

## Projects with New Nonresidential Floor Area

Certificates of Occupancy Issued

from 1/1/2014 to

City of Santa Barbara, Planning Division

Address	Case Number	APN	C of O Issue Date	Net New Floor Area	Total Floor Area	S.F. to be demo'ed	Zone
<b>528 ANACAPA ST</b>	<b>MST2012-00300</b>	<b>031-201-029</b>	<b>08/05/2014</b>	<b>3,000</b>	<b>6,218</b>	<b>0</b>	<b>C-M</b>
<p>Proposal for a 3,000 square foot one-story addition to the existing 3,218 square foot one-story commercial building. The driveway from Cota Street and the trash enclosure would be relocated, and the parking lot would be reconfigured and parking reduced to 15 parking spaces. Development Plan approval by the ABR is requested for 3,000 square feet of new commercial square footage.</p>							
<b>502 BRINKERHOFF AVE</b>	<b>MST2010-00215</b>	<b>037-163-013</b>	<b>12/16/2014</b>	<b>650</b>	<b>0</b>	<b>0</b>	<b>C-2</b>
<p>Proposal to change the legal use of an existing 1,080 square foot single-family residence to mixed-use, install a new wheelchair lift and path of travel, and a new landing and stairs on the west elevation. The resulting mixed-use building will allow 430 square feet of residential use and 650 square feet of commercial use. No new floor area is proposed. Final Building Permit signoff for this project will abate enforcement case ENF2010-00517. This building is a Structure of Merit.</p>							
<b>100 CASTILLO</b>	<b>MST2009-00441</b>	<b>033-120-021</b>	<b>01/28/2014</b>	<b>240</b>	<b>0</b>	<b>0</b>	<b>P-R/SD-3</b>
<p>This site contains a City Landmark: "Plaza del Mar Band Shell." Proposal to demolish an existing softball dugout and replace it with a new dugout, demolish an existing backstop and fencing and replace with new backstop and fencing, resurface the existing infield area with new dirt, and construct a new 240 square foot maintenance building at the Pershing Park ballfields. Excavation will not exceed 12" deep. A portion of the area is within the Appealable jurisdiction of the Coastal Zone.</p>							
<b>1919 CLIFF DR</b>	<b>MST2013-00112</b>	<b>045-015-013</b>	<b>07/31/2014</b>	<b>864</b>	<b>2,000</b>	<b>0</b>	<b>C-P/R-2/SD-</b>
<p>Proposal for a tenant improvement for a new restaurant. The project includes two minor additions consisting of enclosure of 856 square feet of existing covered patio areas, new tile at front patio, repainting the building, landscaping alterations, new bicycle racks, and restriping the parking lot.</p>							
<b>1015 DE LA VINA ST A</b>	<b>MST2013-00318</b>	<b>039-271-025</b>	<b>11/03/2014</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>C-2</b>
<p>Proposal for a minor addition and exterior alterations to an existing commercial building including the enclosure of an existing 20 square foot recessed entry fronting De La Vina Street and alterations to existing doors and windows.</p>							
<b>4151 FOOTHILL RD</b>	<b>MST2008-00496</b>	<b>059-160-017</b>	<b>07/10/2014</b>	<b>58,372</b>	<b>60,122</b>	<b>1,750</b>	<b>RETIRED</b>
<p>Proposal to construct 2 two-story, commercial office buildings, for a total of 60,122 square feet to be used by Sansum, on a proposed four acre site in the proposed C-1 and SD-2 Zones. Building A is proposed to be 46,600 square feet. Building B is proposed to be 13,522 square feet. The proposal includes the demolition of the existing 1,750 square foot gas station and on-site remediation. The project proposes 56,691 square feet of landscaping, bio-swales, 225 parking spaces and 24 bike spaces, and public improvements including sidewalks, and parkways. 17,327 cubic yards of grading is proposed. The project received approvals for Annexation, General Plan Amendment, Zone Change, and Development Plan Approval.</p>							
<b>420 E HALEY ST</b>	<b>MST2013-00460</b>	<b>031-283-006</b>	<b>06/12/2014</b>	<b>-1,000</b>	<b>0</b>	<b>0</b>	<b>C-M</b>
<p>Proposal for a legal change of use and to replace an existing streetscape storefront system. Also proposed is to remove approximately 1,000 square feet of existing non-residential floor area in order to provide three parking spaces at the rear, new windows, and two new entry doors on the rear elevation. A waiver of parking design standards is requested.</p>							
<b>709 E HALEY ST</b>	<b>MST2011-00077</b>	<b>031-232-017</b>	<b>09/22/2014</b>	<b>996</b>	<b>996</b>	<b>0</b>	<b>C-2</b>
<p>Proposal to convert an existing 504 square foot one-story residence to commercial use and add 381 square feet to the front of the building. A new 1,000 square foot four-car carport with 1,000 square feet of uncovered storage area above the parking spaces is proposed at the rear of the 5,200 square foot lot. The project will result in 885 square feet of new commercial floor area.</p>							

