

Projects with Non-Residential Floor Area
 Pending, Approved or Building Permits Issued as of 7/10/2017
 City of Santa Barbara, Planning Division

Address	APN	Case Number	Net New S.F.	
Status: Pending				
401 & 409 E HALEY STREET	031-212-018	MST2016-00508	1,403	MEA
<p>Proposal for a new mixed-use development using the Average Unit Density Incentive Program (AUD), in the C-M, Commercial zone. The project will include a voluntary lot merger of Assessor parcels 031-212-017 and 031-212-018 which will result in one parcel of 22,500 square feet. All existing residential and commercial structures totaling 5,828 square feet will be demolished. The proposal will include construction of a three-story, mixed-use building with 28 residential units totaling 22,006 square feet and three commercial spaces totaling 2,684 square feet. A ground level parking garage will provide 53 parking spaces. Roof decks are also proposed. The residential unit mix will include five studios, nine, 1-bedroom units and 14, 2-bedroom units, with an average unit size of 786 square feet. The proposed density on this parcel will be 55 dwelling units per acre on a parcel with a General Plan Land Use Designation of Commercial, Industrial, Priority Housing, 37-63 dwelling units per acre. No grading is proposed. This project requires Planning Commission comments.</p>				
Owner	LAGUNA HALEY STUDIOS II, LLC, PO BOX 41459, , SANTA BARBARA, CA 93140			
Architect	DESIGNARC INC, ATTN: MELISSA TURNER, 29 W CALLE LAURELES, SANTA BARBARA, CA 93105			
6210 - 6290 HOLLISTER AVE	073-080-042	MST2016-00022	43,369	ARB
<p>Proposal to construct two new buildings on a vacant six acre parcel. The project will include a 22,282 square foot, two-story auto dealership building for Chrysler, with 91 parking spaces and 48 inventory spaces. Also proposed is a 21,087 square foot, one-story auto dealership building for Infiniti and another franchise, with 89 parking spaces and 57 inventory spaces. There will also be a sales lot for Airstream trailer sales. Total development on site will be 43,369 square feet. Planning Commission approval is requested for a Development Plan.</p>				
Owner	CITY OF SANTA BARBARA, ATTN: ANDREW BERMOND, 735 ANACAPA ST, SANTA BARBARA, CA 93101			
Applicant	SUZANNE ELLEDGE PLANNING & PERMITTING, ATTN: TRISH ALLEN, 1625 STATE ST, STE 1, SANTA BARBARA, CA 93101			
Architect	FLEX DESIGNS, 422 S. PASADENA AVENUE, SUITE A, PASADENA, CA 91105			
100 ADAMS RD	073-450-003	MST2016-00178	1,945	ARB
<p>PRT submittal for the demolition of an existing garage and shops totaling 1,353 square feet and a proposed 3,298 square foot administration building and associated site improvements.</p>				
Owner	CITY OF SANTA BARBARA, 737 GARDEN ST, , SANTA BARBARA, CA 93101			
Applicant	PATSY PRICE, LAND USE PLANNER, 21 E. CARRILLO ST, , SANTA BARBARA, CA 93101-2706			
22 ANACAPA ST	033-113-008	MST2014-00070	3,000	JAL
<p>Proposal to legalize the as-built addition of 3,000 square feet in the upper level of the building, interior remodel, and minor exterior alterations to the existing 8,000 square-foot commercial building in the Appealable Jurisdiction of the Coastal Zone.</p>				
Owner	ART CENTER, LLC, 28 ANACAPA ST, ATTN: KIM HUGHES, SANTA BARBARA, CA 93101			
Architect	SHERRY & ASSOCIATES, 535 SANTA BARBARA ST, , SANTA BARBARA, CA 93101			
Applicant	KIM HUGHES, 22 ANACAPA ST., , SANTA BARBARA, CA 93101			
35 ANACAPA ST	033-112-002	MST2016-00474	21,000	ALD
<p>Proposal for a 20,626 square foot 3-story 45 foot high art museum on a 22,082 square foot lot.</p>				
Owner	MOSCHOVAKIS JOAN RAND ETAL TRUSTEES, PO BOX 13519, , ARLINGTON, TX 76094			
Agent	STEVE FORT, 1625 STATE STREET, SUITE 1, , SANTA BARBARA, CA 93101			

Status: Pending

116 ANACAPA ST	033-083-017	MST2015-00475	-2,499	TB
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Proposal to remodel an existing 5,461 square foot one-story industrial building to change to commercial retail use. The project would demolish 2,499 net square feet of floor area along the front of the building to provide space for the required additional parking for anticipated commercial uses, resulting in 2,962 net square feet of floor area to remain. The project includes enlarging the existing eight space parking lot to 13 spaces, new landscaping, a new trash enclosure, a new relocated driveway and curb cut, and infilling the old curb cut and sidewalk. This project will result in a Growth Management Program credit of 2,499 square feet of non-residential floor area. Staff Hearing Officer review of a Coastal Development Permit is requested.

Owner 116 ANACAPA STREET LLC, 120 PRESIDENTIAL WAY, #300, , WOBURN, MA 01801
 Applicant AB DESIGN STUDIO, 420 E HALEY STREET, , SANTA BARBARA, CA 93101
 Owner 116 ANACAPA STREET, LLC, 201 W MONTECITO STREET, , SANTA BARBARA, CA 93101

226 E ANAPAMU ST	029-162-006	MST2017-00092	931	ALD
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Project site contains twin Queen Anne Free Classic style homes constructed in 1905 that are eligible to be designated as Structures of Merit. Proposal for a new mixed-use apartment/commercial structure using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of eight parcels (APNs 029-162-006, 029-162-007, 029-162-008, 029-162-009, 029-162-010, 029-162-012, 029-162-020, 029-162-021). Proposal includes demolishing all existing improvements, except the twin Queen Anne Free Classic style homes, which will be relocated to the Garden Street frontage to provide better context for the early 19th century buildings, and constructing a new four-story apartment/commercial building. The unit mix will be 24 one-bedroom apartments, 22 two-bedroom apartments, and 6 three-bedroom apartments, for a total of 52 residential units, and an average unit size of 809 square feet per unit. Also proposed are 87 parking spaces provided in a new 34,079 square foot, two-level basement parking garage, and 52 bike parking spaces. Project is within the Priority Housing Overlay (37-63 du/ac). A Historic Structures/Sites Report will be required to evaluate all structures on the site and to evaluate the impacts of the proposed project on the potential historic resources. Project also requires review by Planning Commission.

Owner BARRANCA ENTERPRISES, INC, 232 E ANAPAMU ST, BARRANCA ENTERPRISES, INC, SANTA BARBARA, CA 93101
 Architect DESIGNARC, C/O MELISA TURNER, 29 W CALLE LAURELES, SANTA BARBARA, CA 93105

115 W ANAPAMU ST	039-222-002	MST2016-00436	1,100	TB
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PRT Application: Existing development on site consists of two single-story detached residential units, one 8-unit apartment building, and 20 uncovered parking spaces. The proposal would demolish the two detached residential units and the parking lot, maintain the 4,574 square foot 8-unit apartment building, and construct a new 27,167 square foot four-story building. This building would consist of 28 studio apartments, 10 single occupancy studio apartments with communal living/kitchen/dining areas, a tenant communal space, laundry, offices for staff and small medical/dental clinic. One accessible on-site parking space, and 12 off-site parking spaces are proposed. The project requests a Parking Modification, a Lot Area Modification, Community Benefit findings for 47 foot building height, as well as City vacation of a public alley. A parking demand study was submitted with the application.

Owner SANCTUARY HOUSE OF SANTA BARBARA IN, PO BOX 551, , SANTA BARBARA, CA 93102
 Applicant CHRISTINE PIERRON, 1205 DE LA VINA, , SANTA BARBARA, CA 93101

602 W ANAPAMU ST	039-151-015	MST90-02931	4,800	
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DUMMY CASE CREATED ON 5/9/95 BY DYK FOR GROUPING TO GPU90-0002

Applicant CITY OF SANTA BARBARA, , , ,

Status: Pending

21 W ARRELLAGA ST	027-231-021	MST2015-00088	1,495	HLC
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Proposal to permit the "as-built" change of use for the existing 1,495 square foot building at 21 W Arrellaga Street from residential to nonresidential. The project includes the following associated site work to be conducted over two existing parcels at 21 W Arrellaga Street (APN: 027-231-003) and 1530 Chapala Street (APN: 027-231-021). Proposed project creates a total of six uncovered parking spaces to serve 21 W. Arrellaga. The existing legal non-conforming, one-car garage serving 1530 Chapala will remain unaltered. This project will address violations in enforcement cases (ENF2014-01017 and ENF2012-00036). The building at 21 W Arrellaga is on the City's Potential Historic Resources List and the State Historic Resources Inventory: Philip Raffour Residence; Craig Residence; c. 1890. The building at 1530 Chapala is a designated Structure of Merit: Hiscock Residence.

Owner HUTTON FOUNDATION, 26 W ANAPAMU ST # 4, , SANTA BARBARA, CA 93101
 Applicant LAUREN DEASON, 535 SANTA BARBARA, , SANTA BARBARA, CA 93101
 Architect DAWN SHERRY, 535 SANTA BARBARA ST, , SANTA BARBARA, CA 93101

336 W CABRILLO BLVD	033-091-012	MST2013-00050	33	HLC
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Proposal for alterations to the rear elevation of an existing three-story hotel. The work will include three new pairs of French doors and the conversion of existing interior floor area to nine new guest rooms. There are 92 existing parking spaces with a parking requirement of 70 spaces. 89 parking spaces are proposed. The site is a Designated Site of Merit.

08/28/2013 Coastal Exempt APVD-Other Rev

Owner EL PATIO BEACHSIDE INN, INC., 1000 MARINA VILLAGE PKW, , ALAMEDA, CA 94501
 Architect TAI YEH, PO BOX 1297, , SANTA BARBARA, CA 93102

103 S CALLE CESAR CHAVEZ	017-113-020	MST2016-00295	11,000	ALD
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Proposal for a revised parking lot and a new three-story, approximately 11,000 square foot administrative support building for back-of-house activities for a proposed hotel located at 433 E. Cabrillo Boulevard. The hotel is being reviewed under separate development application MST2004-00791 and the hotel design will be reviewed by the Historic Landmarks Commission. Currently permitted on this 2.42 acre parcel is a parking lot serving the approved Waterfront Hotel at 433 E. Cabrillo Boulevard; this project would replace the parking lot approved under that application. The amount of grading is unknown at this time.

Owner AMERICAN TRADITION, PO BOX 908, , LOS OLIVOS, CA 93441
 Agent SUZANNE ELLEDGE, 1625 STATE STREET, SUITE 1, , SANTA BARBARA, CA 93101
 Architect DMHA, 1 N CALLE CESAR CHAVEZ, SUITE 102, SANTA BARBARA, CA 93103

1124 CASTILLO ST	039-212-035	MST2017-00004	-3,690	ABR
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Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise the demolition of an existing 3,690 square foot daycare building and construction of a 7,170 square foot, three-story building containing 11 residential units. The unit mix will be four, one-bedroom units and seven, two-bedroom units ranging in size from 644 to 1,008 square feet with an average unit size of 835 square feet. The proposed density on this 10,558 square foot parcel will be 45 units per acre on a parcel within the Priority Housing Overlay, 37-63 dwelling units per acre. Also proposed is a 5,359 square foot ground-floor garage containing 11 spaces, covered bicycle parking, a trash enclosure, and 372 square feet of private outdoor living space.

Owner HUTTON FOUNDATION, 26 W ANAPAMU ST 4TH FL, , SANTA BARBARA, CA 93101
 Applicant DESIGN ARC, , , ,

Status: Pending

1062 COAST VILLAGE RD	009-211-014	MST2016-00451	1,000	JWG
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The project proposes to demolish a 10,872 square-foot 14-unit apartment building, carport, hardscape and ten mature pine trees, and construct a new 22,312 square foot, three story mixed use development. The new development would include nine two-bedroom condominium units, 989 net new square feet of commercial, and a subterranean garage with 24 vehicular parking spaces. The project will require design review by the Architectural Board of Review and review by the Planning Commission for the Tentative Subdivision Map for condominiums, Coastal Development Permit, and Modification to provide a portion of the common yard not at grade. Per a 2010 Memorandum of Understanding with Santa Barbara County, all projects on Coast Village Road also require a courtesy review by the Montecito Planning Commission. This review is required prior to Planning Commission review.

Owner DAVID BACK REVOCABLE TRUST, 302 E HALEY ST # B, , SANTA BARBARA, CA 93101
 Architect THE CEARNAL COLLECTIVE, LLP, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101

610 E COTA ST	031-470-001	MST2017-00093	-6,432	ABR
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Proposal for a mixed-use development using the Average Unit-Sized Density Incentive Program (AUD). Project is comprised of the renovation of an existing 8,794 square foot, two-story mixed-use building containing two residential units and four commercial spaces to include eight residential units and one mixed-use space. Unit mix will include 3 two-bedroom units, 5 one-bedroom units, and 1 studio live/work unit ranging from 667 to 1366 square feet with an average unit size of 905 square feet. The proposed density on this 15,105 square foot lot will be 26 dwelling units per acre on a parcel with a General Plan Land Use Designation of Medium-High Density which allows for 15-27 dwelling units per acre. Also proposed are a reconfigured parking lot with 12 uncovered parking spaces, 2,253 square feet of private outdoor living space, and seven covered bike parking spaces. This project will result in a net reduction of 6,539 square feet of commercial floor space.

Owner RR & F ENTERPRISES, 5034 CARPINTERIA AVE, , CARPINTERIA, CA 93013
 Architect RRM DESIGN GROUP, , 10 E FIGUEROA ST, #1, SANTA BARBARA, CA 93101

214 E DE LA GUERRA ST	031-082-002	MST2016-00447	4,749	JWG
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The project contains the Louise Ygnacio House, an Italianate house constructed in 1875, and scheduled to become a designated City Landmark in the spring of 2017. The proposal consists of a 26-unit mixed-use development to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot four unit apartment complex (226 E. De La Guerra St.), three sheds, and a surface parking lot. The project proposes to construct a four-story (subterranean parking plus three stories fully above grade), 30,835 square foot mixed-use building that includes 14,004 square feet of residential area and 4,749 square feet of commercial floor area. 44 parking spaces will be provided by a partially subterranean parking garage. The residential component comprises 26 AUD rental apartments with an average unit size of 539 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 dwelling units per acre). The proposed density on the total of .44 acres will be 60 units per acre, as allowed by the AUD Priority Housing Overlay. The project includes Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and a Development Plan. The Louisa Ygnacio Residence and duplex at 214 E. De La Guerra, will be preserved and renovated. The existing residences are part of the 26 unit count.

Owner LAURITSON, BETTY JO TRUST 4/22/03, 1725 OCEAN OAKS RD, , CARPINTERIA, CA 93013
 Applicant THE CEARNAL COLLECTIVE, LLP, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101

Status: Pending

113 W DE LA GUERRA ST	037-082-027	MST2015-00626	-4,545	IVU
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The building at 113 W. De La Guerra Street is on the City's Potential Historic Resources List, eligible as a Structure of Merit: W.D. Smith Building, constructed in 1928. Pre-Application Consultation Review of a proposal for a 23-unit mixed-use project to be developed on two parcels under the Average Unit-Size Density (AUD) program. The project proposes the demolition of two existing 1,113 and 923 square foot commercial buildings, two outdoor patios, 15 surface parking spaces, and the near complete demolition of a 4,455 square foot commercial building, of which the historic façade and tile roof will be preserved. The project proposes to construct an 18,298 square foot, two- and three-story mixed-use building that includes 16,669 square feet of residential area and 1,629 square feet of commercial area. Twenty-seven parking spaces will be provided by an at-grade parking garage. The residential component comprises 23 residential units with an average unit size of 724 square feet. The two parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 du/ac). The proposed density on the lots totaling 16,325 square feet will be 61 units per acre, as allowed by the AUD Priority Housing Overlay. The project requires Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and will require a voluntary lot merger.

