

Significant Development Review Projects

Current as of March 18, 2016

Pre-Application or Conceptual Design Review

1. **630-634 Anacapa Street** - Proposal to demolish two existing commercial buildings and an existing single-family residence and construct a new three-story **mixed-use** building with 6,022 square feet of commercial space and 30 residential units under the **Average Unit-Size Density (AUD) (Priority Housing Overlay) Program** with a density of 63 dwelling units per acre and an average unit size of 782 square feet. Received conceptual review by the Planning Commission on November 12, 2015. SHO review of a Lot Area Modification is required.
2. **715 Bond Avenue** - Proposal to demolish the existing single-family house and carport on the 5,000 square-foot lot and construct a new 6,032 square-foot, four-story seven unit **apartment building**. The building would be configured with one dwelling unit and a seven car carport at the ground floor, and six dwelling units on the three floors above. The average size of the units is 862 square feet under the **AUD (Priority Housing Overlay) Program**.
3. **813 E. Carrillo** – Proposal to demolish the existing two-story single-family residence and construct a 7,386 square-foot 16-unit three-story apartment building with a community center, restricted for Veterans. The average unit size would be 357 square feet under the **AUD (Medium High) Program**. A 950 square-foot, two-story manager’s unit is also proposed. Modifications for parking and residential density are requested.
4. **923 Castillo Street** – Proposal for a Tentative Subdivision Map to construct a residential **condominium development** consisting of three, two-bedroom units. Parking will be comprised of three covered spaces and three uncovered spaces on the ground level. The parcel is adjacent to Mission Creek.
5. **801 Cliff Drive** - Proposal for a **student housing complex** with dining commons and a range of 1,200 to 1,500 student beds in five new buildings on a 6.72 acre parcel. The proposal includes City vacation of a portion of Loma Alta Drive, Local Coastal Program Amendment for a zone change from R-2 to R-3 and Land Use Plan change, a Coastal Development Permit, a Conditional Use Permit, and Modifications for over-height fencing and parking.
6. **1250 Cliff Drive** - Proposal for a **six-lot subdivision** of a 1.76-acre parcel. The existing, potentially historic, residence would remain. The new lots would each be approximately 11,250 square feet and access would be provided by a private driveway from Cliff Drive.
7. **825 De La Vina Street** – Proposal for a four-story **mixed-use** development comprised of 21 apartments and 1,000 square feet of commercial space, on a 17,835 square-foot lot. The project is proposed under the **AUD (Priority Housing Overlay) Program**. The lot is currently being used as private a parking lot.

