

Pending and Active Development Projects

Current as of September 22, 2015

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) Incentive Program (Priority Housing Overlay)** with a density of 63 dwelling units per acre and an average unit size of 782 square feet. Conceptual review by the Planning Commission is required.
2. **530 Chapala Street** - Proposal to renovate a historic commercial building for **commercial/office use**. The project would preserve the existing building while adding a second story. The proposal includes reconfiguring the parking lot for 11 spaces, and installing new landscaping. The building is listed as potentially historic as "Dal Pozzo's Tire Corporation Building." The project requires Development Plan findings for the new nonresidential floor area by HLC.
3. **25 West Cota Street** - Proposal to renovate a historic industrial building for **commercial/office use**. The existing building would be converted from light industrial to office use. New second and third story additions and a roof deck are proposed. Four new parking spaces are proposed inside the building. The building is listed as potentially historic as the "Hendry Brothers Blacksmith and Welding Shop." The project requires Development Plan findings for the new nonresidential floor area by HLC.
4. **Cliff Drive/Las Positas Road Roundabout** – Conceptual review of a proposed roundabout at the intersection of Cliff Drive and Las Positas Road.
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, a Coastal Development Permit, a Conditional Use Permit, and Modifications for over-height fencing and parking.
6. **825 De La Vina Street** – Proposal for the construction of a **mixed-use** development comprised of 21 apartments and 1,000 square feet of commercial space with 27 parking stalls within a four-story, 45-foot building on a 17,835 square-foot lot. There would be three studio apartments, 15 one-bedroom units, one two-bedroom unit and two three-bedroom units with an average unit size of 801 square feet. The project is proposed under the **AUD (Priority Housing Overlay) Program**. The lot is currently being used as private a parking lot.
7. **1925 El Camino de la Luz** – Proposed **single-family residence** on a vacant bluff top lot.
8. **3780 Foothill Road** – Proposal to annex a City-owned 14.19 acre parcel from the County to the City for **restoration**. The project is proposed by the City's Creeks Division.

9. **350 Hitchcock Way** – Proposal for a 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.
10. **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 is required.
11. **104 Jorgensen Lane** - Proposal for a two-lot subdivision of an existing 4.43 acre parcel resulting in Lot 1 at 2.32 acres and Lot 2 at 2.11 acres.
12. **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.
13. **314 W. Ortega Street** - The proposed project consists of the demolition of an existing two-story, single-family residence and the construction of a new three-story, four-unit residential building under the **AUD (Priority Housing Overlay) Program**.
14. **301 E. Yanonali Street** - Proposal to construct a new 44,400 square-foot, two-story building to include a **market and retail** spaces with 190 parking spaces on the 3.16 acre lot located in the Cabrillo Plaza Specific Plan area.
15. **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.
16. **321 Oceano Avenue** - The project consists of the demolition of the existing single-family residence and construction of two, two-story duplex buildings. Four covered parking spaces and eight bicycle parking spaces are proposed.
17. **923 Castillo Street** – Proposal for a Tentative Subdivision Map to construct a three unit 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.

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

1. **715 Bond Avenue** - Proposal for 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 proposed to be 862 square feet under the **AUD (Priority Housing Overlay) Program**. The existing single-family house and carport on the 5,000 square foot lot will be demolished.
2. **Cabrillo Pavilion Arts Center and Bathhouse (1118 E. Cabrillo Boulevard)** – Renovation of the existing building and surrounding site improvements. Planning Commission approved on August 20, 2015.
3. **340 W. Carrillo Street** - Proposal to permit the as-built conversion of an existing automobile service station to a **mini-mart**.

4. **116 Castillo Street (Day's Inn)** - Replacement of an existing single-story hotel with a new three-story, **38-room hotel**.
5. **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 Program**. The project will result in seven units comprised of two, two-bedroom units and five, three-bedroom units, totaling 6,569 square feet. The proposed density for the project is 25 dwelling units per acre with an average unit size of 938 square feet. There will be seven covered parking spaces provided on the ground floor of the building. The project was appealed to Council and referred to the Planning Commission for comments.
6. **801 Cliff Drive** – (Enforcement Case) Proposal to **remodel a 97-unit apartment complex** consisting of unpermitted improvements and proposed improvements on a 6.72 acre parcel. The unpermitted work includes the removal of 39 mature trees, exterior paint changes, metal building siding, metal window awnings, replacement of irrigation system and new landscaping, concrete pads for picnic and ping-pong tables, bocce ball court, security fencing and entrance gate, new fence and railings around swimming pool, parking lot reconfiguration restriping, painting, speed bumps, traffic control gate, EV charging stations, bike racks, and mailboxes. This project requires Planning Commission review for a Coastal Development Permit.
7. **2609 De La Vina Street** - Proposal for a **Medical Marijuana** Storefront Collective Dispensary Permit. Interior and exterior tenant improvements are proposed for the dispensary. This project is tentatively scheduled for SHO review on October 28, 2015.
8. **350 Hitchcock Way** - Proposal for a lot split to subdivide the property into two lots for the Lexus dealership and a future dealership on the northern portion of the property.
9. **400 Hitchcock Way (Tesla)** - Phase II improvements to enclose existing service bays by installing garage doors requiring Development Plan Findings at Planning Commission.
10. **121 E. Mason/121 Santa Barbara/122 Gray/120 E. Yanonali** – Proposal for a new 138,949 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. The project requires review of conformance with State Density Bonus Law; and a Coastal Development Permit and Parking Modification from Planning Commission.
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**.
12. **3407 Sea Ledge Lane** - The project consists of the installation of a 249 square-foot **roof-mounted photovoltaic system**. A Coastal Development Permit is requested to allow the installation within 50 feet of a coastal bluff.