Owner DEWILDE, JOHN R, 115 W DE LA GUERRA, , SANTA BARBARA, CA 93101
 Architect DMHA, 1 N CALLE CESAR CHAVEZ, ATTN: SHAUN LYNCH, SANTA BARBARA, CA 93101

825 DE LA VINA ST	037-041-024	MST2015-00213	1,000	TB
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The project is for a mixed-use development on a 14,750 square-foot vacant lot. The proposal includes 21 apartment units and 1,000 square feet of commercial square footage, with 27 parking spaces in a 17,835 square-foot, four-story building. The project is being proposed under the AUD Incentive Program - Priority Housing Overlay at 63 du/acre.

Owner JADE CAPITAL, LLC, 300 SHEFFIELD DR, , SANTA BARBARA, CA 93108
 Architect JAN HOCHHAUSER, 122 E. ARRELLAGA STREET, , SANTA BARBARA, CA 93101

1911 DE LA VINA ST	025-362-009	MST2017-00194	500	ABR
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Proposal for addition and improvements to commercial property. Project consists of the permitting of 500 square feet of "as-built" storage containers (three containers in number), "as-built" trash enclosure, and "as-built" conversion from mini-mart and office space to self-service laundry. Also proposed is the re-stripping of the existing parking area. Project addresses violations identified in enforcement case ENF2016-00350.

Owner TYLER, SAM, 26 W ANAPAMU, , SANTA BARBARA, CA 93101

24 W GUTIERREZ ST	037-211-020	MST2016-00193	400	MEA
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Proposal for pre-application review of a new Mixed Use AUD (Priority Overlay) project on a 6,725 square foot lot in the C-M Zone with a density of 52 du/acre. The project is proposed as a 3 story, 40 foot tall building, with 8 units and 400 square feet of commercial with 10 covered parking spaces. The units include two 1-bedroom and six 2-bedrooms with an average unit size of 935 square feet.

Existing on the site is a single family home and carport that will be demolished.

Owner ROGERS, BEATRIZ V REVOCABLE TRUST 7, 24 W GUTIERREZ ST, , SANTA BARBARA, CA 93101
 Owner SUSAN M BUDINGER, 4410 VIA ESPERANZA, , SANTA BARBARA, CA 93110
 Agent RYAN JEFFREY, 4530 VIA ESPERANZA, , SANTA BARBARA, CA 93110
 Architect JEFF GORRELL, 829 DE LA VINA ST, , SANTA BARBARA, CA 93101

24 W GUTIERREZ ST	037-211-020	MST2017-00303	812	HLC
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The 0.15 acre parcel is currently developed with two single-family residences and a carport. The proposal involves demolition of all existing improvements, and the construction of a new 3-story mixed-use building, containing two residential units. The ground floor will include approximately 812 square feet of commercial space, and an approximately 3,929 square foot parking garage, with 5 spaces. The residential units will be located on the second and third floor of the building. Each unit will contain 3 bedrooms, and the unit size will range between approximately 3,577 and 3,486 square feet.

Owner ROGERS, BEATRIZ V REVOCABLE TRUST 7, 24 W GUTIERREZ ST, , SANTA BARBARA, CA 93101
 Applicant RYAN JEFFREY, 4530 VIA ESPERANZA, , SANTA BARBARA, CA 93110

Status: Pending

219 E HALEY ST	031-202-014	MST2016-00078	2,018	KAB
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This is a one-time pre-application consultation. Proposal for a new mixed-use development using the Average Unit Density Incentive Program. The proposal includes the demolition of seven existing structures housing eight residential units totaling 3,416 square feet and the construction of a four-story (previously three-story) mixed-use development. The new residential unit mix will include 13, 2-bedroom, units and 19, 1-bedroom units and four studios, totaling 26,095 square feet, with an average unit size of 737 square feet. Also proposed are two commercial spaces totaling 2,077 square feet. Total development on site will be 31,151 square feet. The proposed density on this 25,113 square foot parcel will be 63 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential, 37-63 dwelling units per acre in the Priority Housing Overlay. There will be 36 covered parking spaces for the residential units and eight covered parking spaces for the commercial area, with 44 spaces required. Grading is yet to be determined. Planning Commission review is required.

Owner PRICE LIVING TRUST, PO BOX 61106, , SANTA BARBARA, CA 93160
 Architect GREG CHRISTMAN, 1 N CALLE CESAR CHAVEZ, SUITE 102, SANTA BARBARA, CA 93103

304 E HALEY ST	031-281-002	MST2014-00414	729	JAL
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This project involves two adjacent parcels. On the first parcel at 304 and 306 E. Haley Street (APN 031-281-002) the work comprises a new building and additions and alterations to an existing 5,060 square foot mixed-use project at the rear of the parcel. The work will include the construction of a new 717 square foot two-story industrial building with a 738 square foot garage below to provide three new covered parking spaces. At existing Building A, 12 square feet will be demolished from the first floor of dwelling Unit C. At existing Building B, a 12 square foot addition to an existing warehouse is proposed, as well as a 47 square foot second-story addition. On the second parcel at 310 E. Haley Street (APN 031-281-003), minor alterations are proposed to the parking lot. Also proposed on both parcels are door and window changes and new features including steel awnings, decks, patio, trash enclosure, and an ADA accessible parking space. A total of 18 parking spaces will be provided over both parcels, with 17 currently existing. A Covenant of Easement for Access and off-Site Parking Agreement exists between the two parcels. Staff Hearing Officer review is requested for a zoning modification of the Open Yard requirements.

Owner DAVID BACK REVOCABLE TRUST, 302 E HALEY ST STE B, , SANTA BARBARA, CA 93101
 Architect SHERRY & ASSOCIATES, ATTN: HYUN BAE CHO, 535 SANTA BARBARA ST, SANTA BARBARA, CA 93101

400 HITCHCOCK WAY	051-240-002	MST2014-00515	9,700	SMR
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Proposal for a tenant improvement and facade remodel to an existing auto dealership building for Tesla Motors dealership and vehicle service to be completed in two phases. Phase I consists of tenant improvements including facade remodel of the existing 7,435 square foot showroom and related site improvements including parking lot restriping and additional landscaping. Phase II includes enclosing two of three existing service bays to house the electric vehicle department, which will result in a commercial addition of 9,700 square feet on this 130,680 square foot parcel. There will be no change in the number of parking spaces with 70 spaces provided. Phase I requires 36 parking spaces and Phase II will require additional required parking. The applicant is requesting City Council approval to allocate the 9,700 square feet as a Community Benefit Project under the Economic Development category for Planned Development, and Planning Commission review of the Development Plan.

05/11/2015 ABR-Proj Des & Final Approval
 06/15/2015 ABR-Final Approval - Project

Owner DONALD HUGHES, 3912 LAGUNA BLANCA DR, , SANTA BARBARA, CA 93110
 Agent SUZANNE ELLEDGE PLANNING & PERMITTING, ATTN: TRISH ALLEN, 1625 STATE ST, STE 1, SANTA BARBARA, CA 93101
 Architect MBH ARCHITECTS, 2470 MARINER SQUARE LOOP, , ALAMEDA, CA 94501

130 S HOPE AVE	051-010-007	MST2013-00368	192	ABR
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Installation of a 192 square foot recycling center for beverage container compaction. The facility will be manned by a part-time worker and erected in an existing parking space on the south side of the shopping complex.

Applicant JESSIE VELASQUEZ, 25837 BUSINESS CENTER DR, STE F, REDLANDS, CA 92374
 Owner MACERICH COMPANY, 401 WILSHIRE BLVD., SUITE 700, SANTA MONICA, CA 90401

Status: Pending

301 S HOPE AVE	051-240-019	MST2012-00451	2,946	PPB
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Proposal for a 2,946 square foot, one-story addition of an automobile showroom including a mezzanine floor, 12 new customer parking spaces, and consequent alterations to the existing landscaping. The project requires development plan review by the Planning Commission for the new square footage.

Owner GRAHAM RICHARD A & NANCY J TRUSTEES, 301 S HOPE AVE, , SANTA BARBARA, CA 93105
 Architect CEARNAL ANDRULAITIS, LLP, 521 1/2 STATE ST, , SANTA BARBARA, CA 93101

401 S HOPE AVE	051-240-018	MST2016-00341	2,200	JWG
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Proposal for a pre-application consultation design review hearing with limited plans to be presented. The project will comprise an approximately 2,200 square foot, one-story addition and major facade changes on the existing Jaguar/Land Rover side of the auto dealership building facing S. Hope Avenue. The Acura side of the building facing Calle Real would remain unchanged. The parking requirement for this 151,800 square foot site is 121 spaces, with 211 spaces proposed. Project requires Planning Commission approval of a Development Plan and City Council approval of 1,100 square feet of Community Benefit Plan Development square footage.

Owner SANTA BARBARA AUTO GROUP, 402 S HOPE AVE, , SANTA BARBARA, CA 93105
 Agent LUSARDI CONSTRUCTION COMPANY, ATTN: MIKE RAMSEY, 1570 LINDA VISTA DR, SAN MARCOS, CA 92078

707 KIMBALL AVE	017-161-006	MST2017-00052	2,995	KAB
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Proposal for a new commercial addition. Project is comprised a voluntary lot merger of two parcels (APNs 017-161-006 017-161-005), the demolition of two single-family residences, and the construction of a 3,000 square foot two-story addition to an existing 3,325 square foot industrial building. Also proposed are four new parking spaces. The two existing single family dwellings will be demolished under separate permit. This project requires Staff Hearing Officer review for a Coastal Development Permit.

Owner NOPAL INVESTMENT COMPANY, LLC, 8 N NOPAL STREET, , SANTA BARBARA, CA 93103
 Architect EDWARDS - PITMAN ARCHITECTS, 120 E DE LA GUERRA ST, , SANTA BARBARA, CA 93101

1298 LAS POSITAS RD	047-010-034	MST2013-00141	1,055	ALD
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This is a revised project description: Proposal for demolition of an existing 872 square foot office/restroom building at a City tennis facility and construction of a 1,927 square foot tennis recreation building with restrooms, court director office, pro shop, and multipurpose room. The proposal also includes replacement of the existing stadium court seating with stepped planting areas and new stairs down to the courts. New hardscape will provide ADA access and the existing parking lot will be repaired and restriped. The existing concrete practice facility and backboard will be retained, with the addition of a new roof and solar panels. Grading includes 220 cubic yards of cut and 22 cubic yards of fill. The Parks and Recreation Commission made project findings on May 25, 2016.

Owner CITY OF SANTA BARBARA, ATTN: JILL ZACHARY, 620 LAGUNA STREET, SANTA BARBARA, CA 93101
 Applicant MICHAEL NELSON, EXECUTIVE DIRECTOR, ELINGS PARK FOUNDATION, 1298 LAS POSITAS, SANTA BARBARA, CA 93105
 Architect RAY HICKS, 330 STATE STREET, SUITE C, SANTA BARBARA, CA 93101

Status: Pending

121 E MASON ST	033-084-005	MST2016-00439	-5,656	ALD
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Proposal for a four-story, mixed-use development with a tentative subdivision map for apartments and commercial condominiums. The residential portion of the project consists of 125 apartments with an average unit size of 577 square feet, including 14 units affordable to low income households. The proposed density is 166% greater than the base density of 47 studios provided by the Variable Density Program. The 21,319 square foot non-residential portion of the project includes 3,492 square feet of restaurant use, 5,384 square feet of retail and 12,443 square feet of light industrial/manufacturing arts-related uses. The project would provide 75 residential parking spaces and 76 commercial parking spaces on site, for a total of 153 parking spaces, of which 138 would be provided as stacked parking. The project includes requests for two concessions/incentives per State Density Bonus Law: (1) to provide 61 additional apartments beyond the 17 required under State Density Bonus Law, and (2) to allow for additional bedrooms. The project also requests the following development standard reductions per State Density Bonus Law: (1) to allow a four story development; (2) to increase the maximum height limit from 45 feet to 56 feet; (3) to allow the required common outdoor living space to be located above grade; and (4) to waive the 70% limitation on residential uses in the OC Zone.

Architect DAN WEBER, 235 E CANON PERDIDO, , SANTA BARBARA, CA 93101
 Owner SOMO SB, LLC, ATTN: SAM WHITE, PO BOX 92251, SANTA BARBARA, CA 93190

228 W MICHELTORENA ST	027-221-017	MST2016-00496	1,215	ABR
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Proposal to convert an existing 1,215 square foot, two-story, two-bedroom dwelling unit located at 228 W. Micheltorena Street to a hotel. No changes are proposed for the existing, detached, one-story, 1,097 square foot dwelling unit at 224 W. Micheltorena Street. Two uncovered parking spaces will be provided for the hotel. Also proposed is to reduce the hedge height along the driveway to meet visibility requirements. A Parking Design Waiver is required from the Transportation Division to back out onto the street for a distance exceeding 75 feet. No new square footage is proposed on this 7,000 square foot parcel. This project will address a violation identified in Enforcement Case ENF2015-01155.

Owner LEO & MSTISLAV KOSTRUBA, 224 W MICHELTORENA ST, , SANTA BARBARA, CA 93101
 Applicant VANGUARD PLANNING LLC, ATTN: JARRETT GORIN, 735 STATE ST, SUITE 204, SANTA BARBARA, CA 93101-5502

128 W MISSION ST	025-302-016	MST2017-00045	11	TB
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Proposal for a medical cannabis dispensary in an existing commercial building. Project consists of interior alterations as well as the reconfiguration of the entrance resulting in 11 additional square feet of commercial floor space, new windows and doors, paint, a new trash enclosure, and security improvements. No changes are proposed for the existing 13 space parking lot. Staff Hearing Officer review is requested for a medical marijuana Storefront Collective Dispensary Permit.

Owner MIRATTI, SUSAN E TRUST 2/23/10, 1370 E. VALLEY RD, , SANTA BARBARA, CA 93108
 Applicant GRAHAM FARRAR, 419 TERRACE RD, , SANTA BARBARA, CA 93109
 Architect KENT MIXON, 2040 ALAMEDA PADRE SERRA, STE 107, SANTA BARBARA, CA 93103

Status: Pending

302 W MONTECITO ST	037-232-011	MST2016-00426	28,146	KAK
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Proposal for a three-story mixed-use development consisting of a boutique hotel, commercial space, and public art gallery. The project will comprise a voluntary lot merger of two lots at 302 & 308 W. Montecito Street (APNs 037-232-011 & 037-232-002). All existing development on the two lots, consisting of four residential apartments totaling 2,540 square feet and 517 square feet of office space, will be demolished. New development on this merged 18,927 square foot parcel will be a 56,302 square foot, three-story building containing a 16,447 square foot, 32-room hotel; 1,869 square foot commercial component; an 847 square foot public art space and a 24,266 square foot subterranean parking garage with 52 parking spaces (42 spaces for on-site use and 10 spaces for a new development project to be constructed at 311 W. Montecito Street). 18 covered bicycle parking spaces will also be provided. There will be approximately 7,900 cubic yards of grading excavation. Planning Commission approval is required, as this project involves a Transfer of Existing Development Rights from the Sandman Hotel located at 3714-3744 State Street for 29 hotel rooms, and a Development Plan for commercial square footage allotments from the Minor and Small Additions categories on both parcels.