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<b>702 LAGUNA ST</b>	<b>MST2010-00288</b>	<b>031-092-023</b>	<b>04/14/2014</b>	<b>7,144</b>	<b>12,364</b>	<b>0</b>	<b>R-3</b>
<p>Proposal for approximately 7,656 square feet of one and two-story non-residential additions at an existing Housing Authority facility. The additions consist of a 2,946 square foot first floor addition and a 2,726 square foot second floor addition to an existing 986 square foot one-story storage building (Building A), and a 1,834 square foot one-story addition to an existing 4,184 square foot one-story maintenance building (Building B). There are 59 parking spaces proposed. Approved by Planning Commission on June 16, 2011.</p>							
<b>1900 LASUEN RD</b>	<b>MST2007-00140</b>	<b>019-170-022</b>	<b>01/09/2014</b>	<b>13,021</b>	<b>0</b>	<b>0</b>	<b>R-2/4.0/R-H</b>
<p>The project site has been designated a Structure of Merit. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 &amp; 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in Cottage 39, in the underground parking garage, and underneath Cottage 29; 2) Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.</p>							
<b>222 N MILPAS ST</b>	<b>MST2012-00412</b>	<b>017-051-002</b>	<b>04/17/2014</b>	<b>150</b>	<b>30,103</b>	<b>0</b>	<b>C-2/C-P</b>
<p>Proposal for a remodel and tenant improvements to the existing 29,953 square foot one-story grocery store building. The project consists of a new front façade, interior remodel to divide the building into three tenant lease spaces, an approximately 150 square foot addition under the new front arcade for the grocery store, new outdoor patio seating, new mechanical equipment, and minor alterations to landscaping. The existing 137 parking space parking lot is to remain.</p>							
<b>12 E MONTECITO ST</b>	<b>MST99-00465</b>	<b>033-051-016</b>	<b>08/08/2014</b>	<b>11,091</b>	<b>11,091</b>	<b>0</b>	<b>HRC-2/SD-</b>
<p>Proposal for an 11,091 square foot two-story commercial youth hostel building with 60 parking spaces on a 37,368 square foot vacant lot. This project was conceptually reviewed by the HLC under MST95-0044 in February 1995, and has received a Coastal Development Permit and Planning Commission approval.</p>							
<b>500 NINOS DR</b>	<b>MST2000-00707</b>	<b>017-382-002</b>	<b>02/10/2014</b>	<b>7,374</b>	<b>22,926</b>	<b>1,868</b>	<b>P-R/SD-3</b>
<p>Construction of a proposed 8,805 square foot, one-story Discovery Pavilion building and a 1,408 square foot addition to the existing administrative building. Three existing buildings, totaling 1,868 square feet, and two existing animal holding facilities would be removed. An existing 1,779 square foot building would be remodeled and incorporated into the new building. The project would result in a net increase of approximately 9,190 square feet of building area.</p>							
<b>401 OLD COAST HWY</b>	<b>MST2010-00267</b>	<b>015-291-011</b>	<b>02/25/2014</b>	<b>561</b>	<b>3,148</b>	<b>0</b>	<b>C-P</b>
<p>Proposal for a Conditional Use Permit to allow an existing automobile repair business to operate in the C-P/R-2 zone and to permit the as-built alterations consisting of three auto lifts, 561 square foot interior mezzanine, roll-up door, to provide ADA accessibility, improve fire-rated construction, and modify site landscaping. The proposal addresses violations in ENF2009-01437. The project requires Planning Commission review of a Conditional Use Permit.</p>							
<b>824 REDDICK ST</b>	<b>MST2012-00436</b>	<b>031-304-006</b>	<b>01/23/2014</b>	<b>301</b>	<b>1,210</b>	<b>0</b>	<b>M-1</b>
<p>Proposal for a 249 net square foot one-story addition to connect two existing one-story commercial buildings. The project includes two uncovered parking spaces, new trash enclosure, widening the existing curb cut, relocating and/or replacing street trees, new driveway entry gate, and introduction of landscaping. The total square footage will be 1,157 square feet on the 2,500 square foot lot.</p>							

