

Pending and Active Development Projects

Current as of February 12, 2015

Pre-Application or Conceptual Design Review

1. **926 Indio Muerto** - Proposal to demolish an existing 12,000 square-foot commercial building and construct 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 subterranean parking lot with supportive amenities.
2. **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**.
3. **Cabrillo Pavilion Arts Center and Bathhouse (1118 E. Cabrillo Boulevard)** – Renovation of the existing building and surrounding site improvements.
4. **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. Project requires City Council approval of a Specific Plan Amendment.
5. **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.
6. **1925 El Camino de la Luz** – Proposed **single-family residence** on a vacant blufftop lot.
7. **1550 W. Mountain Drive** – Proposal to convert a single family residence (“Book House”) into a **museum** with limited hours.
8. **Cliff Drive/Las Positas Road Roundabout** – Conceptual review of a proposed roundabout at the intersection of Cliff Drive and Las Positas Road.
9. **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**.
10. **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.
11. **15 S. Hope Avenue** – Proposal for 48 **rental apartments** (under AUD Priority Housing Overlay) and 7,000 square feet of **retail** space on a 35,514 square-foot parcel abutting Arroyo Burro Creek.
12. **6100 Hollister Avenue** - Proposal to demolish all building on-site and construct a new facility for **Direct Relief**, including a new 100,000 square-foot warehouse with an attached two-story 25,000 square-foot administrative office building, a secure truck yard loading area, and approximately 152 parking spaces. The project would require a designation as a Community Benefit project by the City Council, an initial allocation of 80,000 square feet of non-residential floor area from the Community Priority category, and Development Plan approval by the Planning Commission.

13. **800 Santa Barbara Street** - Proposal to demolish an existing 1,965 square-foot one-story building and construct a 26,059 square-foot, four-story **mixed-use** development on a 18,568 square foot lot. The project consists of 865 square feet of commercial floor area and 27 rental units (under AUD Priority Housing Overlay) above a subterranean parking garage containing 28 parking spaces, storage, and service areas.

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

1. **121 E. Mason/121 Santa Barbara/122 Gray/120 E. Yanonali** – Proposal for a new 139,424 square-foot, four-story, 60-foot tall, **mixed-use complex** with 64 dwelling units, 37 hotel rooms, retail commercial, restaurants, fast food, office, gym, and arts-oriented uses.
2. **El Estero Drain** – Revised Remedial Action Plan/ Habitat Restoration Plan.
3. **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.
4. **Santa Barbara Museum of Natural History (2559 Puesta del Sol)** – Reduced Master Plan project with annexation and Amended Conditional Use Permit focused on rehabilitating existing buildings. Appeal of Planning Commission approval pending for March 24th City Council review.
5. **340 W. Carrillo Street** - Proposal to permit the as-built conversion of an existing **automobile service station to a mini-mart**.
6. **2334 De la Vina Street** – Proposal for three new attached **residential condominium** units on a 7,405 square-foot vacant lot.

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). EIR will be updated and re-circulated.
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** – Final EIR was certified and has been challenged.
4. **Resource Recovery Facility** – Draft Subsequent EIR released by the County of SB with a public comment period that closed September 24, 2014. Final EIR and certification and project permitting is pending.

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. **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. City Council (on appeal) granted Project Design Approval on June 22, 2010.
2. **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.
3. **128 Anacapa Street** – Proposal to construct two **residential condominium** units on a vacant lot. The SHO approved the project on January 22, 2014.
4. **Sandman Inn (3714-3744 State Street)** – Proposal 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.
5. **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.
6. **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.
7. **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. HLC granted Project Design Approval on June 18, 2014.
8. **1135 San Pascual** – Proposed three-unit **condominium** building on a lot currently developed with a single family residence and adjacent to Old Mission Creek. The existing residence is proposed to remain. The SHO approved the project on October 1, 2014.
9. **604 E. Cota Street** - Proposal to construct a new, 20,426 square foot, three-story mixed-use building with **29 residential units (under AUD Priority Housing Overlay) and 2,080 square feet of commercial space**. ABR granted Project Design Approval on November 24, 2014.
10. **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. HLC granted Project Design Approval on December 17, 2014.
11. **3435 Marina Drive** – Proposal for a new 5,990 square-foot **single-family residence** on a 1.12-acre vacant lot. City Council (on appeal) approved the project on November 18,

2014. Coastal Commission (on appeal) found No Substantial Issue on February 12, 2015.

12. **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. City Council (on appeal) approved the Coastal Development Permit and granted Project Design Approval on January 27, 2014.

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 smaller boutique hotel. This will require a new Development Agreement, Coastal Development Permit 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 plans currently in plan check.
3. **412-414 Anacapa Street** – Proposal for a three-lot subdivision and construction of a three-story **mixed-use** development. Building permit plans 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; demolition and construction of foundations has begun.
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. Grading permit issued July 17, 2014; building permit issued January 15, 2015.
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. Grading permit for the new maintenance yard has been issued.
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 issued August 28, 2014.
8. **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. Building permit plans submitted April 2, 2014.

9. **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. Building permit plans submitted December 22, 2014.
10. **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 (under AUD Priority Housing Overlay)**; and a new subterranean parking garage. Demolition permit issued and demolition work was completed. Building Permit corrections were returned to the applicant January 13, 2015.
11. **240 W. Alamar Road** – Proposal to demolish an 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. Building permit plans are currently under review.