Owner EDWARD ST. GEORGE, PO BOX 598, , SANTA BARBARA, CA 93102
 Applicant ON DESIGN LLC, ATTN: SHELBY MESSNER, P.O. BOX 598, SANTA BARBARA, CA 93102
 Architect ON DESIGN LLC, ATTN: KEITH NOLAN, PO BOX 598, SANTA BARBARA, CA 93102
 Agent SEPPS, ATTN: TRISH ALLEN, 1625 STATE ST, STE 1, SANTA BARBARA, CA 93101
 Architect INTERDISCI ARCHITECTURE, 858 HIGHLAND DRIVE, #8, , SANTA BARBARA, CA 93109

328 W MONTECITO ST	037-232-012	MST2014-00169	47	TB
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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. Planning Commission review is requested for a Conditional Use Permit, and a zoning modification to provide fewer than the required number of parking spaces.

Owner MOLLER RETAIL, INC, 6591 COLLINS DR E11, , MOORPARK, CA 93021
 Architect JEFF GORRELL, 315 W HALEY ST, , SANTA BARBARA, CA 93101

128 NATOMA AVE	033-062-012	MST2016-00543	1,936	JWG
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Proposal to abate violations identified in ENF 2016-00152 by legally converting one 1,709 square foot three bedroom residential unit to a short term vacation rental, which is considered a hotel as defined in SBMC Section 28.04.395. The project requires Staff Hearing Officer review for a Coastal Development Permit for the change of use in the non-appealable jurisdiction of the coastal zone and Modification to interior and rear setbacks due to conversion of use of a building within the legal non-conforming portions of the building. No exterior changes are proposed.

Owner CAIRD FAMILY REVOCABLE TRUST 6/1/01, PO BOX 60307, , SANTA BARBARA, CA 93160
 Agent JARRETT GORIN, 735 STATE ST STE 204, , SANTA BARBARA, CA 93101

2559 PUESTA DEL SOL	023-271-003	MST2010-00166	57,000	DPG
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Proposed project consists of the Master Plan for the Santa Barbara Museum of Natural History. The project components include demolition of the majority of the existing structures, approximately 58,500 square feet, with the exception of the designated structures of merit and proposed new development of approximately 109,500 square feet. The project requires a Measure E allocation of no more than 57,000 square feet and has received a preliminary dual designation as a Community Priority and Economic Development project.

Owner SANTA BARBARA MUSEUM OF NAT HISTORY, 2559 PUESTA DEL SOL, , SANTA BARBARA, CA 93105
 Agent SUZANNE EL PLANNING & PERMITTING SERVICES, 1029 SANTA BARBARA ST, , SANTA BARBARA, CA 93101
 Architect SCHACHT ASLANI ARCHITECTS, 901 5TH AVE STE 2720, , SEATTLE, WA 98164

117 S QUARANTINA ST	017-570-005	MST2017-00376	267	
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dummy case to track 267 square foot mezzanine.

Owner JENSEN, GREGORY M, 712 E MASON ST, , SANTA BARBARA, CA 93103

Status: Pending

800 SANTA BARBARA ST	031-012-028	MST2015-00023	-582	MEA
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Revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 19,192 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,289 square feet of commercial floor area and 23 residential units. The unit mix will include 8 studios, 10 one-bedroom units, and 5 two-bedroom units. Parking will be provided with a subterranean parking garage containing 29 parking spaces, storage, and service areas. This is an AUD Priority Housing development with a proposed density of 53 dwelling units per acre and with an average unit size of 777 square feet. Project is within the Commercial/High Residential Priority Overlay (28-36 du/ac).

Owner 800 SANTA BARBARA, LLC, 800 SANTA BARBARA ST, , SANTA BARBARA, CA 93101
 Applicant JAN HOCHHAUSER, 122 E ARRELLAGA ST, , SANTA BARBARA, CA 93101
 Architect JAN HOCHHAUSER, 122 E ARRELLAGA ST, , SANTA BARBARA, CA 93101

3891 STATE ST	051-022-035	MST2016-00147	-10,870	JWG
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Proposal for a new mixed-use project using the Average Unit Density Incentive Program (AUD). The proposal includes the demolition of an existing two-story, 30,000 square foot commercial retail building and the construction of a new four-story mixed-use development including 85 residential units and 11,065 square feet of commercial floor area. The residential unit mix will include 12, 1-bedroom units, 68, 2-bedroom units, and 5, 3-bedroom units, with an average size of 811 square feet. The proposed density on this 1.36 acre parcel will be 63 dwelling units per acre, which is the maximum allowed on a parcel with a General Plan land use designation of Commercial/High Residential 49-63 dwelling units per acre in the Priority Housing Overlay. There will be a total of 192 parking spaces, including 126 covered residential spaces and 66 covered commercial spaces. Grading excavation will comprise 22,250 cubic yards. There will be 7,625 square feet of landscaping on all levels, and a 12,995 square foot roof deck with swimming pool. Planning Commission review is required.

Owner WATABUN USA, INC., ATTN: MICHAEL RUSSELL, 3891 STATE STREET, SANTA BARBARA, CA 93105
 Architect DESIGNARC, C/O MELISA CINARLI TURNER, 29 W. CALLE LAURELES, SANTA BARBARA, CA 93105

502 VERA CRUZ LN	031-201-024	MST2016-00272	-4,496	MEA
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Proposal for PRT of a new Medium High Density AUD project in the C-M zone on a 10,146 square foot lot with a density of 22 dwelling units per acre. The project is proposed as 4 buildings with five (5) units and 6 covered and 1 uncovered parking spaces. The units include five 2-bedroom units with an average unit size of 1,000 square feet to be built in 4 buildings of 1, 2, and 3 stories with a maximum height of 32.5 feet high. The existing 4,496 square foot non-residential industrial buildings are to be demolished.

Owner SANCHEZ LOUIS/LEONILA A, PO BX 549, , SUMMERLAND, CA 93067
 Architect SCOTT ELLINWOOD, 1300 CRAVENS LN, , CARPINTERIA, CA 93103

301 E YANONALI ST	017-630-005	MST2012-00494	45,118	ALD
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Proposal to construct a new 45,118 square foot three-story commercial building to include a market, restaurant and retail spaces with 180 parking spaces on the 3.16 acre lot located in El Pueblo Viejo and the SP-2 Cabrillo Plaza Specific Plan area. Parking is to be provided on grade with the market above. Planning Commission review of a Coastal Development Permit and Development Plan square footage is requested.

Owner WRIGHT PARTNERS THE, 130 GARDEN ST, , SANTA BARBARA, CA 93101
 Agent SUZANNE ELLEDGE PLANNING/PERMITTING, ATTN: TRISH ALLEN, 1625 STATE STREET, SUITE 1, SANTA BARBARA, CA 93101
 Architect THE CEARNAL COLLECTIVE LLP, 521-1/2 STATE STREET, , SANTA BARBARA, CA 93101

Status: Approved

Status: Approved

116, 120, 122 SANTA BARBARA ST	017-022-004	MST2013-00232	-152	ABR
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Proposal to remove an existing overhead garage door and create a recessed pedestrian storefront entry with artwork and mural. Net floor area of the building will be reduced by 152 square feet.

06/10/2013 ABR-Proj Des & Final Approval
 07/11/2013 Coastal Exempt APVD-Other Rev
 11/18/2013 ABR-After Final (Approved)
 11/26/2013 ABR-F.A. (Staff Approval)

Owner GOODMAN REED HOLDINGS LLC, 4283 STATE ST., , SANTA BARBARA, CA 93110
 Applicant A B DESIGN STUDIO, 27 E. COTA ST., SUITE 503, SANTA BARBARA, CA 93101

414 & 420 E. CARRILLO ST	029-302-023	MST2016-00174	-3,903	MEA
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Proposal for a new mixed-use project using the Average Unit Density Incentive Program (AUD). The proposal includes a voluntary lot merger of 414 and 420 E. Carrillo Street, the demolition of a 4,903 square foot building at 414 E. Carrillo Street, and the construction of a new four story mixed-use building including 21 residential rental apartments and a 850 square foot addition of commercial floor area. An existing 11,700 square foot commercial building will be maintained. The residential unit mix will include six studio units, six, 1-bedroom units, and nine, 2-bedroom units, with an average size of 768 square feet. The proposed density on the combined parcels totaling 34,981 square feet will be 27 dwelling units per acre, which is the maximum allowed on a parcel with a General Plan land use designation of Commercial/Medium High Residential 15-27 dwelling units per acre. There will be a total of 57 parking spaces including 37 spaces in a ground floor parking garage and 20 uncovered spaces in a surface lot. There will be 3,145 square feet of landscaping. Staff Hearing Officer review is requested for a zoning modification to provide less than the required number of parking spaces. A shared parking analysis will be provided.

12/07/2016 SHO-APVD-Design Review Req'd
 02/27/2017 ABR-Project Design Approval

Owner 414 EAST CARRILLO PROPERTIES, LLC, 420 E CARRILLO ST, , SANTA BARBARA, CA 93101
 Architect DESIGNARC, ATTN: MELISA CINARLI TURNER, 29 W. CALLE LAURELES, SANTA BARBARA, CA 93105
 Owner MARK SINGER, 220 W. MONTECITO STREET, , SANTA BARBARA, CA 93101

100 ADAMS RD	073-450-003	MST2013-00379	-1,488	ARB
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Proposal to demolish and reconstruct a portion of the existing Pump Station No. 2 structure and expand an existing equipment garage currently located on the Goleta West Sanitary District Headquarters on property leased from the Santa Barbara Airport. The existing Pump Station is 4,297 square feet and includes a platform level of 1,102 square feet, two below platform levels of 2,784 square feet and a 411 square foot emergency generator room. The 1,102 square feet above platform level will be demolished and reconstructed with a small addition of 396 square feet to provide 1,498 square feet of work areas, break room, and shower/locker facilities for operations staff. The two below platform levels will be permanently sealed off, and the generator room is to remain. Including the generator room, the total square footage for the new Operations Building is 1,909. An existing 188 square foot locker room area in the existing Administration Building will be reconfigured to house the pump station switch gear. To improve circulation on the site and better accommodate larger District vehicles including the Vector Truck, the project also includes expansion of an existing 2,400 square foot equipment garage by 900 square feet. The total project results in a net decrease of 1,488 square feet of non-residential floor area and requires Planning Commission Review for a Coastal Development Permit.

09/01/2016 PC-APVD-Design Review Required
 03/27/2017 ABR-Project Design Approval

Owner CITY OF SANTA BARBARA, ATTN: ANDREW BERMOND, 630 GARDEN STREET, SANTA BARBARA, CA 93101
 Applicant PATSY PRICE, 1020 STATE STREET, , SANTA BARBARA, CA 93101-2706

Status: Approved

28 ANACAPA ST	033-113-009	MST2017-00001	-283	ABR
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Proposal for a new semi-outdoor seating area for existing restaurant. Project includes the creation of a new roof opening in suite D, enlargement of openings on the north and south elevations, and the creation of an interior access route between suites D and E. There will be no new floor area added and no cut.

05/01/2017 ABR-Proj Des & Final Approval

Owner HUGHES LAND HOLDING TRUST 5/9/84, 28 ANACAPA ST # D, , SANTA BARBARA, CA 93101
 Architect KEVIN MOORE, 530 SANTA BARBARA ST, , SANTA BARBARA, CA 93101

402 ANACAPA ST	031-271-016	MST2016-00514	1,568	ABR
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Proposal to convert an existing single family dwelling unit to a two-sleeping unit hotel on a 5,025 square foot parcel in the C-M Zone. Existing development on the site consists of a two-story, 1,568 square foot, two-bedroom residence with two uncovered parking spaces. There will be no new floor area and no changes to the exterior of the building. This project will require Development Plan Approval findings for conversion of residential use to commercial use. Minor alterations are proposed to the existing fence to improve parking visibility on the site.

12/05/2016 ABR-Proj Des & Final Approval

Owner INGA FRICK, , , ,

29 W ANAPAMU ST	039-231-002	MST2016-00487	585	HLC
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Proposal to convert attic area to additional 585 square feet of new office on an existing 17,395 square foot, four-story office building. Exterior alterations include raising the ceiling and extending the floor of the attic by approximately 10 feet to convert attic to floor area, and adding a third-floor balcony. The overall building height will remain unchanged at 45'.

01/11/2017 HLC-Project Design Approval

03/22/2017 HLC-Final Approval - Project

Owner STUART FUSS, 175 OLIVE MILL LN, , SANTA BARBARA, CA 93108
 Architect AB DESIGN STUDIO INC, PO BOX 22204, , SANTA BARBARA, CA 93121

1608 BATH ST	027-171-022	MST2016-00434	500	BTT
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Proposal to convert one (500 s.f.) unit of an existing residential duplex to a "vacation rental" commercial use. The resulting project will be a mixed use project involving one, 1300 s.f. residential unit (to remain) and one 500 s.f. commercial unit. No exterior alterations are proposed to the existing buildings. Parking is provided by a two-car garage to remain. Minor patch and repair work is proposed to the existing driveway and expansion of the curb-cut. Proposal will address violations of the enforcement case ENF2015-00572.

01/18/2017 SHO-APVD-Design Review Req'd

06/21/2017 SHO-APVD-Design Review Req'd

Owner CHIACOS, LEE G & MASSELLO-CHIACOS,, 1608 BATH ST, , SANTA BARBARA, CA 93101

1624 BATH ST	027-171-026	MST2017-00015	1,720	BTT
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This is a designated Structure of Merit constructed 1873-1875 in the Stick style. Proposal to convert the existing two-story, 1,720 square foot historic single-family house into a short-term rental. Project includes removal of an "as-built" parking pad abutting Bath Street, addition of a new parking space in the backyard, relocation of an existing trash and recycling enclosure, and alterations to an existing fence to add a man and vehicle gate. An Interior Setback Modification is required for the window and closet on the side of the house (change of use).

06/07/2017 SHO-APVD-Design Review Req'd

Owner BERGHOFF, PAUL H, 24 S MORGAN, , CHICAGO, IL 60607
 Applicant PAUL & KAT BERGHOFF, , , ,
 Architect DMHA, 1 N CALLE CESAR CHAVEZ, , SANTA BARBARA, CA 93103
 Owner PAMELA BOEHR, 707 ANACAPA ST, , SANTA BARBARA, CA 93101
 Owner KELLIE DAVIS, 324 W. ARRELLAGA STREET, , SANTA BARBARA, CA 93105

Status: Approved**6100 BECKNELL ROAD****073-080-065****MST2014-00619****148,920****KAK**

Proposal to construct a new facility for Direct Relief, a nonprofit organization, including a new 127,706 square foot warehouse with an attached two-story 27,294 square foot administrative office building, a secure truck yard loading area, and 162 parking spaces on a 7.99 acre parcel to be purchased from the City of Santa Barbara Airport. The existing eight buildings totaling 12,937 square feet would be demolished. A new public road is proposed to be constructed immediately south of the project site, which is located in Sub-area 3 of the Airport Specific Plan (SP-6). The project received a designation as a Community Benefit project and an allocation of 80,000 square feet (and reservation of 30,000 square feet) of non-residential floor area from the Community Benefit category by the City Council. Development Plan approval by the Planning Commission is required.

