

## Pending and Active Development Projects

### Pre-Application or Conceptual Design Review

1. **121 E. Mason/121 Santa Barbara/122 Gray/120 E. Yanonali** – Proposal for mixed use with existing and new structures for commercial and artist space and apartments.
2. **Santa Barbara Museum of Natural History (2559 Puesta del Sol)** – Reduced master plan project focused primarily on rehabilitating existing buildings. Planning Commission application submittal and HLC concept review are expected in Spring 2014.
3. **Library Plaza (40 E. Anapamu)** - Proposal to upgrade landscape and hardscape areas in front of the Santa Barbara Public Library and the Faulkner Gallery. No changes to the building are proposed.
4. **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.
5. **Cabrillo Pavilion Arts Center and Bathhouse** – Renovation of the existing building and surrounding improvements.
6. **251 S. Hope Avenue** - Proposed 84-bed Alzheimer's Care Facility on vacant property identified as Area A-2 in the Rancho Arroyo Specific Plan. Includes a request to City Council for a Specific Plan Amendment.
7. **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.
8. **1925 El Camino de la Luz** – Proposed single-family residence on a vacant blufftop lot.
9. **1550 W. Mountain Drive** – Proposal to convert a single family residence (“Book House”) into a museum with limited hours.
10. **1423 Shoreline Drive** – Proposal for first- and second-story additions to a residence on a blufftop lot.

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

1. **Sandman Inn (3714-3744 State Street)** – 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 construction of 5,110 square feet of office space and 72 residential condominiums.
2. **Santa Barbara Museum of Art (1130 State Street)** – Approximately 8,990 square-foot addition to the existing 60,000 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.
3. **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 with 134 assigned residential parking spaces.

4. **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).
5. **1135 San Pascual** – Proposed three unit condominium on lot currently developed with a single family residence. Existing residence to remain and two new units would be constructed.
6. **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. No change in use is proposed.
7. **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.
8. **2981 Cliff Drive (Arroyo Burro County Beach)** – 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.
9. **351 S. Hitchcock Way** – Proposal to amend the CUP to remove a condition prohibiting matinees during the week at Plaza del Oro theater.
10. **3234 De la Vina Street** – Proposal for three residential condominium units on a vacant lot.
11. **El Estero Drain** – Revised Remedial Action Plan/ Habitat Restoration Plan.
12. **ROW adjacent to 2981 Cliff Drive** - Proposal to modify an existing AT&T microcell antenna site located in the public right of way adjacent to 3139 Cliff Drive.

### **Environmental Review**

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

1. **1837 ½ El Camino de la Luz** – 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 High Occupancy Vehicle Lane** – Caltrans is preparing a Final EIR.
4. **Resource Recovery Facility** – Coordinating with County on project alternatives, technical studies, and Draft EIR.
5. **Mission Canyon Community Plan and EIR** – Joint work effort with County of SB to update the prior Specific Plan. City Council action on both documents scheduled for March 18, 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. **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. City Council (on appeal) granted approval on October 28, 2013.

2. **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.
3. **La Entrada** – Revisions found to be in Substantial Conformance with prior-approved project. HLC granted Project Design Approval on August 14, 2013.
4. **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.
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.
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.
7. **128 Anacapa Street** – Proposal to construct two residential condominium units on a vacant lot. SHO granted approval 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.

#### **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.
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. **1936 State Street** – Proposal for a new 3,500 square foot, one-story, non-residential building with 18 parking spaces on a 22,466 square foot lot. HLC granted Project Design Approval on August 14, 2013.
4. **412-414 Anacapa Street** – Proposal for a three-lot subdivision and construction of a three-story mixed-use building.