

Significant Development Review Projects

Current as of October 6, 2016

Pre-Application or Conceptual Design Review

1. **414 and 420 E. Carrillo Street** – Proposal for a new four-story **mixed use** development with 21 residential units and an 850 square foot commercial addition on two lots with existing development. A 4,903 square-foot building at 414 E. Carrillo would be demolished and an existing 11,700 square foot commercial building would be maintained. The project is proposed under the **AUD (Medium-High) Density** and is requesting a parking modification from the Staff Hearing Officer.
2. **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.
3. **610 – 618 Castillo Street** – Proposal for an addition of 8 new apartments on a site with three existing units. One of the existing units will be demolished for a total of 10 units proposed. The project is being developed under the **AUD (High Density) Program**
4. **414 Chapala Street** – Proposal for a new four-story **mixed use** building with 22 residential apartments and 800 square feet of commercial. The project is proposed under the **AUD (Priority Housing Overlay) Program**.
5. **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.
6. **1062 Coast Village Road** - Proposal to demolish a 14-unit apartment building, and construct a new 37,302 square foot, three story **mixed use development** with nine three-bedroom **condominium units**, and a 1,000 square foot commercial condominium. The project is being developed under **variable density** because in the coastal zone.
7. **113 W. De la Guerra Street** – Proposal for a new **mixed-use** three-story building with 23 apartments and 2,138 square feet of commercial floor area. The project is proposed under the **AUD (Priority Housing Overlay) Program**.
8. **214-226 De la Guerra Street** – Proposal to demolish three existing residential buildings and construct a 3-story, 33,437 square foot **mixed-use** building including 4,698 square feet of commercial floor area and 27 AUD rental apartments. The project is proposed under the **AUD (Priority Housing Overlay) Program**.
9. **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.

10. **24 W. Gutierrez Street** – Proposal for new **mixed-use development** with 8 apartment units and 400 square feet of commercial square footage. The project is proposed under the **AUD (Priority Housing Overlay) Program** project.
11. **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.
12. **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.
13. **316 W. Micheltorena/1516 Castillo Street** – Proposal for a new 21 unit residential project developed under the **AUD (Medium High Density) Program**. Two existing units would remain on site. 21 new parking spaces are proposed.
14. **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**, with 145 parking spaces.
15. **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 66 new hotel rooms.
16. **6210 Hollister Avenue** – Proposal to construct two buildings (totaling 45,381 sf) separated by a service driveway to be used as an **automobile dealership and service center** on Santa Barbara Airport property. Both buildings would be oriented with show rooms toward Hollister Avenue with parts and service components located behind the showroom to the north. The west building would be a two-story building and the east building would be single story.

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. **32-26 W. Carrillo Street** – Proposal to demolish the existing 5,750 square foot one-story building (formerly the Greyhound Bus Terminal); and construct a total of 11,277 net square feet of **commercial development** within two buildings. Twelve vehicle parking spaces and three bicycle parking spaces are proposed. Project requires Planning Commission approval for a Development Plan.
3. **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.** ABR granted Project Design Approval on June 6, 2016. Project design revised, needs new Approval. ABR continued project on September 26, 2016.
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. **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 in public comment period. A Coastal Development Permit and certification of EIR is required.
 6. **1925 El Camino de la Luz** – Proposal for a new **single-family residence** on a vacant bluff top lot. The Planning Commission denied the Coastal Development Permit for the project on August 25, 2016. The project was appealed and will be considered by the City Council on December 6, 2016.
 7. **402 S. Hope Avenue** - The proposed project consists of the addition of 3,584 square feet to the existing BMW showroom and 673 square feet to the Audi showroom for a total of 4,257 net new square feet. The site is currently operated by Santa Barbara Auto Group as a 41,607 net square-foot **Mercedes/BMW/Audi automobile dealership**, including showrooms, service areas, offices and parking. The City Council approved a Community Benefit allocation on January 12, 2016. Planning Commission review is scheduled on November 10, 2016, for the required Development Plans.
 8. **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.
 9. **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 14 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.
 10. **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 1,383 square feet of commercial floor area above a subterranean parking garage and 23 rental units under the **AUD (Priority Housing Overlay) Program**. Project had a PC Concept Review and requires HLC approval.
 11. **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.