03/17/2016 PC-APVD-Design Review Required
 07/18/2016 ABR-Project Design Approval
 02/27/2017 ABR-Final Approval - Project
 03/27/2017 ABR-Final Approval - Details
 05/01/2017 ABR-After Final (Approved)

Owner CITY OF SANTA BARBARA - AIRPORT ADMIN., ATTN: HAZEL JOHNS, DIR., 601 FIRESTONE RD,
 SANTA BARBARA, CA 93117-3209
 Agent SUZANNE ELLEDGE PLANNING & PERMITTING, ATTN: SUZANNE ELLEDGE, 1625 STATE STREET,
 SUITE 1, SANTA BARBARA, CA 93101
 Applicant DIRECT RELIEF, 27 S. PATERA LANE, , GOLETA, CA 93117
 Architect DMHA ., ATTN: MICHAEL HOLLIDAY, 1 N. C. CESAR CHAVEZ, #102, SANTA BARBARA, CA 93103

617 BRADBURY AVE**037-122-006****MST2007-00559****958****TB**

The project has been revised in response to concerns expressed by the City Council at the December 8, 2009 appeal hearing. The project consists of the demolition of an existing 392 square foot single-family residence, and the construction of a sustainable, 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. Bicycle parking and a changing room are provided within the garage structure. The residential units are 1,257 square foot, two-bedroom, and three-story units at the rear of the lot. The commercial units total 958 square feet and are located on the first and second floor adjacent to the street. The proposal includes 2,015 square feet of green roof and upper level landscape plantings.

07/15/2009 SHO-APVD-Design Review Req'd
 05/25/2010 CC-HLC Appeal (Proj APVD)
 11/29/2010 ABR-Prelim Approval - Project
 12/21/2015 ABR-Final Approval - Project
 12/07/2016 SHO-APVD-Design Review Req'd
 06/07/2017 SHO-Time Extension APVD

Owner LEED SANTA BARBARA LLC, , , ,
 Architect GARCIA ARCHITECTURE + DESIGN, 1308 MONTEREY ST, SUITE 230, SAN LUIS OBISPO, CA 93401
 Agent DAVID MIRES, 1436 STATE STREET, , SANTA BARBARA, CA 93101
 Agent JUSTIN SLADE, EMAIL ONLY, , ,

29 E CABRILLO BLVD**033-112-006****MST2016-00540****-500****HLC**

Proposal for exterior alterations to an existing mixed-use building located in the Appeal Jurisdiction of the Coastal Zone. The project proposes a complete remodel of the building façades that includes changes to the building articulation, windows, doors, lighting, and finish details. It also proposes a new attached trash enclosure at the rear, the conversion of 94 square feet of interior space into an outdoor dining patio, and the creation of additional outdoor dining areas. Interior work includes the subdivision and remodel of the existing restaurant into two new restaurant tenant spaces. No change in uses are proposed for the one-bedroom apartment and office spaces on the second floor.

06/14/2017 HLC-Project Design Approval

Owner HANNAH BEACHSIDE LLC, , , ,
 Architect HENRY LENNY, , , ,

Status: Approved

Address	APN	Case Number	Net New S.F.	
1330 CACIQUE ST	017-233-024	MST2016-00119	-1,240	JAL
<p>The proposed project involves interior and exterior alterations to convert an existing commercial complex to a mixed-use project. The proposal includes an interior remodel and alterations to the rear portion of the building including converting 1,240 square feet commercial space on the second-floor to two residential units; a one bedroom and a studio unit, and exterior alterations including window and door changes and new Juliet balconies. The proposal also includes an interior remodel and alterations to the one-story portion of building at the front of the property, including the removal of two existing trellises, exterior alterations including window and door changes and new private patios over the existing rooftop of the breezeway for the residential units. Site alterations proposed include a new trash enclosure, new covered bicycle storage, a revised parking layout, landscape changes, removal of two trees and removal of an existing driveway gate. No new square footage is proposed. Staff Hearing Officer review is requested for zoning modifications to allow the alterations in two required interior setbacks.</p>				
08/17/2016	SHO-APVD-Design Review Req'd			
08/17/2016	SHO-Partial Approval:See Notes			
09/26/2016	ABR-Proj Des & Final Approval			
03/13/2017	ABR-Final Approval - Project			
Owner	ORNELLA FACCIN, C/O BECKER STUDIOS, PO BOX 41459, SANTA BARBARA, CA 93140			
Applicant	BECKER STUDIOS, INC., PO BOX 41459, , SANTA BARBARA, CA 93140			
Applicant	DIANA KELLY, 1323 OLIVE STREET, APT B, SANTA BARBARA, CA 93101			
1 N CALLE CESAR CHAVEZ 102	017-113-012	MST2012-00481	1,250	ABR
<p>Proposal to reconfigure the existing parking lot on the Calle Cesar Chavez side of the building and a request for Development Plan Approval for the addition of 1,250 square feet of new commercial square footage at a mezzanine floor within the Vercal Building. The project would add five parking spaces, plus additional landscape planters, curbs, and a new one-way drive aisle.</p>				
06/10/2013	ABR-Proj Des & Final Approval			
Owner	JACQUES PTRS, 775 E BLITHEDALE AVE # 3, , MILL VALLEY, CA 94941			
Agent	CAROLYN PARKS, 1 N. CALLE CESAR CHAVEZ, SUITE 230-A, SANTA BARBARA, CA 93103-5611			
Architect	J. MICHAEL HOLLIDAY, 288 ROSARIO PARK ROAD, , SANTA BARBARA, CA 93105			
130 N CALLE CESAR CHAVEZ	017-030-005	MST2014-00394	-48	ABR
<p>Proposal to demolish a 1,004 square foot commercial structure (Units 4 and 6) and construct a new 956 square foot commercial structure (Units 4 and 6). Also proposed is to replace an existing 234 square foot canopy structure at Unit 5 with a new 1,141 square foot canopy structure. This project will result in a net credit of 48 square feet of Growth Management Plan floor area.</p>				
09/02/2014	ABR-Project Design Approval			
Owner	J KEN, LLC, PO BOX 40608, , SANTA BARBARA, CA 93140			
Architect	JOSEPH H MOTICHA, AIA, 1000 LA SENDA, , SANTA BARBARA, CA 93105			
Contractor	KENNEY CONSTRUCTION, INC., PO BOX 40929, , SANTA BARBARA, CA 93140			
32 W CARRILLO ST	039-281-028	MST2016-00076	4,983	ALD
<p>Proposal to demolish an existing 5,917 square foot one-story building (former Greyhound Station) and all associated site development and construct a total of 11,277 square feet of new non-residential buildings, including a two-story 10,268 square foot retail/office building, and a one-story, 991 square foot retail building. The application requires a lot merger and Planning Commission review of a Development Plan. A total of four covered and 7 uncovered onsite parking spaces are provided for the proposed 19,468 net square foot parcel located in the 100% Parking Zone of Benefit. The proposal also includes outdoor patios and revised site landscaping, including the removal of two existing trees.</p>				
01/19/2017	PC-APVD-Design Review Required			
Owner	CARRILLO PACIFIC, LLC, 441 N BEVERLY DR STE 207, , BEVERLY HILLS, CA 90210			
Architect	THE CEARNA COLLECTIVE, LLP, 521-1/2 STATE STREET, , SANTA BARBARA, CA 93101			
Applicant	LAURA BENARD, CEARNAL COLLECTIVE, 523-1/2 STATE STREET, SANTA BARBARA, CA 93101			

Status: Approved

302 W CARRILLO ST	039-262-034	MST2015-00531	326	HLC
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Proposal for new and "as-built" exterior and interior changes to an existing 9,799 square foot, two-story commercial building. The proposal includes the removal and relocation of the trash enclosure, new windows, doors, stairways, planter areas, and accessibility improvements. 15 existing parking spaces will remain unaltered. This proposal addresses violations in enforcement case ENF2015-00171.

06/29/2016 HLC-Proj Des & Final Approval

Owner GOODWILL INDUSTRIES OF VENTURA & SA, 130 LOMBARD ST, , OXNARD, CA 93030

116 CASTILLO ST	033-061-011	MST2014-00388	7,482	ALD
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Proposal to demolish the existing 8,612 square foot, one-story hotel and construct a new, 14,475 square foot, three-story, 38 room hotel, with a total of 38 parking spaces (20 covered and 18 uncovered) on the 24,956 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes Planning Commission review for a Coastal Development Permit, Development Plan, and Interior Setback Modifications.

07/14/2016 PC-APVD-Design Review Required
 11/16/2016 HLC-Project Design Approval
 12/14/2016 HLC-Final Approval - Project

Owner KAZALI ADI/SANTY TRUSTEES (for) KAZ, 4015 MARIPOSA DR, , SANTA BARBARA, CA 93110
 Architect JOE ANDRULAITIS, AIA, LEED BD+C, 2921 PASEO DEL REFUGIO, , SANTA BARBARA, CA 93105

718 CASTILLO ST	037-073-020	MST2017-00117	831	ABR
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Proposal to convert an existing 831 square foot, one-story, single-family dwelling into commercial use as a short-term vacation rental. The project includes three new uncovered off-street parking spaces, the removal of an unpermitted addition at the rear of the dwelling, the removal of an exterior sink and table, and the removal of two storage sheds from the interior setbacks. This project will address violations in Zoning Information Report ZIR2016-00539 and enforcement case ENF2016-01682.

04/10/2017 ABR-Proj Des & Final Approval

Owner DAVID CHASE AND PAIGE CHASE, 6539 CAMINO VENTUROSO, , SANTA BARBARA, CA 93117
 Applicant AMY VON PROTZ, 217 SAN NAPOLI DRIVE, , GOLETA, CA 93117
 Applicant DANIEL GIRDLER, , ,

414 CHAPALA ST	037-211-027	MST2016-00190	-1,876	HLC
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Proposal to demolish an existing one-story, 3,533 square foot commercial building and construct a new four-story, mixed-use development with 2,739 square feet of commercial area, and 21 rental units on a 14,919 square foot parcel. The residential component is being developed under the Average Unit Density (AUD) program and proposes a unit mix comprising 15 one-bedroom units, 1 two-bedroom unit, 2 1-bedroom townhomes, and 3 two-bedroom townhomes, with an average unit size of 844 square feet. There will be a total of 25 parking spaces located within a ground-floor garage. Project is within the Commercial/High Residential Priority Overlay (37-63 du/ac).

11/02/2016 HLC-Project Design Approval

Owner PETERSON JOHN/MARTHA, 57 S FAIRVIEW AVE, , GOLETA, CA 93117
 Architect THE CEARNAL COLLECTIVE, LLP, 521 1/2 STATE STREET, , SANTA BARBARA, CA 93101

Status: Approved**517 CHAPALA ST** **037-163-007** **MST2005-00088** **307** **KAK**

Proposal to construct a new three-story, mixed-use development on an 11,500 square foot lot, with six residential condominium units (totaling 11,049 square feet), one 1,607 square foot commercial condominium space, and 15 parking spaces. One of the residential units would be affordable. The proposal includes a voluntary lot merger of two lots.

07/13/2006 PC-APVD-Design Review Required
 09/18/2006 CC-PC Appeal (Withdrawn)-APVD
 09/19/2007 HLC-Prelim Approval-Project
 03/04/2008 CC-HLC Appeal (Proj APVD)
 07/16/2008 SHO-Time Extension APVD
 06/22/2010 CC-HLC Appeal (Proj APVD)
 01/04/2012 HLC-Final Approval - Project
 02/15/2012 HLC-Final Approval - Details
 07/30/2014 HLC-After Final (Approved)

Owner H & R INVESTMENTS, LP, 22020 CLARENDON ST, , WOODLAND HILLS, CA 91367
 Applicant PEIKERT GROUP ARCHITECTS LLC, 10 E. FIGUEROA STREET, , SANTA BARBARA, CA 93101
 Architect PEIKERT GROUP ARCHITECTS, 10 E FIGUEROA ST, , SANTA BARBARA, CA 93101

1105 CHAPALA ST **039-222-024** **MST2017-00153** **154** **HLC**

This is a designated City Landmark, Santa Barbara Club, constructed in 1904 in the Neoclassical Style by architect Francis Wilson. Proposal is for a 154 square foot addition enclosing a walk-in freezer with wood fence screening, and the removal of a Chinese Elm to be replaced by a new specimen tree.

04/19/2017 HLC-Proj Des & Final Approval

Owner SANTA BARBARA CLUB, 1105 CHAPALA ST, , SANTA BARBARA, CA 93101
 Applicant BRIAN MILLER, 1115 COAST VILLAGE RD, , SANTA BARBARA, CA 93108

1198 COAST VILLAGE RD **009-222-010** **MST2012-00231** **962** **SMR**

Proposal for exterior alterations to an existing 1,507 square foot commercial restaurant building. The project consists of adding a 725 square foot fixed cover and a 343 square foot retractable cover over an existing patio, replacement of this 950 square foot concrete patio in the same location, staining the existing shingle siding of the building, adding a new bar area and new outdoor heaters and patio lighting, replacement of an existing 6 to 7-foot tall wood fence, adding a new planter area, removal of an existing 48-inch diameter cypress tree located within the existing concrete patio, and interior remodeling. The existing 484 square foot wood patio will be replaced by permeable pavers. Seating for the restaurant is limited to 50 seats inside and 48 outdoor patio seats. The parcel is located within the non-appealable jurisdiction of the Coastal Zone.

07/09/2012 ABR-Project Design Approval
 08/13/2012 ABR-Final Approval - Project
 08/22/2012 T/L-Conditions of Approval
 01/09/2013 SHO-APVD-Design Review Req'd
 01/14/2013 ABR-After Final (Approved)
 02/19/2013 ABR-After Final (Approved)
 03/27/2013 Coastal Exempt APVD-Other Rev
 08/12/2013 ABR-Final Approval - Details
 08/14/2013 SHO-Subst. Conformance APVD
 08/26/2013 Coastal Exempt APVD-Other Rev
 10/18/2013 T/L-Conditions of Approval
 07/28/2014 ABR-After Final (Approved)
 11/11/2015 SHO-APVD-Design Review Req'd
 11/16/2015 ABR-After Final (Approved)

Owner DEWAYNE COPUS TRUST, 1188 COAST VILLAGE RD, , SANTA BARBARA, CA 93108
 Architect AB DESIGN STUDIO, ATTN: MATTHEW BEAUSOLEIL, 420 E HALEY STREET, SANTA BARBARA, CA 93101

Status: Approved

1298 COAST VILLAGE RD **009-230-043** **MST2004-00493** **3,965** **PDL**

This is a revised project description. Project has been revised as follows: Proposed height of project has increased from 35'-6" to 36'-7", units have been reconfigured and reduced in number from six to five, outdoor space has been reconfigured, and the exterior façade has been altered. The entire proposal consists of the demolition of the existing gas station and service bays and the construction of a new three-story, mixed-use building on an 18,196 square foot lot. The 18,595 square foot building would include 4,800 square feet of commercial space on the ground floor and 13,795 square feet of residential space on the second and third floors. The residential component includes two, three-bedroom units, and three, two-bedroom units. A total of 36 parking spaces are proposed. A total of 11,000 cubic yards of cut and fill is proposed. The project requires compliance with City Council Resolution No. 08-084.