13. **520 E. Yanonali Street (El Estero Drain)** – Revised Remedial Action Plan/ Habitat Restoration Plan.
14. **520 E. Yanonali Street** - Proposal for a new **brine discharge facility** at the El Estero Waste Water Treatment Plant. Brine (salt water) would be trucked to the site by Rayne of Santa Barbara and discharged into the Pacific Ocean via the existing El Estero ocean outfall conveyance system. Project requires a Coastal Development Permit from the Planning Commission.
15. **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.
16. **118 N. Milpas Street** - Proposal for a **Medical Marijuana** Storefront Collective Dispensary in an existing commercial building. The building is legal non-conforming with no parking on site. Interior tenant improvements are proposed.
17. **1 Clyde Adams Road** – Goleta West Sanitary District remodel. It is pending ABR review before going to the Planning Commission.
18. **6100 Wallace Becknell Road (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, a 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 from the Community Priority category. Development Plan approval by the Planning Commission is required.
19. **220 & 224 Gray Avenue & 221 Santa Barbara Street** – Proposal for improvements at Shalhoobs Meat Company including legalizing “as-built” additions and improvements including a 1,660 square foot addition to the existing 3,755 square-foot commercial building and parking improvements. The project requires a Development Plan, CUP, Modification, and Coastal review.
20. **915 E. Anapamu Street** – Proposal for the construction of a 24-unit **apartment building**. The project includes 16 studios, four one-bedroom units and four two-bedroom apartments ranging from 527 to 1,253 square feet, with an average unit size of 659 square feet. The revised project consists primarily of changes to the interior floor plan and the exterior fenestration, and minimal changes to the building footprint for an increase of approximately 763 square feet.
21. **1427 Shoreline Drive** - Proposal for a major facade remodel and 1,096 square feet of first- and second-floor additions to an existing 1,152 square foot, two-story, single-family residence with an attached 366 square foot two-car carport.
22. **2310 Edgewater Way** - Proposal to demolish an existing 1,945 square foot, two-story single-family residence and construct a new 3,650 square foot, two-story single-family residence and an attached 400 square foot two-car garage.

23. **1240 W. Micheltorena Street** – Proposal for a new three-story, 2,011 square-foot single-family dwelling including an attached two-car garage on a 6,098 square foot vacant parcel with a 73% slope in the Hillside Design District.
24. **2321 Edgewater Way** – Proposal to construct a 3,650 square foot, two-story single-family residence and attached 400 square foot two-car garage on a 14,335 square foot lot. The proposal includes the demolition of the existing 1,945 square foot, two-story single-family residence, 300 square foot, detached two-car carport and 350 square foot accessory building.
25. **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.

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 a vacant bluff top lot. Second Revised Draft EIR is currently being updated and will be re-circulated.
2. **Highway 101 South Coast High Occupancy Vehicle (HOV) Lanes Project** – Certified final EIR was been challenged and is under review by Santa Barbara County Superior Court. The project requires Planning Commission approval of a Coastal Development Permit for the portion in the City’s jurisdiction.
3. **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.
4. **Airport Master Plan** – Draft EIR prepared. It will be available for the public comment period at the end of August through mid October 2015. The Planning Commission hearing on the draft EIR is scheduled for October 1, 2015.
5. **Las Positas Multi-use Pathway** – Preliminary Design Work, Technical / Environmental Studies underway.

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. **128 Anacapa Street** – Proposal to construct two **residential condominium** units on a vacant lot. The SHO approved the project on January 22, 2014.
2. **617 Bradbury Avenue** - The project has been revised. The project consists of the demolition of an existing 392 square foot single-family residence, and the construction of a 4,320 square foot, three-story, **mixed-use** building. The proposal will result in two residential condominiums and two commercial condominiums, with an on-grade parking structure, including 6 parking spaces. 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.

3. **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.
4. **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.
5. **Grace Village Housing (3869 State Street)** – 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, a 1,920 square foot 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.
6. **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. ABR granted Project Design Approval on April 27, 2015.
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. **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.
9. **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. ABR Final Approval is required.
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.

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. HLC granted Project Design Approval on August 14, 2014; City Council (on appeal) granted approval on October 28, 2013. Building permit plans submitted December 22, 2014.
3. **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. Grading permit issued.
4. **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.
5. **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. Demolition permits have been issued. The applicants have submitted a Substantial Conformance Determination request for a learning center on Junipero Street as a part of their project.
6. **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.
7. **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.
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. **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. Demolition work is complete; foundation permit issued March 16, 2015; building permit issued August 31, 2015.
10. **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.

11. **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. Currently in for building permit plan check.
12. **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. Building permits for Areas B and C have been issued, and plans for Area A are still in plan check; demolition and construction of foundations has begun.
13. **Children’s Museum-MOXI (125 State Street)** –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.
14. **210 - 216 Meigs Road** – Five lot subdivision that included a rezone and General Plan Amendment to residential use. Submitted for permit plan check in March 2015. A permit for site work was issued July 16, 2015.
15. **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. Building permit has been issued.
16. **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. Permit for golf course has been issued.
17. **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. Grading plans in building permit plan check.
18. **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.