12. **Las Positas Multi-Use Pathway** - The proposed project involves design of a 2.6 mile-long separated **multiuse pathway for bicyclists and pedestrians** in City right of way along Modoc Road from Calle de Los Amigos to Las Positas Road and along Las Positas Road from Modoc Road to Cliff Drive. The project requires a 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 is being revised and recirculated by CalTrans, with estimated release for public review before the end of the year. The project requires Planning Commission review of a Coastal Development Permit for the portion in the City's jurisdiction.
3. **Tajiguas Resource Recovery Program** - On July 12, 2016, the County Board of Supervisors certified the Final Supplemental EIR, approved the Resource Recovery Project at the Tahiguas Landfill, and approved a contract with MSB Investors, LLC to build and operated the project. Waste delivery agreements with cities and release of public funding package pending this Fall.

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. **630-634 Anacapa Street** - The proposed project consists of demolition of existing development and construction of a **mixed-use** building with of 4,496 square feet of commercial space (restaurant and retail space) and 30 rental units on the second and third story under the **Average Unit-Size Density (AUD) (Priority Housing Overlay) Program with an average unit size of 743 square feet**. The project's concept was reviewed by the Planning Commission on November 12, 2015. On August 3, 2016, the SHO approved a Lot Area Modification to allow an additional unit above the allowed Average Unit Size Density of 29 units and a Setback Modification of the five-foot variable front setback to allow two trellises to be located within the compensating area. HLC Final Design Approval is anticipated in November 2016.
2. **116 Castillo Street (Day's Inn)** - Replacement of an existing single-story hotel with a new three-story, **38-room hotel**. Planning Commission approval July 14, 2016.
3. **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.
4. **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 approval and HLC last granted Review After Final approval on July 30, 2014.
5. **200 Helena Avenue** – Proposal to construct a new 2,833 square foot, 2-story **commercial building** with a third story rooftop patio. The proposal will include a new parking lot with nine parking spaces, bicycle parking, and landscape improvements, and a separate valet parking lot. New sidewalk, curb, and utility improvements are also included. Planning

Commission approved July 14, 2016; ABR granted Project Design Approval on August 29, 2016.

6. **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 was approved by Planning Commission on April 7, 2016 and received ABR final approval on June 20, 2016.
7. **6100 Hollister Avenue** - Proposal to construct a **light industrial park** totaling 47,146 square feet on an approximately 14.43 acre Santa Barbara Airport site. The project will include two 3,775 square foot retail buildings and seven light industrial buildings of modular nature for one or more tenants. The modular commercial buildings range in size from 2,002 square feet to 2,500 square feet. Project approved by the Planning Commission on October 6, 2016.
8. **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. ABR granted Project Design Approval April 11, 2016.
9. **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 was approved by the Planning Commission on February 18, 2016 and approved by Council on appeal on May 3, 2016. ABR granted Project Design Approval on September 19, 2016.
10. **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. ABR granted Project Design Approval on June 20, 2016.
11. **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. Project received Final Approval from HLC on September 7, 2016.
12. **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 Planning Commission approved the Coastal Development Permit on August 11, 2016.

Pending Building Plan Check or Permit Issuance / Under Construction

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. Building permit issued December 22, 2015.
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. The project is in plan check.
3. **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. Currently under construction.
4. **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.
5. **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.
6. **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. Building permit issued and under construction.
7. **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.
8. **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 was issued and project is under construction.
9. **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.
10. **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; currently under construction.
 11. **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.
 12. **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.
 13. **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. Currently under construction.
 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 has been 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). 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. City Council approved the Development Agreement on May 24, 2016. Conceptual design plans being reviewed by ABR and HLC.
21. **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 130,000 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. The project was approved by the Planning Commission on March 17, 2016. The Demolition Permit has been issued.
22. **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. Project is in building plan check.