03/20/2008 PC-APVD-Design Review Required
 05/07/2008 PC-Recommend Approval to CC
 07/15/2008 CC-PC Appeal (Proj APVD)
 08/26/2008 CC-Zone Change (APVD)
 02/23/2009 ABR-Prelim Approval - Project
 06/02/2009 CC-ABR Appeal (Project APVD)
 04/23/2013 PC-Time Extension APVD
 04/23/2015 PC-Time Extension APVD
 06/08/2015 ABR-Final Approval - Project

Architect JEFF GORRELL, 829 DE LA VINA ST, STE 205, SANTA BARBARA, CA 93101
 Applicant JOHN PRICE, P.O. BOX 61106, , SANTA BARBARA, CA 93160
 Owner OLIVE OIL & GAS L P, PO BOX 61106, , SANTA BARBARA, CA 93160

1187 COAST VILLAGE RD. **009-291-008** **MST2014-00520** **967** **ABR**

This is a revised project description to include 881 square feet of as-built floor area and a relocated trash enclosure. The original proposal included a remodel of an existing multi-tenant commercial building on a 48,233 square foot lot comprising new awnings, exterior paint colors, pavers, Dutch doors, light fixtures, and roofing.

11/10/2014 ABR-Proj Des & Final Approval
 11/17/2014 ABR-Final Approval - Details
 05/31/2016 ABR-Proj Des & Final Approval

Owner H & R INVESTMENTS, LP, 100 N HOPE AVE., SUITE2, SANTA BARBARA, CA 93110
 Applicant EID, ATTN: MARIE SCHUMACHER, P.O. BOX 31005, SANTA BARBARA, CA 93130
 Architect MARK KELLOGG, 7411 DUNFIELD AVENUE, , LOS ANGELES, CA 90045

116 E COTA ST **031-201-003** **MST2015-00627** **988** **ABR**

This is a revised project description for a project using the Average Unit Density Incentive Program (AUD): Proposal for a new four-story mixed-use building on a 10,865 square foot vacant parcel adjacent to Plaza Vera Cruz. The project includes 15 two-bedroom, two-bathroom residential units and approximately 988 square feet of commercial space. Sixteen covered parking spaces will be provided on the ground level. Residential units will be on the second, third, and fourth floors. The proposed building height is 45 feet, with a 457 square foot rooftop deck. The proposed residential density is 61 dwelling units per acre, with an average unit size of 827 square feet. A maximum density of 63 dwelling units per acre is allowed on this parcel with a General Plan Land Use designation of Medium-High Density within the Priority Housing Overlay area.

06/06/2016 ABR-Project Design Approval
 10/24/2016 ABR-Project Design Approval
 04/24/2017 ABR-Final Approval - Project

Owner COTA STREET, LLC, 725 DE LA GUERRA PLAZA, , SANTA BARBARA, CA 93101
 Architect DESIGNARC DESIGNARC, ATTN: KEN VERMILLION, 29 W CALLE LAURELES, SANTA BARBARA, CA 93105

Status: Approved

228 COTTAGE GROVE AVE	037-201-021	MST2016-00347	-1,249	ABR
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Proposal for a multifamily residential project using the Average Unit Density Incentive Program (AUD). The proposal includes a legal change of use and the conversion of 1,249 square feet of second floor garage office space (addressed at 232 Cottage Grove Avenue) to a new residential unit. An existing half bathroom in the garage for 232 Cottage Grove Avenue will be converted to a 25 square foot laundry room. A new uncovered outdoor living space on the second floor will connect the front existing structure with newly-converted rear structure. Units A and B at 228 Cottage Grove Avenue will remain unchanged at 579 square feet and 375 square feet, respectively. Five legal, covered detached parking spaces will remain. The proposed density on this 6,241 square foot parcel will be three dwelling units per acre on a parcel with a General Plan Land Use designation of Medium-High Density 15-27 Dwelling Units per acre. The average unit size will be 734 square feet. No grading or new square footage is proposed. This project requires a Waiver to not screen the private outdoor living space within the remaining front yard.

10/24/2016 ABR-Proj Des & Final Approval

Owner RICK SPANN INCORPORATED, 232 COTTAGE GROVE AVE, , SANTA BARBARA, CA 93101
 Applicant WADE DAVIS DESIGN, ATTN: JIM DAVIS, 512 BRINKERHOFF AVE, SANTA BARBARA, CA 93101

117 W DE LA GUERRA ST	037-082-003	MST2005-00126	-3,744	KAK
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The proposed project consists of the demolition of the existing buildings onsite (except for the front façade of 115 W. De la Guerra Street) and the construction of a mixed-use building, composed of a 2,027 square foot (net) commercial condominium unit and nine residential condominium units. The proposed mix of units consists of six (6) two-bedroom market rate units, one (1) three-bedroom market rate unit, one (1) two-bedroom moderate income affordable unit and one (1) three-bedroom moderate income affordable unit. Six of the nine residential units would have 120 square feet of attached commercial space. The project includes a request for two additional residential units pursuant to State Density Bonus law. A parking garage with twenty parking spaces is proposed on the first floor.

10/19/2006 PC-APVD-Design Review Required
 07/16/2008 SHO-Time Extension APVD

Owner DEWILDE, JOHN R, 115 W DE LA GUERRA, , SANTA BARBARA, CA 93101
 Architect PEIKERT GROUP ARCHITECTS, 10 E FIGUEROA STREET, SUITE 1, SANTA BARBARA, CA 93101
 Agent LISA PLOWMAN, 10 E FIGUEROA STREET, SUITE 1, SANTA BARBARA, CA 93101

28 W FIGUEROA ST	039-231-019	MST2016-00111	2,974	HLC
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Proposal to demolish an existing 1,386 one-story commercial building with two parking spaces and construct a new 4,360 square foot two-story commercial building. The proposal includes new rooftop HVAC equipment and 200 cubic yards of grading excavation under the building footprint. This 3,045 square foot parcel is within the 100% Parking Zone of Benefit.

06/01/2016 HLC-Project Design Approval
 08/24/2016 HLC-Final Approval - Project
 01/25/2017 HLC-After Final (Approved)

Architect TOM OCHSNER, 10 E YANONALI ST, SUITE 2D, , SANTA BARBARA, CA 93101
 Owner LAXMAN PERERA, 3429 CAMPANIL DRIVE, , SANTA BARBARA, CA 93109

800 GARDEN ST	031-021-014	MST2016-00143	28	HLC
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Proposal for a new elevator shaft on the Garden St. elevation of an existing commercial building. An existing staircase will be demolished and relocated. No other exterior changes are proposed.

04/20/2016 HLC-Project Design Approval

Owner ISLAY INVESTMENTS, 800 GARDEN ST, , SANTA BARBARA, CA 93101

Status: Approved

1115 GARDEN ST	029-162-013	MST2016-00170	-1,080	BTT
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The proposed project is a new three-story building, with four units and four covered parking spaces. The units will include 1 three-bedroom unit and 3 two-bedroom units totaling 3,625 square feet, a roof deck above the third level, and 800 square feet of covered parking (carports). Existing on the site is an office building that will be partially demolished and converted to residential use. The project is being developed using the Average Unit-Size Density (AUD) Program (Priority Housing Overlay) on a 4,658 square foot lot.

12/07/2016 SHO-APVD-Design Review Req'd
 01/11/2017 HLC-Project Design Approval
 02/08/2017 HLC-Final Approval - Project

Architect STEVE HARREL, 141 DUESENBERG DRIVE, SUITE 14, WESTLAKE VILLAGE, CA 91362
 Owner HARREL PROPERTIES LLC, 141 DUESENBERG DR 14, , WESTLAKE VILLAGE, CA 91362

220 W GUTIERREZ ST	037-202-006	MST2015-00047	820	ABR
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This is a revised project description. This project involves two adjacent parcels: 037-202-005 at 223 Cottage Grove Avenue, and 037-202-006 at 220 W. Gutierrez Street. The proposed work on the first parcel includes the demolition of 968 square feet of open storage area, restriping the parking lot, and adding new parking lot perimeter landscape planters. The proposed work on the second parcel includes the partial demolition of 1,078 square feet (under building permit application BLD2014-02591) and the construction of 1,687 square feet of floor area, resulting in a net increase of 609 square feet of new non-residential square footage. This project will result in a total development of 4,797 square feet over two parcels totaling 9,450 square feet in size.

07/05/2016 ABR-Project Design Approval
 09/19/2016 ABR-Final Approval - Project

Owner BETTY GOLDBERG, , , ,
 Architect KEVIN MOORE ARCHITECT, 530 SANTA BARBARA STREET, , SANTA BARBARA, CA 93101

32 E HALEY ST	037-212-008	MST2015-00466	70	ABR
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Proposal for a legal change of use and to permit the following as-built improvements: 70 square foot enclosed storage shed/water heater closet, installation of 146 linear feet of 8'-0" tall chain link fence, removal of as-built swinging gates and infill with chain link fence, and stripe the parking lot. This project addresses violations identified in enforcement case ENF2013-00178.

11/23/2015 ABR-Proj Des & Final Approval

Owner ABRAHAM SAFINA TRUST, , , ,
 Applicant CHANNEL COAST CORPORATION, ATTN: JESSE WALZ, 123 SANTA BARBARA, SANTA BARBARA, CA 93101

126 E HALEY ST	031-271-026	MST2017-00016	-306	ABR
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Proposal for a remodel of two commercial buildings sharing a single parcel. Project proposes for the demo-remodel of a 18,683 square foot two-story building and a 11,026 square foot one-story building including a new addition to the outdoor patio, new shade canopy, and to rebuild the existing exterior stairs to comply with ADA. There will be a 306 square foot reduction in overall building area, with an extensive remodel of the facades of both buildings.

03/27/2017 ABR-Project Design Approval

Owner 417 SANTA BARBARA STREET INVESTMENT, 122 S PATTERSON AVE # C-, C/O ROGER ELMERICK CPA, SANTA BARBARA, CA 93111
 Architect AB DESIGN STUDIO INC, PO BOX 22204, , SANTA BARBARA, CA 93121

Status: Approved

305 E HALEY ST	031-211-019	MST2017-00011	870	ABR
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Proposal for improvements to a 22,500 square foot commercial lot currently developed with two commercial buildings (1 two-story and 1 one-story) totaling 11,000 square feet. Project will include permitting an "as-built" enclosure of an 870 square foot loading dock area that was converted to a storage area. The project also includes new stairs, an ADA ramp, three new parking spaces, one ADA compliant space, a new planter, and the removal of concrete to add landscaping along Haley Street. This proposal will address violations identified in enforcement case ENF2010-000916.

02/27/2017 ABR-Project Design Approval

Owner PRICE LIVING TRUST 9/28/07, PO BOX 61106, , SANTA BARBARA, CA 93160
 Architect LARRY CLARK, 8126 BUENA FORTUNA, , CARPINTERIA, CA 93013

216 W HALEY ST	037-161-016	MST2017-00142	940	ABR
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Proposal for the conversion of a single family home to a short-term vacation rental. Project consists of the conversion of an approx. 940 square foot, one-story, three-bedroom single family residence to commercial short-term rental floor space. Exterior changes include the demolition of an existing one-car garage, a 96 square foot as-built shed and the construction of two uncovered parking spaces on new permeable pavers. Also proposed are new railings on the existing stairs and permitting as-built laundry hookups. The hedges and fence along the driveway will be reduced to 42" maximum. A 30 inch palm is also proposed to be removed. Project addresses violations identified in Zoning Information Report ZIR2016-00516.

05/08/2017 ABR-Proj Des & Final Approval

Applicant DWIGHT GREGORY, 2800 EXETER PLACE, , SANTA BARBARA, CA 93105

200 HELENA AVE	033-052-018	MST2015-00289	1,764	ALD
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Proposal to demolish an existing 1,663 square foot, 1-story commercial building (900 square feet permitted and 763 square feet unpermitted) and to construct a new 2,833 square foot, 2-story commercial building with a third story rooftop patio. An existing permitted 147 square foot detached wood storage shed will be demolished. The proposal will include a new parking lot with nine parking spaces, bicycle parking, and landscape improvements, and a valet parking lot. New sidewalk, curb, and utility improvements are also proposed. Requires Staff Hearing Officer Review of a Development Plan and a Coastal Development Permit.

06/08/2016 SHO-APVD-Design Review Req'd
 07/14/2016 PC-SHO Appeal (Proj APVD)
 07/14/2016 PC-SHO Suspension (Proj APVD)
 08/29/2016 ABR-Project Design Approval

Owner FUNK ZONE PARKING, LLC, 365 ORTEGA RIDGE ROAD, , SANTA BARBARA, CA 93108
 Architect AB DESIGN STUDIO INC., ATTN: MATTHEW BEAUSOLEIL, 420 E HALEY STREET, SANTA BARBARA, CA 93101

350 HITCHCOCK WAY	051-240-003	MST2014-00015	28	ABR
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Proposal for a tenant improvement for a new Tesla automobile sales and service location. The project consists of interior and exterior remodeling the existing 15,212 square foot commercial building and a net 28 square foot addition.

02/03/2014 ABR-Project Design Approval
 03/10/2014 ABR-Final Approval - Project

Owner DCH CALIFORNIA INVESTMENTS LLC, 11911 SAN VICENTE BLVD, C/O THE HOROWITZ GROUP, LOS ANGELES, CA 90049
 Applicant TRISH ALLEN, 1625 STATE ST, STE 1, , SANTA BARBARA, CA 93101
 Architect MBH ARCHITECTS, 2470 MARINER SQUARE LOOP, , ALAMEDA, CA 94501

Status: Approved**6100 HOLLISTER AV****073-080-065****MST2016-00044****40,946**

ARB

Proposal to construct a light industrial park totaling 47,186 square feet on an approximately 6.44 acre Santa Barbara Airport site. The project will include two 4,021 square foot retail buildings and seven light industrial buildings of modular nature for one or more tenants. The minimum unit size ranges from 2,002 square feet to 2,500 square feet. The development will include 153 parking spaces including six accessible spaces, and approximately 100,000 square feet of landscaped area with a detention basin designed to accommodate both on-site and Wallace Becknell Road storm water run-off.)

10/06/2016 PC-APVD-Design Review Required
 04/24/2017 ABR-Project Design Approval
 05/08/2017 ABR-Final Approval - Project

Owner CITY OF SANTA BARBARA, 735 ANACAPA ST, , SANTA BARBARA, CA 93101
 Applicant HAZEL JOHNS, 601 FIRESTONE RD, , SANTA BARBARA, CA 93117-3209
 Agent LEIF REYNOLDS, 601 FIRESTONE RD, , SANTA BARBARA, CA 93117
 Architect KUPIEC ARCHITECTS, ATTN: JAIME B PALENCIA, , ,

15 S HOPE AVE**051-040-058****MST2006-00682****-7,218**

PDL

Proposal for the demolition of an existing 8,368 square foot retail structure and associated parking and construction of a 3-story mixed-use development with underground parking. The project proposes 16 residential condominium units including three affordable units, 1,150 square feet of commercial space, 40 parking spaces, and 5,000 cubic yards of grading. The proposed units include 2 1-bedroom units, 12 2-bedroom units, and 2 3-bedroom units ranging in size from 833 to 1,500 square feet. The proposed project will result in approximately 21,787 square feet of building area on a 35,667 square foot parcel. The project also includes a creek restoration project and 13,880 square feet of open space. The project requires Planning Commission review of a Tentative Subdivision Map and modification for bonus density.

