

Pending and Active Development Projects

Current as of August 26, 2014

Pre-Application or Conceptual Design Review

1. **121 E. Mason/121 Santa Barbara/122 Gray/120 E. Yanonali** – Proposal for a new 131,348 square-foot, four-story, mixed-use complex with 64 apartments, 30-40 hotel rooms, commercial, restaurant, and arts-oriented uses.
2. **926 Indio Muerto** - Proposal to demolish an existing 12,000 square foot commercial building and develop an approximately 55,000 square foot, three-story hotel with 115 to 120 rooms on a 38,122 square foot lot. The project also includes a 90 space sub-grade parking lot with supportive amenities.
3. **Grace Lutheran Church of Santa Barbara (3869 State Street)** – Proposed new 39,071 square-foot, three-story, 60-unit building for affordable, senior, rental housing.
4. **Cabrillo Pavilion Arts Center and Bathhouse (1118 E. Cabrillo Boulevard)** – Renovation of the existing building and surrounding site improvements.
5. **Garden Court II (251 S. Hope Avenue)** - Housing Authority proposal for a 45,400 square-foot, 91 unit apartment building for very low- and low-income frail elderly on a vacant property. Proposal requires City Council approval of a Specific Plan Amendment.
6. **301 E. Yanonali Street** - Proposal to construct a new 43,937 square-foot, two-story building to include a market, offices, and retail spaces with 150 parking spaces on the 3.16 acre lot located in the Cabrillo Plaza Specific Plan area.
7. **1925 El Camino de la Luz** – Proposed single-family residence on a vacant blufftop lot.
8. **1550 W. Mountain Drive** – Proposal to convert a single family residence (“Book House”) into a museum with limited hours.
9. **Cliff Drive/Las Positas Road Roundabout** – Conceptual review of a proposed roundabout at the intersection of Cliff Drive and Las Positas Road.
10. **340 W. Carrillo Street** - Proposal to permit the as-built conversion of an existing automobile service station to a mini-mart.
11. **511 Brosian Way** - Proposal for a 6,689 square-foot, two-story, single-family home with an attached three-car garage on a vacant 2.2 acre lot in the Hillside Design District.
12. **2720 De La Vina Street** - Proposal to demolish the existing 4,167 square foot commercial building and surface parking lot, and construct a new 20,746 square foot mixed-use building.
13. **328 W. Montecito Street** - Proposal to construct a new 1,247 square-foot gas station and mini-mart with a fuel pump canopy and pump islands on the approximately 12,000 square foot vacant lot.
14. **604 E. Cota Street** - Proposal to construct a new, 19,657 square-foot, three-story mixed-use building with 29 residential units and 2,347 square feet of commercial space.

Active/Continuing Design Review, Staff Hearing Officer or Planning Commission Review

1. **Santa Barbara Museum of Art (1130 State Street)** – Approximately 8,000 square-foot addition to the existing 64,510 square-foot building; reconfigure interior gallery, circulation and office space; comprehensive electrical and mechanical upgrade, and waterproof the roof. Community Priority square footage has been allocated for this project.
2. **Library Plaza (40 E. Anapamu)** - Proposal to upgrade landscape and hardscape areas in front of the Santa Barbara Public Library and the Faulkner Gallery along with the lower plaza area at the westerly end of Library Ave. No changes to the building are proposed.
3. **1135 San Pascual** – Proposed three unit condominium building on a lot currently developed with a single family residence, on a lot adjacent to Old Mission Creek. The existing residence is proposed to remain.
4. **Arroyo Burro County Beach (2981 Cliff Drive)** – Proposal for a new 786 square-foot restroom facility at Arroyo Burro Beach Park. The existing restrooms would be converted to storage or other beach visitor supporting functions.
5. **2334 De la Vina Street** – Proposal for three new attached residential condominium units on a 7,405 square-foot vacant lot.
6. **3435 Marina Drive** – Proposal for a new 5,990 square-foot single-family residence on a 1.12-acre vacant lot.
7. **El Estero Drain** – Revised Remedial Action Plan/ Habitat Restoration Plan.
15. **Santa Barbara Cancer Center (540 W. Pueblo Street)** - Proposal for a new comprehensive outpatient cancer treatment facility for the Cancer Center of Santa Barbara, and rental housing.
16. **Santa Barbara Museum of Natural History (2559 Puesta del Sol)** – Reduced Master Plan project focused on rehabilitating existing buildings. Proposal also includes annexation of the Museum’s Western Parcels.

Environmental Review

(Note: Some projects are on hold and others are documents prepared by other jurisdictions)

1. **1837 ½ El Camino de la Luz** – proposal for a new single-family residence on vacant bluff top lot – Revised Draft EIR (response to comments stage)
2. **Hillside House (1235 Veronica Springs Road)** – Final EIR prepared. Applicant proposed a revision to the project, which includes a 100% rental project instead of a mix of rental and ownership. Changes were presented at a Planning Commission conceptual review, and the next step is to submit a formal application for the revision.
3. **Highway 101 South Coast High Occupancy Vehicle Lanes Project** – Caltrans is preparing a Final EIR.
4. **Resource Recovery Facility** – Draft Subsequent EIR released by the County of SB with a public comment period closing on September 24, 2014.

