

## Significant Development Review Projects

Current as of March 1, 2017

### Pre-Application or Conceptual Design Review

1. **610 – 618 Castillo Street** – Proposal for an addition of eight new apartments on a site with three existing units. One of the existing units will be demolished for a total of ten units proposed. The project is being developed under the **AUD (High Density) Program**.
2. **1330 Chapala Street** – Proposal to convert 13 of 30 residential apartments into short-term vacation rentals (hotel units). The apartments are currently under construction as part of the Arlington Village mixed-use development.
3. **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 the project site is located in the Coastal Zone.
4. **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**.
5. **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 a private parking lot.
6. **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.
7. **401 & 409 E. Haley Street** – Proposal to construct a new three-story, **mixed-use** building with 29 residential units totaling 22,497 square feet and three commercial spaces totaling 3,306 square feet under the **AUD (Priority Housing Overlay) Program**. A ground level parking garage will provide 58 parking spaces.
8. **418 N. Milpas Street** – Proposal to demolish eight existing residential units and construct a four-story, **mixed-use** development consisting of 31 apartments and 114 hotel rooms under the **AUD (High Density) Program**, with 145 parking spaces. PRT letter on January 16, 2016 indicated another PRT review recommended.
9. **128 W. Mission Street** - Proposal for a **Medical Marijuana Storefront** Collective Dispensary Permit in an existing commercial building. Interior and exterior alterations are proposed for the commercial building on the east side of the site. Staff Hearing Officer review is required, and not yet scheduled.

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

1. **835 E. Canon Perdido Street** – Proposal for a new three-story, 50 unit residential project developed under the **AUD (Priority Housing Overlay) Program**. The existing 21,000 square foot nonresidential development would be demolished. The project also involves a Voluntary Lot Merger. Scheduled for Planning Commission comments on March 16, 2017.
2. **813 E. Carrillo Street** – 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 to **very low-income 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, interior setback, and residential density are requested. Scheduled for Staff Hearing Officer review on March 29, 2017.
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 and requires new approval. ABR continued the project on September 26, 2016.
4. **214-226 E. De la Guerra Street** – Proposal to construct a three-story, 30,498 square foot **mixed-use** building including 4,843 square feet of commercial floor area, 26 apartments, and partially subterranean garage. The existing single family residence (Ignacio House) and duplex will be preserved and renovated. The project is proposed under the **AUD (Priority Housing Overlay) Program** and requires Planning Commission approval for the Development Plan and concept review of the AUD units. HLC Project Design Approval is also required.
5. **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 on January 14, 2016 and referred any new applications back to the Staff Hearing Officer. The revised application is tentatively scheduled for SHO review in April 2017.
6. **1837 ½ El Camino de la Luz** - Proposal for a new **single-family residence** on a vacant bluff top lot. The Final EIR is currently being prepared. A Coastal Development Permit and certification of EIR is required.
7. **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 was considered by the City Council on December 6, 2016. Council continued the item. The Council date has not yet been set.
8. **219 E. Haley Street** – Proposal for a 31,137 square-foot, **mixed-use** development under the **AUD (Priority Housing Overlay) Program** with 63 units/acre. The project comprises 2,520 square feet of commercial space and 46 parking spaces on the ground floor, on a 25,113 square foot lot. The six existing buildings on the parcel will be demolished. The project is scheduled for review by the ABR on March 27, 2017.

9. **6210 Hollister Avenue** – Proposal to construct two buildings totaling 45,381 square feet, separated by a service driveway, to be used as an **automobile dealership and service center** on Santa Barbara Airport-owned property. Both buildings would be oriented with showrooms 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. ABR continued the project on July 18, 2016.
10. **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.
11. **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. Project will require preparation of an Environmental Impact Report.
12. **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. A total of 21 new parking spaces are proposed. ABR Final Approval is required.
13. **800 Santa Barbara Street** – Proposal to demolish an existing 1,965 square-foot building and construct a new three-story, **mixed-use** development with six residential condominiums and ten commercial condominiums under the **Variable Density** program. The project involves a Development Plan and Tentative Map approved by the City Council on appeal, on September 30, 2008. The project has subsequently received time extensions to extend the approvals to September 30, 2017. HLC Project Design Approval/Final Approval, HLC approval of the Phase 3 Archeological Report, Final Map Recordation, Archeological Data Recovery, and Building Permits are required prior to expiration. A second “AUD Project” application is being simultaneously processed (below); prior to building permit issuance of either one of the projects, the owner must withdraw the alternate project.
14. **800 Santa Barbara Street** - Proposal to demolish an existing 1,965 square-foot 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**. The project had a Planning Commission Concept Review and requires HLC review/approval.

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. The project is tentatively scheduled for Planning Commission review on April 6, 2017.
16. **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** – In January 2017, the City of Santa Barbara submitted comments to Caltrans on the Draft Revised EIR. The EIR public comment period closed, and Caltrans is preparing responses to comments received. Following Caltrans certification of a Final EIR, a Caltrans application for a Coastal Development Permit will be submitted to the City of Santa Barbara.
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. On December 6, 2016, City Council approved a waste materials delivery and processing services agreement with the County of Santa Barbara for implementation of the Tajiguas Resources Recovery Project.