10/16/2008 PC-APVD-Design Review Required
 03/14/2012 PC-Time Extension APVD
 05/19/2014 PC-Time Extension APVD

Owner JOHNMAN HOLDING, LLC, C/O JERRY ILLOUIAN, 8723 MELROSE AVE, WEST HOLLYWOOD, CA 90069
 Agent TRISH ALLEN @ SEPPS, 800 SANTA BARBARA ST, , SANTA BARBARA, CA 93101
 Architect DAVID P JONES, LENVIK & MINOR ARCHITECTS, 315 W. HALEY STREET, SANTA BARBARA, CA 93101

Status: Approved**15 S HOPE AVE****051-040-058****MST2015-00010****-7,740**

ALD

This is a revised project description. Proposal for a new mixed-use building using the Average Unit Density Incentive Program (AUD). The project includes the demolition of an existing 8,368 square foot non-residential building and construction of 41,187 square feet of development, including a 45-foot tall four-story mixed-use building with an underground parking garage and one detached two-story residential unit, all on a 33,910 square foot lot. The project consists of 631 net square feet of commercial floor area and 46 residential units (comprising 13 studio units, 30 one-bedroom units, and 3 two-bedroom units) totaling 36,502 square feet plus ancillary space (lobby, office, storage, community room). Parking would consist of 11 spaces at-grade and 40 spaces underground for a total of 51 parking spaces; 48 bicycle parking spaces are also proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of grading excavation is anticipated for the underground garage. The project proposes a 45-foot setback from the top-of-bank of Arroyo Burro Creek to the first floor of the development, with the second, third and fourth floors cantilevering out up to 13 feet beyond that (closer to the creek). The project also includes creek restoration and more than 13,000 square feet of open space. The proposed density will be 60 du/ac with an average unit size of 794 square feet.

04/11/2016 ABR-Project Design Approval
 12/19/2016 ABR-Final Approval - Project
 01/09/2017 ABR-After Final (Approved)
 05/22/2017 ABR-After Final (Approved)

Owner JOHNMAN HOLDING LLC, 8687 MELROSE AVE B538, , LOS ANGELES, CA 90069
 Architect R & A ARCHITECTURE + DESIGN, INC., 4200 SEPULVEDA BLVD., SUITE 100, CULVER CITY, CA 90230
 Agent DUDEK, ATTN: KEN MARSHALL, 621 CHAPALA, SANTA BARBARA, CA 93101

402 S HOPE AVE**051-240-017****MST2015-00603****4,257**

JWG

Proposal for a 4,257 square foot one story addition to an existing 42,551 square foot commercial building for the BMW/Audi dealership. An exterior remodel of the existing one and two story building is also proposed. There will be no grading or parking lot changes on this 4.37 acre parcel. A Community Benefit allocation of nonresidential floor area was approved by City Council on January 12, 2016. Planning Commission approval of two Development Plans is required.

01/12/2016 CC-Other Review (APVD)
 11/10/2016 PC-APVD-Design Review Required
 03/13/2017 ABR-Project Design Approval

Owner SANTA BARBARA AUTO GROUP, 402 S HOPE AVE, , SANTA BARBARA, CA 93105
 Contractor LUSARDI CONSTRUCTION COMPANY, ATTN: MIKE RAMSEY, 1570 LINDA VISTA DRIVE, SAN MARCOS, CA 92078

926 INDIO MUERTO ST**017-284-003****MST2014-00415****43,000**

KAB

Proposal to demolish an existing 12,000 square foot commercial building and construct an approximately 55,000 square foot, 45'-0" tall hotel on a 38,122 square foot parcel. The project will comprise a three-story hotel with 111 rooms and a 115 space, semi-subterranean parking lot with supportive amenities. Planning Commission review is required for a Development Plan, a Coastal Development Permit, and a Transfer of Existing Development Rights.

05/18/2017 PC-APVD-Design Review Required

Owner IWF SB GATEWAY LP, 1933 CLIFF DR, #1, , SANTA BARBARA, CA 93109
 Applicant JOHN CUYKENDALL, 621 CHAPALA STREET, , SANTA BARBARA, CA 93101
 Architect DAVID THIEL, 15 W. SEVENTH STREET, , COVINGTON, KY 41011

325 W ISLAY ST**027-082-028****MST2015-00437****350**

ABR

Proposal for minor additions to expand a dining room by 350 square feet and create a new building entry. Also proposed is to install new flagstone pavers on top of an existing concrete parking lot with the spaces to be restriped in the existing, most recently-approved configuration.

09/21/2015 ABR-Proj Des & Final Approval

Owner PACIFICA COAST LP, 1775 HANCOCK STREET, , SAN DIEGO, CA 92110
 Applicant PACIFICA SENIOR LIVING, ATTN: MAX COMBS, 1775 HANCOCK ST, SAN DIEGO, CA 92110

Status: Approved**111 N MILPAS ST****017-083-013****MST2014-00357****480**

ABR

Proposal to convert 480 square feet of legally recognized residential space to commercial square footage for a new three bedroom youth hostel. The existing 1,150 square feet of commercial floor area will remain, and approval of an as-built 150 square foot enclosed porch is requested. The total commercial floor area will be 1,780 square feet. New exterior changes will include a new 153 square foot roof deck and pergola, 35 square foot trash enclosure, five-space parking lot, minor door and window changes, ADA lift, bicycle parking, and wood fence. This proposal will address violations identified in Enforcement Case ENF2014-00153.

10/12/2015 ABR-Project Design Approval

01/19/2016 ABR-Final Approval - Project

Owner ABRAHAM SAFINA TRUST, 217 E CONSTANCE AVE, , SANTA BARBARA, CA 93105

Architect STUDIO XYZ -DNA, INC., ATTN: NILS HAMMERBECK AIA, PO BOX 1192, SANTA BARBARA, CA 93102

711 N MILPAS ST**031-121-014****MST2015-00561****-26,344**

ARB

Proposal for a new four-story, 57,721 square foot mixed-use developed to be reviewed under the Average Unit Density Incentive Program (AUD). 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 as well as 51,065 square feet of residential use in 73 units. The unit mix will consist of 31 2-bedroom, 2-bath units, 31 1-bedroom, 1-bath units, and nine 2-bedroom, 1-bath units. A total of 100 parking spaces are required, with 94 proposed. There would be 77 bicycle parking spaces. The average unit size will be 700 square feet, of which the maximum allowed is 970 square feet. This 69,610 square foot site encompasses eight parcels which will be merged, with a General Plan Land Use designation of Commercial/High Residential of 28-36 dwelling units per acre in the Priority Housing Overlay District. Planning Commission review is requested for a zoning modification to provide less than the required parking as well as concept review under AUD.

04/27/2016 SHO-APVD-Design Review Req'd

06/20/2016 ABR-Project Design Approval

Owner 711 N MILPAS, LLC, 711 N MILPAS ST, , SANTA BARBARA, CA 93103

Applicant RRM DESIGN GROUP, ATTN: LISA PLOWMAN, 10 E. FIGUEROA ST., SANTA BARBARA, CA 93101

Architect RRM DESIGN GROUP, 10 E FIGUEROA ST, #1, , SANTA BARBARA, CA 93101

Contractor SCOTT SCHELL, 100 W. HOPE AVE, #4, , SANTA BARBARA, CA 93110

803 N MILPAS ST**031-042-028****MST2006-00510****2,856**

PDL

Proposal to construct a mixed-use condominium development in three three-story buildings on a 21,756 square foot lot in the C-2 Zone. The proposal includes a 1,138 square foot commercial condominium unit, five live-work units with commercial square footage, and three residential-only units, for a total of 8 residential units. The five live-work units include a range of 328 to 349 square feet of commercial area per unit. Square footages for the project include 3,195 square feet of commercial space, 13,745 square feet of residential space, 3,599 square feet of garage space, and 2,566 square feet of deck area. Total building footprint area is 9,545 square feet. 26 parking spaces are proposed, with 16 residential and 10 commercial spaces. Project requires Planning Commission Approval for a Tentative Subdivision Map and a parking modification to provide 10 commercial parking spaces rather than the 11 required commercial spaces and for the two required residential guest parking spaces to be shared with the 10 commercial spaces.

01/27/10 - Applicant requested a substantial conformity determination to remove the curb extension @ the corner of Milpas and De la Guerra Streets. This is a Level III SCD.

11/05/2009 PC-APVD-Design Review Required

03/23/2010 CC-PC Appeal (Proj APVD)

04/27/2016 SHO-Time Extension APVD

04/26/2017 SHO-Time Extension APVD

Applicant JARRETT GORIN, 735 STATE STREET, SUITE 204, SANTA BARBARA, CA 93101-5502

Architect DESIGNARC, 29 W. CALLE LAURELES, , SANTA BARBARA, CA 93105

Owner 803 N MILPAS ST., LLC, 735 STATE ST., SUITE 204, SANTA BARBARA, CA 93101

Status: Approved

803 N MILPAS ST	031-042-028	MST2009-00356	625	ABR
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Proposal for temporary improvements to a vacant site that includes minor site grading, a 625 square foot trailer for use as a temporary business office, 4 parking spaces, new permeable paving, and new landscaping. A proposed mixed-use development for this site is currently under separate review under application MST2006-00510.

08/23/2010 ABR-Prelim Approval - Project

Owner 803 NORTH MILPAS STREET, LLC, 15500 ERWIN ST # 4000, , VAN NUYS, CA 91422

Applicant JARRETT GORIN, 735 STATE STREET, SUITE 204, SANTA BARBARA, CA 93101-5502

817 N MILPAS ST	031-042-022	MST2005-00667	-578	KAK
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The project consists of a proposal for a two-and three-story mixed-use project consisting of five new residential condominium units for a total of 8,846 square feet (net), one new 786 square foot (net) commercial space and 13 parking spaces on a 13,471 square foot lot. The residential units consist of 2 two-bedroom units and 3 three-bedroom units. The existing structures onsite would be demolished.

03/15/2007 PC-APVD-Design Review Required

04/27/2016 SHO-Time Extension APVD

04/26/2017 SHO-Time Extension APVD

Owner SCHOEPP, MANFRED W, 800 COYOTE RD, , SANTA BARBARA, CA 93108

Architect JAN HOCHHAUSER, 122 E. ARRELLAGA ST., , SANTA BARBARA, CA 93101

Owner JOHN BLANKENSHIP, CASITAS DE MILPAS, LLC, , , ,

Agent HEATHER MACFARLANE, 7290 MARMOTA STREET, , VENTURA, CA 93003-6845

Applicant JARRETT GORIN, 735 STATE ST, SUITE 204, SANTA BARBARA, CA 93101

17 W MONTECITO ST	033-042-007	MST2010-00220	127	DPG
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Proposal to permit an as-built combination entry door system and construct 30 square feet of new Measure E floor area (gained by relocating the entry) in an existing, 3,336 square foot, one-story commercial building on a 6,000 square foot parcel. Also included is the conversion of an existing window to a new roll-up door and an as-built window on the southwest elevation, and the replacement of a double door entry with a fire-rated door assembly on the northwest elevation. Approval of this project will address as-built violations outlined in enforcement case ENF2010-00185 as well as work under BLD2010-00794 including a new interior loft comprising 97 square feet of new Measure E floor area. This project will result in 127 square feet of new floor area, for a total square footage on site of 3,463 square feet. A zoning modification is requested for a portion of the work to encroach into the two front setbacks, and coastal review is required.

07/22/2010 Coastal Exempt APVD-Other Rev

07/13/2011 SHO-APVD-Design Review Req'd

Owner PAUL UYESAKA, 1080 TISHA CT., , SANTA BARBARA, CA 93111

Architect PETER EHLEN, 315-B W HALEY ST, , SANTA BARBARA, CA 93101

635 OLIVE ST	031-160-012	MST2012-00156	2,997	ABR
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Proposal to demolish an existing 940 square foot one-story single family residence and construct a three-story mixed-use building with a basement and roof deck. The project consists of 2,997 square feet of commercial wine production and storage space and 1,429 square feet of residential space with an attached 424 square foot one-car garage and three uncovered parking spaces. Development Plan approval by the ABR is requested for the 2,997 square feet of commercial square footage.

10/15/2012 ABR-Project Design Approval

Owner DAVID POTTER, 635 OLIVE ST, , SANTA BARBARA, CA 93101

Architect MICHAEL PORTER, P.O. BOX 389, , SANTA BARBARA, CA 93102

Status: Approved

135 E ORTEGA ST	031-081-021	MST2013-00446	360	HLC
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Proposal for additions to enclose covered loading dock area. 127 sf addition and 333 as-built addition which results in a 360 net square foot additions to an existing commercial building. Minor exterior work including parking reconfiguration and screening.

01/29/2014 HLC-Proj Des & Final Approval
 03/12/2014 HLC-After Final (Approved)

Owner REFUGIO PROPERTIES, LLC, 2227 ALTA VISTA DR, , NEWPORT BEACH, CA 92660
 Applicant CHARLES GANDOLFO, 1268 HIGHLAND RD., , SANTA YNEZ, CA 93460

11 W PEDREGOSA ST	027-031-026	MST2016-00485	1,492	HLC
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Proposal for a mixed-use commercial and residential project to be developed under the Average Unit-Size Density (AUD) program. The project proposes the demolition of an existing 1,180 square foot single-family residence. In its place will be a 1,492 square foot two-story commercial building, six residential units to be located within two 2-story single-family residences and two 2-story duplexes, and an 86 square foot laundry building. The six residential units, which total 7,278 square feet, will have an average unit size of 1,213 square feet and a density of 14 du/ac. The project proposes six commercial parking spaces and six residential parking spaces, of which two will be covered. The project also includes covered bike parking, new landscaping and hardscape, new curb cuts, and a new trash enclosure. The project proposes a total of 8,856 square feet of development on an 18,548 square foot lot with a land use designation of Medium-High Density (15-27 du/ac).

03/17/2017 HLC-Project Design Approval

Owner HAWKES, EMMET J FAMILY TRUST 3/1/19, 213 W FIGUEROA ST, , SANTA BARBARA, CA 93101
 Architect THOMAS OSCHNER, AIA ARCHITECT, 10 E YANONALI ST, SUITE 2D, SANTA BARBARA, CA 93101

133 S SALINAS ST	015-243-009	MST2014-00639	496	ABR
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Proposal for a 672 square foot, one-story addition to an existing 1,122 square foot, one-story, single-family dwelling with a detached two-car garage on an 8,134 square foot parcel. Also proposed is a new 496 square foot attached office building and two new uncovered parking spaces. The project will result in 496 square feet of office floor area and a 1,794 square foot dwelling unit. There will be approximately 33 cubic yards of grading excavation. This project will address violations identified in Zoning Information Report ZIR2007-00422.

05/09/2016 ABR-Project Design Approval

Owner JULIO A LOPEZ, 133 S SALINAS ST, , SANTA BARBARA, CA 93103
 Architect ANGELI DE COVOLO, INC., 122 E. ARRELLAGA STREET, , SANTA BARBARA, CA 93101

1331 SAN ANDRES ST	039-092-006	MST2015-00515	380	ABR
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Proposal for the demolition of 980 square feet of as-built structures and demolition of a permitted 200 square foot structure and the construction of 200 square foot trash enclosure and 380 square feet of additional floor area for open storage and laundry mechanical equipment. The proposal includes restriping the parking lot to include a new ADA parking space, bringing the total number of spaces back to 32 legal non-conforming spaces. There will be also be a new trash enclosure and 250 square foot landscape planter. This application addresses violations identified in enforcement case ENF2013-01072.