8. **1837 ½ El Camino de la Luz** - Proposal for a new **single-family residence** on a vacant bluff top lot. Second Revised Draft EIR is currently being updated and will be re-circulated. A Coastal Development Permit is required.
9. **1925 El Camino de la Luz** – Proposal for a new **single-family residence** on a vacant bluff top lot. The Planning Commission environmental hearing on the Draft Mitigated Negative Declaration was held on March 3, 2016. A Coastal Development Permit is required.
10. **125 E. Gutierrez Street** - Proposal to demolish an existing one-story, 1,100 square-foot single family dwelling and detached 220 square-foot garage, and construct a 10-unit, three-story apartment building under the **AUD (Priority Housing Overlay) Program**. The building consists of 10 parking spaces in a parking garage, five units on the second floor, five units on the third floor, and a roof deck on the third floor.
11. **219 E. Haley** – Proposal for a 31,137 square-foot **mixed-use development** under the **AUD (Priority Housing Overlay) Program** with 63 du/acre. The project comprises 2,520 square feet of commercial space and 46 parking spaces on the ground floor and 36 two-bedroom units on the second and third floors, on a 25,113 square foot lot. The six existing buildings on the parcel will be demolished.
12. **15 S. Hope Avenue** – Proposal for 48 apartments under the **AUD (Priority Housing Overlay) Program** and 780 square feet of **retail** space on a 35,514 square-foot parcel abutting Arroyo Burro Creek. Conceptual review by the Planning Commission was held October 2015.
13. **402 S. Hope Avenue** - Proposal to add 4,447 square feet to the existing 53,669 square-foot BMW/Audi **auto dealership**. An interior/exterior remodel to the existing building is also proposed. Council declared it a Community Benefit project and allocated square footage from the Nonresidential GMP in January 2016.
14. **Las Positas Multi-use Pathway** – Preliminary Design Work, Technical / Environmental Studies underway. Will require environmental review and a Coastal Development Permit for a portion of the project.
15. **418 N. Milpas** – Proposal to demolish eight existing residential units on the site and construct a four-story mixed-use development consisting of 31 apartments and 114 room hotel under the **AUD (High Density) Program**, and 145 parking spaces.
16. **711 N. Milpas** - Proposal for a new four-story, 57,721 square-foot mixed-use development under the **AUD (Priority Housing Overlay) Program**. Two existing residential units and commercial buildings totaling 33,000 square feet will be demolished. A total of 6,656 square feet of non-residential use is proposed with the 73 residential units, averaging 700 square feet. Planning Commission concept review is tentatively scheduled for April 14, 2016.
17. **1601 State Street** – Proposal to demolish the existing 6,206 square-foot hotel annex and construct a three-story, 17,904 square-foot addition to the existing **hotel**. The first floor will have at-grade parking and the second and third floors will house the 68 new hotel rooms.

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

1. **915 E. Anapamu Street** – Proposal to construct 24 residential apartments under the **AUD (Medium-High Density) Program**, with an average unit size of 833 square feet. The project requires ABR review.
2. **116 Castillo Street (Day's Inn)** - Replacement of an existing single-story hotel with a new three-story, **38-room hotel**.
3. **801 Cliff Drive** – (Enforcement Case) The project consists of as-built building remodeling, site work, tree removals, and landscaping alterations at the 97-unit apartment complex. The unpermitted work also included removal of mature Eucalyptus trees that provided Monarch butterfly habitat. Proposed new improvements include restoration of Monarch butterfly and riparian habitat, tree mitigation planting, a habitat maintenance and monitoring program, and minor building alterations. The project requires a Coastal Development Permit.
4. **116 E. Cota Street** - Proposal for a new four-story **mixed-use** building on a 10,865 square-foot vacant lot adjacent to Plaza Vera Cruz. The project includes 15 residential units and approximately 738 square feet of commercial space under the **AUD (Priority Housing Overlay) Program**. The proposed building height is 45 feet; the proposed residential density is 61 dwelling units per acre, with an average unit size of 827 square feet. On March 14, 2016, the ABR referred this project to the Planning Commission for comments.
5. **350 Hitchcock Way** – Proposal for a lot split and new 39,000 square-foot **automobile dealership** for Maserati, Alfa Romeo, and a third high line make. Community Benefit square footage was allocated by Council. The project is pending Planning Commission action scheduled on April 7, 2016.
6. **400 Hitchcock Way (Tesla)** - Phase II improvements to enclose existing service bays by installing garage doors, requiring Development Plan Findings at Planning Commission.
7. **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. The project requires a Coastal Development Permit, TEDR and Development Plan at the Planning Commission.
8. **121 E. Mason/121 Santa Barbara/122 Gray/120 E. Yanonali** – Proposal for a new 134,076 square-foot, four-story, 56-foot tall, **mixed-use complex** with 125 apartments, retail commercial, restaurants, and arts-oriented uses. The project includes 10 affordable units and 166% density bonus under State Density Bonus Law. Development standard waivers are requested under State Density Bonus Law to exceed the three-story, 45 foot zoning height limitation, to allow the required common outdoor living space to be located above grade, and to waive the 70% floor area limitation on residential uses in the OC Zone. The project requires review of conformance with State Density Bonus Law; a Tentative Subdivision Map and Coastal Development Permit at the Planning Commission.
9. **118 N. Milpas Street** - Proposal for a **Medical Marijuana** Storefront Collective Dispensary in an existing commercial building. The building is legally non-conforming with no parking on site. Interior tenant improvements are proposed. On March 17, 2016, the Planning Commission, on appeal, upheld the SHO's approval.