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

1. **32-26 W. Carrillo Street** – Demolition of the existing 5,750 square foot one-story building (formerly the Greyhound Bus Terminal) and construction of 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. The Development Plan was approved by Planning Commission on January 19, 2017.
2. **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) Program**. A parking modification was approved by the Staff Hearing Officer on December 7, 2016. ABR Project Design Approval was granted February 28, 2017.
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. Project requires ABR Final Approval.
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 in June 2010. The project has subsequently received time extensions to extend the approvals to July 13, 2018. HLC last granted Review After Final approval on July 30, 2014.
  5. **200 Helena Avenue** – Proposal to construct a new 2,833 square foot, two-story **commercial building** with a third story rooftop patio. The proposal includes a new parking lot with nine parking spaces, bicycle parking, and landscape improvements, and a separate valet parking lot. Planning Commission approved the project July 14, 2016; ABR granted Project Design Approval on August 29, 2016.
  6. **6100 Hollister Avenue** - Proposal by Airport Department to construct a **light industrial and commercial** project totaling 47,146 square feet on a 5.29-acre Santa Barbara Airport Specific Plan site. The project will include two, 4,021 square foot retail buildings and seven light industrial buildings of 5,000 to 7,500 square feet each. The Development Plan was approved by the Planning Commission on October 6, 2016; this action was subsequently appealed by the Goleta City Manager and is pending an appeal hearing at City Council scheduled for April 11, 2017.
  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. The Planning Commission approved the required Development Plans on November 10, 2016. Applicant submitted for Design Approval in March 2017.
  8. **Las Positas/Modoc Roads Multi-Use Pathway**- The proposed project involves design and construction of a 2.6 mile-long separated **multi-use 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. Planning Commission adopted the Project's Mitigated Negative Declaration and approved a Coastal Development Permit for the portion of the path that is located in the Coastal Zone on February 9, 2017.
  9. **711 N. Milpas Street** - 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.

### **Pending Building Plan Check or Permit Issuance / Under Construction**

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. Project requires ABR Review After Final approval for items that came up in permit plan review.
2. **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.
3. **630-634 Anacapa Street** – Proposal to demolish existing development and construct a **mixed-use** building with 4,496 square feet of commercial space (restaurant and retail space) and 30 rental units under the **AUD (Priority Housing Overlay) Program** with an average unit size of 743 square feet. On August 3, 2016, the Staff Hearing Officer approved a Lot Area Modification to allow an additional unit above the allowed AUD density of 29 units and a Setback Modification. The project received HLC Final Design Approval on December 7, 2017, and is currently in plan check review.
4. **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 review.
5. **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 resubmitted on March 9, 2017.
6. **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 sought and received City Council approval of a new Development Agreement on May 24, 2016. Conceptual design plans are being reviewed by ABR and HLC.
7. **Cabrillo Pavilion Arts Center and Bathhouse (1118 E. Cabrillo Boulevard)** – Renovation of the existing building and surrounding site improvements. Planning Commission approved the Coastal Development Permit on August 20, 2015. The project is in building plan check.
8. **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. A subdivision between the Arlington Theatre and Arlington Village development was approved by the Staff Hearing Officer, thus designating the residential units as **AUD (High Density)** units. Currently under construction; subdivision map has not recorded.

9. **116 Castillo Street (Day's Inn)** - Replacement of an existing single-story hotel with a new three-story, **38-room hotel**. Received Planning Commission approval July 14, 2016. Currently in building plan check.
10. **801 Cliff Drive** – (Enforcement Case) The project consists of an as-built building remodel, 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. Project is in building plan check.
11. **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.
12. **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 received a building permit in February 2017. A temporary sales structure is being proposed while the project is under construction.
13. **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. Currently in building plan check.
14. **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. The project was approved by City Council, on appeal, on May 3, 2016. ABR granted Final Approval on December 19, 2016. Currently in building plan check.
15. **210 - 216 Meigs Road** – **Five lot subdivision** that included a rezone and Local Coastal Program Amendment to residential use. A permit for site work was issued July 16, 2015, and is currently under construction. Building permits for individual houses are in building plan check.
16. **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 May 10, 2016, the City Council, on appeal, upheld the SHO and PC's approval. The building permit was issued in January 2017, and the project is under construction.
17. **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 permits were issued in January and April 2016 and the project is under construction.
18. **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. Currently in building plan check.
  19. **People’s Self Help Housing (510 N. Salsipuedes Street)** - 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. Council (on appeal) granted approval on May 20, 2014. The building permit was issued in May 2016, and the project is currently under construction.
  20. **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. The building permit was issued in May 2016, and the project is currently under construction.
  21. **Children’s Museum-MOXI (125 State Street)** –Proposal for a 16,691 square-foot, three-story building to be used as the **Museum of Exploration and Innovation (MOXI)** with indoor and outdoor galleries, a courtyard, and roof terrace. Construction is complete; temporary occupancy granted.
  22. **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. Tenant improvement permits have also been issued.
  23. **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. The building permit was issued in April 2016, and the project is currently under construction.
  24. **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, but building permits never issued. Permit approval expires on June 4, 2017.
  25. **Estancia (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.



26. **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 permits issued. Currently under construction.
27. **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, and nearly complete.
28. **3885 & 3887 State Street (The Marc)** - Proposal for a **mixed-use** residential and commercial project including demolition of the existing 22,500 square foot two-story commercial building and 4,990 square foot motel, replacement of 4,500 net square feet of commercial space, and the addition of **89 apartment units** under the **AUD (Priority Housing Overlay) Program** and new subterranean parking garage. Building permit issued August 31, 2015; currently under construction, and nearly complete.
29. **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.
30. **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. The project received Final ABR approval of architecture on February 27, 2017.