03/21/2016 ABR-Project Design Approval
 07/05/2016 ABR-Final Approval - Project

Owner FC/MG FAMILY GROUP, LLC, 500 PUENTE DR, C/O DANIEL F CRAVIOTTO, SANTA BARBARA, CA 93110
 Architect PAUL R ZINK AIA, 779 CALABRIA DR, , SANTA BARBARA, CA 93105

Status: Approved

800 SANTA BARBARA ST **031-012-028** **MST2006-00129** **316** MEA

This is a revised project description: Proposal to demolish the existing 1,965 square foot one-story commercial building and construct a new 14,344 square foot, two and three story mixed-use building containing six residential and ten commercial condominiums on a 18,586 square foot lot. The residential unit mix would include five three-bedroom units and one two-bedroom unit, ranging in size from 1,293 to 2,122 square feet. Twenty-five parking spaces are proposed in an underground parking structure, with nine of the spaces provided per a lease agreement with 223 East De La Guerra Street.

06/12/2008 PC-APVD-Design Review Required
 09/30/2008 CC-PC Appeal (Proj APVD)
 03/14/2012 PC-Time Extension APVD
 08/31/2016 SHO-Time Extension APVD

Architect CEARNAL ANDRULAITIS ARCHITECTS, LLP, BRIAN CEARNAL, 521-1/2 STATE ST, SANTA BARBARA, CA 93101
 Agent ALICIA HARRISON, BHFS, 1020 STATE STREET, SANTA BARBARA, CA 93101
 Owner 800 SANTA BARBARA ST, LLC, 21704 DEVONSHIRE ST # 10, , CHATSWORTH, CA 91311
 Architect JAN HOCHHAUSER, 122 E. ARRELLAGA STREET, , SANTA BARBARA, CA 93101

1025 SANTA BARBARA ST **029-211-007** **MST2006-00224** **-7** KAK

The proposed project involves the construction of a new two-, three- and four-story mixed-use development consisting of 15 residential condominium units (three one-bedroom, eight two-bedroom and four three-bedroom units) and two commercial condominium units (one 9,821 square foot unit and one 3,136 square foot unit). Two of the residential units would be subject to the Inclusionary Housing Ordinance (restricted for owner-occupied middle-income or upper-middle income households) and two of the residential units would be live/work units. Parking would be located within an underground parking structure with 54 parking spaces. The four existing parcels totaling 31,310 square feet would be merged and the existing 14,602 square feet (net) of existing commercial space and 45 existing parking spaces would be demolished.

12/20/2007 PC-APVD-Design Review Required

Owner HAYWARDS FAMILY PARTNERSHIP, 324 E MISSION ST, , SANTA BARBARA, CA 93101
 Architect CEARNAL COLLECTIVE, LLP, BRIAN CEARNAL, 521-1/2 STATE ST, SANTA BARBARA, CA 93101

1032 SANTA BARBARA ST **029-212-024** **MST2016-00071** **-131** DCE

The proposal is a mixed-use project using the Average Unit Density (AUD) Program (Priority Housing Overlay) on two lots totaling 7,497 square feet with a density of 48 dwelling units per acre (du/ac). The project is proposed as a three-story building, with eight units and 1,369 square feet of nonresidential development, with 11 covered parking spaces. The units will include 7 two-bedroom units and one studio unit, with an average unit size of 970 square feet. Existing on the site are a one-story office building and a one-story single-family residence that will be demolished. The project includes Staff Hearing Officer review for a zoning modification to allow development of one dwelling unit without providing the required private outdoor living space. A Voluntary Lot Merger to merge parcels APN 029-212-002 and APN 029-212-024 to create a single lot will be required.

11/09/2016 SHO-APVD-Design Review Req'd
 12/07/2016 HLC-Project Design Approval

Owner DAVID P MYERS, 1032 SANTA BARBARA ST, , SANTA BARBARA, CA 93101
 Applicant DAVID WATKINS, 29 W CALLE LAURELES, , SANTA BARBARA, CA 93105

35 STATE ST **033-102-018** **MST2017-00020** **208** HLC

Project at Area A of the Entrada De Santa Barbara with no work to impact the Californian Hotel façade, which is on the Potential Historic Resources List. Proposal is to replace a previously approved open beam trellis at the level 4 pool deck with a new 208 square foot bar service area. All wall, window, and roof elements of the addition are to match the approved existing.

02/08/2017 HLC-Final Approval - Project

Owner 35 STATE STREET HOTEL PARTNERS, LLC, 1999 AVENUE OF STARS, #2850, LOS ANGELES, CA 90067

Status: Approved

519 STATE ST	037-172-005	MST2015-00592	-350	HLC
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Proposal to demolish 350 square feet at the front of an existing commercial building to create a new facade and patio area. Windows and french doors will be removed and replaced. An exterior access door will be relocated in association with the proposed interior remodel. This building was constructed in 1926 as part of the earthquake reconstruction of State St. in the Spanish Colonial style. The storefront has been altered.

01/13/2016 HLC-Proj Des & Final Approval

Owner MAHO, BOB TR B 10/21/93, 1029 RANDOLPH RD, , SANTA BARBARA, CA 93111
 Architect SHERRY & ASSOCIATES, 535 SANTA BARBARA ST, , SANTA BARBARA, CA 93121

607 STATE ST	037-131-021	MST2017-00050	-341	HLC
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This building is on the California Inventory of Historic Resources and is on the City's Potential Historic Resources List, eligible as a Structure of Merit: Pierce Building. Proposal to recess an existing storefront by 13 feet for a new outdoor patio resulting in a Growth Management Program credit of 341 square feet. Also proposed are new patio furniture, new wrought iron railing and door and window changes at the front and rear of the building. The project also proposes at the rear of the structure to introduce a roll-up door and man door.

02/22/2017 HLC-Project Design Approval

03/08/2017 HLC-Final Approval - Project

Owner PIERCE PARTNERS, 5276 HOLLISTER # 453, , SANTA BARBARA, CA 93111
 Applicant SHERRY & ASSOCIATES, ATTN: DAWN SHERRY, 535 SANTA BARBARA ST, SANTA BARBARA, CA 93101

719 STATE ST	037-400-018	MST2012-00358	-13	HLC
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Proposal to recess the front entry doors in an existing retail store. The existing doors will be re-used and the treatment of the new surrounding surfaces will match the existing storefront system. There will be a Measure E credit of 13 square feet. This building is a City Landmark: "Alexander or White House Building." Resolution #90-182, November 6, 1990.

09/26/2012 HLC-Proj Des & Final Approval

Owner NANCY ROGERS & YOLANDA BEBOUT TRUST, 55 NEW MONTGOMERY ST, , SAN FRANCISCO, CA 94105
 Applicant GLASSMAN PLANNING ASSOCIATES, 1309 POST AVE, , TORRANCE, CA 90501
 Architect MBH ARCHITECTURE, 2470 MARINER SQUARE LOOP, ATTN: NIKI BROCK, ALAMEDA, CA 94501

922 STATE ST	039-322-023	MST2016-00050	90	HLC
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Proposal for fire repairs with interior and the following minor exterior alterations to the rear of an existing commercial/office building: a new 192 square foot second story rear deck and new 90 square foot detached storage shed. This building is a Designated City Landmark: Nardo Building.

04/20/2016 HLC-Proj Des & Final Approval

Owner HAYS RONALD A & NANCY E TRUSTEES (f, 5380 OVERPASS RD, , SANTA BARBARA, CA 93111
 Architect SHERRY & ASSOCIATES, 535 SANTA BARBARA ST, , SANTA BARBARA, CA 93121

Status: Approved**1130 STATE ST****039-232-020****MST2013-00237****8,990****MRK**

Proposed addition and alterations to the Santa Barbara Museum of Art consisting of a 7,944 net new square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing four-story 64,511 net square foot building. Also proposed is a new approximately 1,420 unenclosed square feet public rooftop pavilion, garden and terrace area with associated access elevator and stairway, new rooftop mechanical equipment and skylights. A new art receiving facility will add 402 square feet to the building footprint and a 5-foot long low curb wall at the northerly corner of the building will encroach onto City Central Library grounds. Miscellaneous site structure demolition will occur to support implementation of the proposed design. Two oak trees are proposed for removal with replacement of one oak tree on site and two others off site. A new electrical power transformer would be located on City property at Public Parking Lot No. 7. The net new square feet of new floor area will result in 72,455 net square feet of development. Construction staging would occur on the adjacent City library property. This building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art."

11/20/2014	PC-APVD-Design Review Required
12/17/2014	HLC-Project Design Approval
02/25/2015	HLC-Final Approval - Project
03/25/2015	HLC-Final Approval - Project
09/23/2015	HLC-After Final (Approved)
04/06/2016	HLC-After Final (Approved)
08/10/2016	HLC-After Final (Approved)
09/14/2016	PC-Subst. Conformance APVD

Owner COUNTY OF SANTA BARBARA, LARRY J. FEINBERG, DIRECTOR, 1130 STATE ST, SANTA BARBARA, CA 93101

Architect KUPIEC ARCHITECTS, 401 CHAPALA ST STE 105, , SANTA BARBARA, CA 93101

Applicant SUZANNE ELLEDGE PLANNING & PERMIT, 1625 STATE ST, STE 1, , SANTA BARBARA, CA 93101

1601 STATE ST**027-181-009****MST2015-00524****11,698****KAB**

This is a revised project. The El Prado Inn main building, constructed in 1959, is a designated Structure of Merit as a Mid-Century Modern Motor Inn. The proposal consists of additions and alterations at the site of the existing "El Prado" La Quinta Inn and Suites, including demolition of the existing 6,399 square foot annex (14 rooms), and the construction of a 38,052 square foot addition to the existing hotel consisting of a new 3-story hotel addition, with 66 new hotel rooms. The ground level will have at-grade garage parking, the second level will have garage parking and 6 hotel rooms, and the second and third floors will house 60 hotel rooms that average 375 square feet. Along with the hotel rooms, the building will include 4,985 square feet of support space for hotel functions. Uncovered parking spaces are to be demolished and replaced with 122 covered parking spaces. The new vehicle entry and check in will be at the rear of this addition, and the present entrance shall be reconfigured to include a putting green, low landscaping, and a new porte-cochère modeled on the original 1959 plans that were not executed. The new development area will total 73,707 square feet (this includes a 3,000 square foot small additions credit for each lot). Two interior setback modifications are required to allow the non-residential addition to encroach into the 20' required interior setback along the south property lines. The additional non-residential square footage will be acquired through a Transfer of Existing Development Rights (TEDR) with the former Sandman Hotel site.

04/06/2017	PC-APVD-Design Review Required
06/14/2017	HLC-Project Design Approval

Owner 1601 STATE STREET HOTEL INVESTORS,, 308 E CARRILLO ST FL 2, , SANTA BARBARA, CA 93101

Architect THE CEARNAL COLLECTIVE, LLP, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101

Agent SUZANNE ELLEDGE PLANNING & PERMITTING, ATTN: SUZANNE ELLEDGE, 1625 STATE STREET, SUITE 1, SANTA BARBARA, CA 93101

Status: Approved

Address	APN	Case Number	Net New S.F.	
3344 STATE ST	053-324-014	MST2016-00280	985	BTT
<p>Proposal for an addition and alterations to an existing two-story, 8,304 square foot motel on a 27,443 square foot parcel. The proposed improvements include a 985 square foot lobby addition and exterior renovations. The work will comprise new doors, windows, building siding, and roof throughout, and replacement of the following: hardscape elements, walls, fencing, pool equipment enclosure, pool coping, trash enclosure, trellises, planters, and parking lot paving. Also proposed are new walkways, curb cuts, parking lot restriping, bicycle parking, ADA ramp, outdoor fireplace, pool enclosure, spa, and permeable paving. Two 30' tall Queen palm trees will be removed, as well as a four-trunk 15' tall King palm tree. This project addresses zoning violations identified in Enforcement Case ENF2013-01400.</p>				
	12/07/2016	SHO-APVD-Design Review Req'd		
	02/13/2017	ABR-Project Design Approval		
Owner	EVERQUEST LODGE, INC, 3344 STATE ST, , SANTA BARBARA, CA 93105			
Architect	AB DESIGN STUDIO, INC, ATTN: LAURALEE BOYLE, 420 E. HALEY ST, SANTA BARBARA, CA 93101			
3815 STATE ST G-134	051-010-014	MST2015-00585	53	ABR
<p>Proposal to convert two existing tenant spaces into one single space for an existing J.Jill retail store. There will be a 53 square foot entry addition at the interior mall elevation as well as a facade remodel. The parcel currently has 399 square feet of non-residential floor area available for future development. New signage will be reviewed under a separate application.</p>				
	01/04/2016	ABR-Proj Des & Final Approval		
Owner	PATRICIA S NETTLESHIP, TRUSTEE, PO BOX 847, , CARLSBAD, CA 92018			
Owner	THE MACERICH COMPANY, 401 WILSHIRE BLVD, SUITE 700, SANTA MONICA, CA 90401			
Applicant	DMHA, ATTN: ED DEVICENTE, 1 N C. CESAR CHAVEZ, #102, SANTA BARBARA, CA 93103			
Architect	SHREMSHOCK, ATTN: ANDY SMUTYLO, 7400 W CAMPUS RD, STE 150, COLUMBUS, OH 43054			
3880 STATE ST	057-240-046	MST2012-00422	-2,152	SMR
<p>Proposal to construct 13 new apartment units in a 13,323 square foot two-story building at the rear of the site near Via Lucero. The project consists of the demolition of 2,152 square feet of commercial structures from an existing nursery. The existing two-story commercial building fronting State Street will remain unchanged. The new apartment building will be attached to the existing 5,442 square foot one-story office building at the center of the site. The project includes two attached carports for 13 spaces, and a 262 square foot trash enclosure. Parking on the site will be reconfigured with 117 total spaces with 39 of the spaces provided on an adjacent parcel to the west with an off-site parking agreement. The entire site will be made accessible with a new ramp at State Street, a pedestrian lift at the center of the site, and right-of-way improvements at Via Lucero. Pedestrian sidewalk improvements were required at Via Lucero resulting in the proposed building and private outdoor living space for two units being too close to the right-of-way.</p>				
	06/26/2013	SHO-APVD-Design Review Req'd		
	01/21/2014	ABR-Proj Des & Final Approval		
	04/27/2015	ABR-After Final (Approved)		
	06/17/2015	SHO-Time Extension APVD		
	08/15/2016	ABR-After Final (Approved)		
	04/17/2017	ABR-Final Approval - Project		
Owner	SUMIDA FAMILY LTD PARTNERSHIP, 165 S PATTERSON AVENUE, , SANTA BARBARA, CA 93111			
Architect	LENVIK & MINOR ARCHITECTS, ATTN: JEFF GORRELL, 829 DE LA VINA ST., STE 205, SANTA BARBARA, CA 93101			

Status: Approved

101 E VICTORIA ST	029-071-013	MST2006-00758	5,703	KAK
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Proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new one, two and three-story 17,603 square foot commercial building comprised of 50 condominium office units on a parcel of approximately 19,725 square feet. A total of forty-five parking spaces would be provided in an underground garage, with eight reserved for the adjacent parcel located at 109 E. Victoria Street. Planning Commission approval is required for a Tentative Subdivision Map, Development Plan and a Modification to provide less than the required amount of parking spaces. City Council approval is needed for an allocation of 2,703 square feet from the Economic Development category.