10. **321 Oceano Avenue** – Proposal to demolish the existing single-family residence and construct **three units** consisting of a two-story single-family unit and a two-story duplex building on an R-2 lot. Six covered parking spaces are proposed. Project requires a rezone and LCP Amendment.
11. **800 Santa Barbara Street** - Proposal to demolish an existing 1,965 square-foot one-story building and construct a 20,448 square-foot, four-story **mixed-use** development on a 18,568 square foot lot. The project consists of 1,324 square feet of commercial floor area above a subterranean parking garage and 24 rental units under the **AUD (Priority Housing Overlay) Program**. Project requires HLC review.
12. **301 E. Yanonali Street** - Proposal to construct a new 44,330 square-foot, two-story building to include a **market and retail** spaces with 186 parking spaces on the 3.16 acre lot in the Cabrillo Plaza Specific Plan area (Area D), located at the corner of Garden and Yanonali Streets. Project requires Planning Commission review for a Development Plan and Coastal Development Permit.

Other Agency Projects

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

1. **Airport Master Plan** – Draft EIR prepared; currently working on response to comments.
2. **Highway 101 South Coast High Occupancy Vehicle (HOV) Lanes Project** – Certified final EIR was challenged and needs to be revised and recirculated by CalTrans. The project requires Planning Commission review of a Coastal Development Permit for the portion in the City’s jurisdiction.
3. **Tajiguas Resource Recovery Program** - Final EIR prepared. County Board of Supervisor’s Meeting on April 5, 2016 to receive update.

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. **Cabrillo Pavilion Arts Center and Bathhouse (1118 E. Cabrillo Boulevard)** – Renovation of the existing building and surrounding site improvements. Planning Commission approved the CDP on August 20, 2015. Project scheduled for HLC Project Design Approval on March 23, 2016.
2. **1818 Castillo Street** – Proposal to demolish an existing single-family home, studio apartment, detached garage, and two sheds, and construct a three-story residential **apartment building** under the **AUD (Medium High) Program**. The proposed density is 25 dwelling units per acre with an average unit size of 938 square feet. City Council (on appeal) approved the project on March 8, 2016.
3. **517 Chapala Street** - Proposal for a three-story, **mixed-use** development on an 11,500 square foot lot, with six residential condominiums and one commercial condominium. City Council (on appeal) granted Project Design Approval on June 22, 2010.
4. **2609 De La Vina Street** - Proposal for a **Medical Marijuana** Storefront Collective Dispensary Permit. Interior and exterior tenant improvements are proposed for the dispensary. Planning Commission (on appeal) denied the project and referred any new applications back to the SHO on January 14, 2016.

5. **251 S. Hope Avenue** - Housing Authority proposal for a 45,400 square-foot, 90-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 and Zone Change. The project has been appealed to Council, and is tentatively scheduled for May 3, 2016.
6. **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.
7. **Santa Barbara Museum of Natural History (2559 Puesta del Sol)** –Master Plan project with amended Conditional Use Permit focused on rehabilitation of existing buildings and incorporation of adjacent Museum-owned parcels to be annexed. City Council (on appeal) approved the CUP on March 24, 2015; Council approved the annexation, General Plan Amendment and Zone Change in August/September 2015. Currently undergoing HLC Review.
8. **6100 Wallace Becknell Road (6100 Hollister Avenue)** - Proposal to demolish all buildings 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, secure truck yard loading area, and approximately 152 parking spaces. The project received a designation as a Community Benefit project by the City Council and an allocation of 80,000 square feet (plus a reservation of 30,000 square feet) of non-residential floor area. On March 17, 2016, the Planning Commission found the project consistent with the Airport Industrial Specific Plan (SP-6) and approved the Development Plan.