Approval by Design Review, Planning Commission, SHO and/or Council

(Note: Projects either on hold, getting time extensions, and/or awaiting plan check submittal)

1. **Sandman Inn (3714-3744 State Street)** – Proposed revision to the previously approved mixed-use development. The revised project involves demolishing the existing 52,815 square-foot, 113-room hotel (Sandman Inn) and restaurant, and constructing 5,110 square feet of office space and 72 residential condominiums. Planning Commission approved the revised project on April 3, 2014.
2. **Arlington Village (1330 Chapala Street)** - Proposal for a three-story, mixed-use development on a 91,000 square-foot parcel. The project comprises 33 residential apartments (totaling 28,302 sq. ft.) and two commercial units (931 sq. ft.), and a 13,400 square-foot partially below-grade parking garage. HLC granted Project Design Approval August 14, 2014; City Council (on appeal) granted approval on October 28, 2013. HLC In-progress review held July 30, 2014.
3. **510 N. Salsipuedes Street (People’s Self-Help Housing)** - Proposal for a three-story, 40-unit restricted-income multi-family development with an attached 46-space garage and 3,300 square foot community center. ABR granted Final Approval with conditions on February 10, 2014; City Council (on appeal) granted approval on May 20, 2014.
4. **3885 & 3887 State Street** - Proposal for a mixed-use residential and commercial project including: demolition of the 22,500 square foot existing two-story commercial building; demolition of the existing 4,990 square foot motel; replacement of 4,500 net square feet of commercial space; the addition of 89 apartment units; and a new subterranean parking garage. ABR granted Project Design Approval on April 1, 2014.
5. **240 W. Alamar Road** – Proposal to demolish existing single-family residence and construct four restricted-income ownership units (to replace units lost at 535 E. Montecito Street). Planning Commission approved the project on July 17, 2014. ABR granted Project Design Approval on August 18, 2014.
6. **3880 State Street** – Proposal to construct 13 new apartment units in a 13,323 square foot two-story building, attached to the existing 5,442 square foot one-story office building at the center of the site. ABR granted PDA/Final Approval on January 21, 2014.
7. **128 Anacapa Street** – Proposal to construct two residential condominium units on a vacant lot. The SHO approved the project on January 22, 2014.
8. **101 S. La Cumbre Rd** – Proposal for a new, one-story, 4,737 square-foot commercial building and 27 space parking lot, on a 25,764 square-foot lot. The existing 1,737 square foot gas station, surface parking lot, and related structures will be demolished. Planning Commission (on appeal) granted approval on December 12, 2013.
9. **35 N. Calle Cesar Chavez** - Proposal to demolish and replace two existing one-story storage buildings in the same locations. Seven parking spaces are proposed to remain. The SHO approved the project on April 30, 2014.
10. **517 Chapala Street** - Proposal to construct a new three-story, mixed-use development on an 11,500 square foot lot, with six residential condominium units and one commercial condominium space.

Pending Building Plan Check or Permit Issuance

1. **Waterfront Hotel** – Building permits were issued for a 150-room hotel. The property owners are exploring revising the project to a 50-room boutique hotel. This will require a new Development Agreement, CDP and some level of environmental review. In the interim, the applicant is seeking approval of a new Development Agreement to extend the expiration of the current approvals.
2. **101 State Street** - Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 22,133 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage. HLC granted Final Approval on November 6, 2013. Building permit application submitted December 19, 2013.
3. **412-414 Anacapa Street** – Proposal for a three-lot subdivision and construction of a three-story mixed-use development. Building permit applications submitted February 18, 2014.
4. **La Entrada** – Revisions found to be in Substantial Conformance with prior-approved project on June 27, 2013. HLC granted Project Design Approval on August 14, 2013 and Final Approval on May 21, 2014. Building plans currently in plan check.
5. **Children’s Museum (125 State Street)** – Proposed 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. HLC granted Final Approval on May 23, 2012. Grading permit issued July 17, 2014; building plans currently in plan check.
6. **Montecito Country Club (920 Summit Road)** – Revisions to reduce the scope of the project found to be in Substantial Conformance with the prior-approved project that was approved by Planning Commission on September 10, 2009. ABR approval granted March 17, 2014; HLC approval granted May 14, 2014. Applications for building permits submitted in Summer 2014.
7. **608-614 Chapala Street** - Proposal to infill 5,121 square feet under an existing roof area of a 20,579 square-foot commercial building, and add 187 square feet to an existing 459 square-foot detached commercial building. Building permit application submitted May 27, 2014.