West Betteravia Road
East	Route 101	North Broadway	Route 101	Route 101	South Broadway	Route 101	South Broadway	Route 101	Route 101
South	Talyor Street	West Main Street	East Main Street	N/A	West Stowell Road	East Stowell Road	West Betteravia	East Betteravia road	City of Orcutt
West	North Blosser Road	North Blosser Road	North Broadway	N/A	South Blosser Road	South Broadway	South Blosser Road	South Broadway	Santa Maria Airport