Pending Building Plan Check or Permit Issuance

1. **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. A demolition permit was issued on April 1, 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, two commercial units, and a 13,400 square-foot partially below-grade parking garage. Building permit was issued on December 16, 2015. Currently in for review of a lot split and residential units will then be developed under the **AUD (Priority Housing Overlay) Program** standards.
3. **617 Bradbury Avenue** – Proposal to demolish an existing 392 square foot single-family residence and construct a 4,320 square foot, three-story, **mixed-use** building. The residential units are 1,257 square-foot, two-bedroom units at the rear of the lot. The proposal includes 2,015 square feet of green roof and upper level landscape plantings. Building permit plans submitted February 16, 2016.
4. **Cancer Center of Santa Barbara (540 W. Pueblo Street)** - Proposal for a new comprehensive **outpatient cancer treatment facility** consisting of a new 53,407 square-foot, three-story medical building, a four-tier parking structure with 180 parking spaces, and six rental housing units. The project received a Substantial Conformance

Determination to include a learning center on Junipero Street. A demolition permit has been issued. Building permit plans submitted November 20, 2014 and May 6, 2015.

5. **Children's Museum-MOXI (125 State Street)** –Proposal for a 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. Currently under construction.
6. **604 E. Cota Street** - Proposal to construct a new, 20,426 square foot, three-story mixed-use building with 29 residential units under the **AUD (Priority Housing Overlay) Program** and 2,080 square feet of commercial space. ABR granted Project Design Approval on November 24, 2014. Building permit plans submitted November 12, 2015.
7. **2334 De la Vina Street** – Proposal for three new attached **residential condominium** units on a 7,405 square-foot vacant lot. Building permit plans submitted June 12, 2015.
8. **La Entrada (35, 36 and 120 State Street)** – 123 room hotel and 22,320 square feet of commercial space with 246 parking spaces; 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. All building permits have been issued. Currently under construction.
9. **210 - 216 Meigs Road** – Five lot subdivision that included a rezone and General Plan Amendment to residential use. Submitted for building permit plan check in March 2015. A permit for site work was issued July 16, 2015.
10. **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. Permits have been issued. Currently under construction.
11. **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. Building permit plans submitted in May 2014.
12. **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. A demolition permit has been issued. Buildings currently in plan check.
13. **1135 San Pascual Avenue** – 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. Building permit plans submitted December 23, 2015.
14. **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. Building permit plans currently in plan check

15. **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; permits almost ready to be issued.
16. **3617 State Street** - Proposal for a **Medical Marijuana** Storefront Collective Dispensary Permit. The dispensary will be located in an existing tenant space in Ontare Plaza. Interior improvements are proposed. Building permit plans submitted July 30, 2015.
17. **3869 State Street (Grace Village)** – Proposed new **affordable, senior, rental housing** project by the Housing Authority of the City of Santa Barbara consisting of a 44,029 square-foot, three-story residential building with 57 one-bedroom units, a manager's unit, community room, administrative office, and laundry facilities. The project is developed under the **AUD (Priority Housing Overlay) Program** with a density of 56 units per acre and average unit size of 489 square feet (net). The Staff Hearing Officer granted Parking Modification approval on June 24, 2015 and ABR granted Project Design Approval on June 29, 2015. Building permit plans submitted December 21, 2015.
18. **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 issued October 16, 2015; currently under construction.
19. **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 the **AUD (Priority Housing Overlay) Program**; and a new subterranean parking garage. Building permit issued August 31, 2015; currently under construction.
20. **Waterfront Hotel (433 E. Cabrillo Blvd.)**– Building permits were issued for a 150-room hotel. The applicant is exploring revising the project to a smaller boutique hotel, requiring a new **Development Agreement**, potentially a 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, and an associated amendment to the TEDR Ordinance. Planning Commission made a recommendation to Council regarding the Development Agreement on March 10, 2016.