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<b>2112 SANTA BARBARA ST</b>	<b>MST2013-00097</b>	<b>025-252-007</b>	<b>11/04/2014</b>	<b>-7,976</b>	<b>0</b>	<b>7,976</b>	<b>E-1</b>
<p>Proposal for a voluntary lot merger of Assessor Parcel Numbers 025-252-006 and -007 and change of use from commercial to residential use. This is the site of the former Fielding Institute. The proposal includes the restoration of an existing 6,167 square foot, two-story building to a single-family residence and exterior alterations to remove awnings, skylights, staircases, and an accessible ramp. Also proposed is the conversion of an existing 1,809 square foot detached commercial building to an additional dwelling unit and alterations to incorporate a two car garage within the existing building footprint. Site improvements will include removal of existing paved parking spaces, restoration of historic site walls, a new swimming pool and spa, and new landscaping. Total development on this merged 49,810 square foot parcel will be 8,178 square feet. Staff Hearing Officer approval is requested for a Performance Standard Permit for the additional dwelling unit and zoning modifications. This parcel is eligible for National Register listing, California Register of Historical Properties listing, and is a designated City Landmark: "Hodges House."</p>							
<b>1117 STATE ST</b>	<b>MST2012-00256</b>	<b>039-231-030</b>	<b>02/03/2014</b>	<b>376</b>	<b>0</b>	<b>0</b>	<b>C-2</b>
<p>Proposal to demolish the existing façade and construction of a new façade on the State Street elevation including a 231 square foot addition and exterior alterations to include a new roof, window, wood corbels, plaster moldings and wrought iron work to an existing commercial building.</p>							
<b>1201 STATE ST</b>	<b>MST2011-00159</b>	<b>039-182-021</b>	<b>03/04/2014</b>	<b>495</b>	<b>0</b>	<b>0</b>	<b>C-2</b>
<p>This is a revised project description: Proposal for a 495 square foot addition and exterior alterations at the former State and A Bar and Grill. The proposal includes approximately 836 square feet of new solid roof over the existing outdoor dining patio, new ADA compliant entry ramp at the State Street frontage, removal of non-ADA compliant steps on the W. Anapamu Street frontage, new outdoor patio bar, and new awning. The proposed 495 square foot addition will be located at the rear of the site and will not be visible from either State or E. Anapamu Streets. All new signage to be reviewed under a separate Sign Committee application.</p>							
<b>1722 STATE ST</b>	<b>MST2011-00189</b>	<b>027-102-021</b>	<b>03/26/2014</b>	<b>5,233</b>	<b>12,433</b>	<b>0</b>	<b>C-2</b>
<p>Proposal to convert an existing two-story, 7,181 square foot bank building to a new surgery center and construct a 5,233 square foot, two-story addition. The existing 52 parking spaces will remain and new landscaping will be added to this 28,875 square foot parcel. The project requires Planning Commission review for a Conditional Use Permit, a Development Plan, a Transfer of Existing Development Rights and a Tentative Subdivision Map for up to eight commercial condominiums. The previously-approved mixed-use project is proposed to be withdrawn.</p>							
<b>9 W VICTORIA ST</b>	<b>MST2013-00024</b>	<b>039-182-001</b>	<b>03/25/2014</b>	<b>353</b>	<b>3,903</b>	<b>0</b>	<b>C-2</b>
<p>Proposal to remove an existing unpermitted 247 square foot canvas patio cover and construct a 353 net square foot, one-story, 16'-0" tall addition at the front of an approximately 3,550 square foot building. There are four buildings on this site.</p>							
<b>34 W VICTORIA ST</b>	<b>MST2009-00266</b>	<b>039-131-016</b>	<b>06/09/2014</b>	<b>6,413</b>	<b>26,538</b>	<b>20,125</b>	<b>C-2</b>
<p>Proposal to demolish an existing 20,125 square foot commercial building (formerly Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 26,538 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 81 parking spaces in a subterranean garage. Buildings would be two and three stories in height.</p>							
<b>34 W VICTORIA ST</b>	<b>MST2009-00266</b>	<b>039-131-016</b>	<b>12/08/2014</b>	<b>6,413</b>	<b>26,538</b>	<b>20,125</b>	<b>C-2</b>
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**END OF REPORT**