05/22/2008	PC-APVD-Design Review Required
07/10/2008	PC-APVD-Design Review Required
12/23/2008	CC-PC Appeal (Proj APVD)

Owner	101 EAST VICTORIA, 206 LA PLATA, , SANTA BARBARA, CA 93109
Architect	CEARNAL COLLECTIVE, LLP, 521 1/2 STATE ST., , SANTA BARBARA, CA 93101
Owner	NICK SCHAAR, 643 CYPRESS AVE, , HERMOSA BEACH, CA 90254

101 E VICTORIA ST	029-071-013	MST2011-00204	-50	HLC
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This project involves two separate parcels at 101 E. Victoria Street and 109 E. Victoria Street. Proposal for alterations at an existing two-story commercial building including a new two-story entry, door and window replacement, partial new roof, new gutters and downspouts, renovation of exterior grilles, new planter areas, new trash enclosure, and modification of one existing parking space to make it van-accessible. (The trash enclosure and modified parking space are on the 109 E. Victoria Street parcel.) The proposal also includes the removal of 50 square feet of floor area, a 42-inch high perimeter wall around the parking lot, four new rooftop HVAC units, and a 30-panel rooftop photovoltaic system which will not be visible from the street.

07/18/2011	HLC-F.A. (Staff Approval)
10/26/2011	HLC-After Final (Approved)
09/12/2012	HLC-After Final (Approved)
03/13/2013	HLC-After Final (Approved)

Owner	DEHLSSEN ASSOCIATES, LLC, 101 E VICTORIA ST STE F, , SANTA BARBARA, CA 93101
Architect	KIRK GRADIN, 902 CALLE CORTITA, , SANTA BARBARA, CA 93109

520 E YANONALI ST	017-113-016	MST2013-00388	-2,200	SG
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Proposal for the replacement of the existing Tertiary Filtration Plant at El Estero Wastewater Treatment Plant. The project will demolish the existing 2,200 square foot building and construct a 5,300 square foot facility including a 2,900 square foot metal canopy. The canopy will be approximately 25.5 feet tall.

12/19/2013	PC-APVD-Design Review Required
01/21/2014	ABR-Proj Des & Final Approval

Owner	CITY OF SANTA BARBARA, 735 ANACAPA ST, , SANTA BARBARA, CA 93101
Applicant	LISA ARROYO, SUPERVISING ENGINEER, P.O.BOX 1990, , SANTA BARBARA, CA 93102

Status: Building Permit Issued

Status: Building Permit Issued

Address	APN	Case Number	Net New S.F.	
634 ANACAPA ST	031-151-001	MST2015-00300	-542	JWG
<p>Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa St.) totaling 28,145 square feet. The new project consists of 4,955 square feet (net) of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 733 square feet. The project includes Staff Hearing Officer review for a zoning modification to allow the project to exceed the allowed density.</p> <p>Project images at: http://civicaweb.santabarbaraca.gov/services/planning/mpe/aud_program/audstorypoles/630_634anacapa.asp</p> <p>08/03/2016 SHO-APVD-Design Review Req'd 08/10/2016 HLC-Project Design Approval 12/07/2016 HLC-Final Approval - Project</p> <p>Owner CRAVIOTTO GEORGETTA TRUSTEE (for) G, 999 WINTHER WAY, , SANTA BARBARA, CA 93110 Architect THE CEARNAL COLLECTIVE, LLP, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101 Applicant ANATEGA PARTNERS LLC, 1999 AVENUE OF THE STARS, SUITE 2850, LOS ANGELES, CA 90067 Owner CRAVIOTTO PRIMO INVESTMENTS, LLC, 1806 ROBBINS ST, , SANTA BARBARA, CA 93101</p>				
427 BATH ST	037-192-005	MST2002-00191	200	ABR
<p>Proposal to construct a 2,168 square foot, two-story, mixed-use building to the rear of a 7,500 square foot lot with an attached two-car garage, and to remove an existing 331 square foot, one-car garage. The proposal includes two uncovered parking spaces for the residential units and one uncovered parking space for the 200 square foot commercial use on the ground floor. There is an existing 1,226 square foot, single-story residence, which is proposed to remain unaltered.</p> <p>07/08/2002 ABR-Prelim Approval - Project 06/16/2003 ABR-Final Approval - Details 06/16/2003 ABR-Final Approval - Project</p> <p>Owner SERAFIN & MARIA ELEN RAYA, 427 BATH ST., , SANTA BARBARA, CA 93101 Applicant GIL GARCIA, 122 E ARRELLAGA, , SANTA BARBARA, CA 93101</p>				
1013 BATH ST	039-262-018	MST2013-00026	141	ABR
<p>Proposal to replace the existing front deck for accessibility, to permit the as-built 48 square foot walk-in cooler, to permit the as-built 93 square foot storage addition, and for a new van-accessible parking space for the existing Sushi Teri restaurant.</p> <p>01/22/2013 ABR-Project Design Approval 02/11/2013 ABR-Final Approval - Project 02/22/2016 ABR-Proj Des & Final Approval</p> <p>Architect TOM OCHSNER, 10 E. YANONALI ST. SUITE 2D, , SANTA BARBARA, CA 93101 Owner PERERA LAXMAN, 1013 BATH ST., , SANTA BARBARA, CA 93101</p>				
1929 BATH ST	025-352-007	MST2016-00369	1,230	MGS
<p>Proposal to convert an existing 1,230 square foot, two-bedroom dwelling unit to a two-room hotel. Two uncovered parking spaces will be provided. There will be no new floor area and no changes to the exterior of the building. This project will require a Fence Height Exception to allow an as-built over-height wood entry gate and Development Plan Approval findings for conversion of residential use to commercial use.</p> <p>08/22/2016 ABR-Final Approval - Project 10/06/2016 EXC-Zoning Exception Approved 05/12/2017 STR-Conditions of Approval</p> <p>Owner FRIEDMAN FAMILY TRUST, 1027 ALVIRA STREET, , LOS ANGELES, CA 90035 Applicant VANGUARD PLANNING INC., ATTN: SARAH BRONSTAD, 735 STATE STREET #204, SANTA BARBARA, CA 93101</p>				

Status: Building Permit Issued**433 E CABRILLO****017-680-009****MST95-00175****115,996****PDL**

This is a revised proposal for a 150-room, three-story luxury hotel located on a three-acre development envelope that received a substantial conformance determination on June 1, 2001. The proposal is a 196,715 square foot hotel that includes 128 subterranean level parking spaces, pool cabana, spas, health club, meeting rooms, and restaurant. The project previously received preliminary approval from the Historic Landmarks Commission on August 15, 2001.

06/08/1995 PC-APPROVAL-DES.REV. REQUIRED
 06/08/1995 PC-REVIEW (REC APPROVAL TO CC)
 08/15/1995 CC-APPROVED DEVELOPMENT AGMT
 08/15/2001 HLC-Prelim Approval-Project
 06/21/2007 PC-Subst. Conformance APVD
 09/05/2007 HLC-Final Approval - Project
 11/14/2007 HLC-Final Approval - Details
 12/12/2007 HLC-After Final (Approved)

Agent RICHARD FOGG, ATTORNEY, 1334 ANACAPA STREET, , SANTA BARBARA, CA 93101
 Architect HENRY LENNY, PO BOX 900, , CARPINTERIA, CA 93014
 Architect GREGORY BURNETT, 2500 BROADWAY, SUITE 300, SANTA MONICA, CA 90404
 Applicant PARKER FAMILY TRUST, PO BOX 806, , LOS OLIVOS, CA 93441

15 E CABRILLO BLVD**033-111-012****MST2010-00033****573****DPG**

The project consists of the partial demolition of an existing 142-seat restaurant building; construction of an approximately 1,020 square foot second story addition, 250 square foot second story balcony, and 150 square foot trash enclosure; remodel; and new creekside landscaping. The project is associated with the previously approved Cabrillo Bridge Replacement Project (MST2004-00878, PC Reso. 029-07), which includes demolition of 447 square feet of the restaurant building and the 350 square foot exterior patio over Mission Creek to facilitate replacement of the Cabrillo Bridge and to provide for Mission Creek flood control improvements.

PC-APVD-Design Review Required
 08/30/2012 PC-Time Extension APVD
 08/15/2013 PC-Time Extension APVD
 08/15/2014 PC-Time Extension APVD
 10/22/2014 HLC-After Final (Approved)
 02/11/2015 HLC-Project Design Approval
 07/15/2015 HLC-Final Approval - Project
 11/04/2015 HLC-After Final (Approved)
 01/11/2017 HLC-After Final (Approved)

Owner VIRGINIA CASTAGNOLA-HUNTER TRUST 2/20/02, 200 E CARRILLO ST STE 200, , SANTA BARBARA, CA 93101
 Architect LENVIK & MINOR ARCHITECTS, 315 W HALEY STREET, , SANTA BARBARA, CA 93101

633 E CABRILLO BLVD**017-680-013****MST2009-00486****240****PDL**

Proposal to construct a new, one-story, 240 square foot stucco building for use as the tennis office at an existing hotel.

01/06/2010 HLC-Prelim Approval-Project
 01/06/2010 HLC-Final Approval - Project
 02/03/2010 Coastal Exempt APVD-No Oth Rev

Owner FESS PARKER DOUBLETREE HOTEL, 633 E CABRILLO BLVD, , SANTA BARBARA, CA 93103
 Architect CEARNAL ANDRULAITIS, LLC, 521 1/2 STATE ST, , SANTA BARBARA, CA 93101

Status: Building Permit Issued**901 E CABRILLO BLVD****017-313-018****MST2008-00313****-254****HLC**

Proposal for a major façade remodel to the existing four-story, 43,354 square foot Santa Barbara Inn. The project will consist of the following: change the exterior facade design, enlarge the main entry, remove and relocate two units, relocate existing bar and restaurant, relocate existing hotel rooms, replace existing swimming pool and spa, remove existing equipment shed and replace it with a new, partial below-ground vault, redesign the landscape and hardscape, remove the entry area drive and two curb cuts and replace with landscaping, install new sidewalk on the Milpas Street side, and repave and landscape the parking area. The proposal will result in 492 square feet of new floor area; however, there is a net decrease of 1,082 square feet of commercial floor area. The project will result in a 43,191 square foot structure. The original project approval was granted under application MST2004-00052. The project is currently under construction under BLD2012-00380.

08/06/2008	HLC-Prelim Approval-Project
10/01/2008	HLC-Prelim Approval - Details
07/21/2010	HLC-Final Approval - Project
12/05/2012	HLC-After Final (Approved)
08/27/2014	HLC-After Final (Approved)
04/22/2015	HLC-After Final (Approved)
06/17/2015	HLC-After Final (Approved)
08/26/2015	HLC-After Final (Approved)
10/07/2015	HLC-After Final (Approved)

Owner	RICHARD GUNNER, GUNNER & ANDROS INVEST., 555 W SHAW AVE #B4, FRESNO, CA 93704-2517
Architect	WILLIAM LA VOIE, 360 CABRILLO RD # 105, , PALM SPRINGS, CA 92262
Architect	MARKS BLOXOM ARCHITECTS, INC., , , ,
Applicant	MICHAEL GUNNER, , , ,
Architect	JOHN VON DOREN, , , ,

28 W CABRILLO BLVD**033-102-017****MST2006-00754****154****HLC**

Proposal to construct a 154 square foot addition for two new swimming pool restrooms under the existing arches at the Harbor View Inn. The area of work is not visible from the street or any public areas. The project will require Development Plan Approval findings and coastal review on a parcel of approximately 7,405 square feet.

12/27/2006	HLC-F.A. (Staff Approval)
02/07/2007	HLC-Prelim Approval-Project
02/14/2007	Coastal Excl APVD (Other Rev)
02/21/2007	HLC-Final Approval - Project

Owner	BEACH MOTEL PARTNERS, 28 W CABRILLO BLVD, ATTN: MARK ROMASANTA, SANTA BARBARA, CA 93101
Architect	LARRY CLARK, 8126 BUENA FORTUNA, , CARPINTERIA, CA 93013

28 W CABRILLO BLVD**033-102-002****MST2008-00401****187****DPG**

The "La Casa Del Mar Hotel" is on the City's List of Potential Historic Resources. Proposal for a new one-story, 187 net s.f. pool house and grill in an existing swimming pool area at the Harbor View Inn. Planning Commission approval is requested for a Coastal Development Permit for this work in the non-appealable jurisdiction of the Coastal Zone.

03/05/2009	PC-APVD-Design Review Required
03/18/2009	HLC-Prelim Approval-Project
03/18/2009	HLC-Final Approval - Project

Owner	BEACH MOTEL PARTNERS, 800 GARDEN ST #K, , SANTA BARBARA, CA 93101
Architect	CEARNAL ANDRULAITIS, 521 1/2 STATE ST, , SANTA BARBARA, CA 93101

Status: Building Permit Issued

Address	APN	Case Number	Net New S.F.	
35 N CALLE CESAR CHAVEZ	017-113-004	MST2012-00486	1,948	KAB
<p>Proposal to demolish and replace two existing one-story storage buildings in the same locations; one is 3,798 square feet, and the other is 3,278 square feet. They will be constructed with concrete bases, metal siding, and roofs. The square footage of the buildings will not change, and seven parking spaces are proposed to remain. Staff Hearing Officer review of a Coastal Development Permit and a Conditional Use Permit to allow non-ocean-oriented business to be conducted on site is requested. The project also includes permitting an as-built, 1,341 square foot, one-story storage building requiring Development Plan approval, and permitting as-built benches and fountain.</p>				
04/30/2014	SHO-APVD-Design Review Req'd			
12/22/2014	ABR-Proj Des & Final Approval			
08/24/2016	SHO-Subst. Conformance APVD			
Owner	VERDE VENTURES LLC, PO BOX 4315, , SANTA BARBARA, CA 93140			
Architect	BILL WOLF, 1117 COAST VILLAGE RD, , SANTA BARBARA, CA 93108			
Agent	ROBERT GILCREST, P.O. BOX 4445, , SANTA BARBARA, CA 93140			
130 N CALLE CESAR CHAVEZ	017-030-005	MST2010-00067	2,909	ABR
<p>Proposal to permit the "as-built" construction of 2,909 square feet of commercial buildings on an existing 1.88 acre lot which is currently developed with 21,355 square feet of commercial buildings. The "as-built" construction is composed of an addition of 250 square feet to building 1, a 575 square foot addition to building 17, a 720 square foot addition to building 18, a 520 square foot addition to building 19, a 133 square foot addition to building 20, a 1,186 square foot addition to building 28, and a 560 square foot canopy addition to building 15. The proposal includes permitting an "as-built" trellis and deck for the existing building 22, new accessible parking spaces, paths of travel, alterations to the site landscaping, and restriping the existing parking area. A total of 52 parking spaces are proposed on-site, which includes 12 parking spaces per an existing parking easement for the property at 208 N. Calle Cesar Chavez. The "as-built" additions require Development Plan Approval by the ABR for 2,909 square feet of non-residential square footage. The 2,909 square feet figure excludes the 560 square foot canopy and 475 square feet for a building demolished under a separate permit.</p>				
07/26/2010	ABR-Prelim Approval - Project			
11/15/2010	ABR-Final Approval - Project			
Owner	J KEN, LLC KENNETH JAMES, P.O. BOX 40608, , SANTA BARBARA, CA 93140			
Agent	ROY HARTHORN, PO BOX 90756, , SANTA BARBARA, CA 93190			
Architect	JOSEPH MOTICHA, 1934 CLEVELAND AVE., , SANTA BARBARA, CA 93103			
4 S CALLE CESAR CHAVEZ (FIRE TRAINING)	017-113-023	MST2014-00554	1,160	SG
<p>Proposal for two new pre-manufactured steel structures for training at an existing fire training facility on a two acre parcel. The structures of 240 square feet and 930 square feet will total 1,170 square feet. Planning Commission review is requested for a Conditional Use Permit, Coastal Development Permit, and a Development Plan.</p>				
06/11/2015	PC-APVD-Design Review Required			
06/29/2015	ABR-Proj Des & Final Approval			
Owner	CITY OF SANTA BARBARA, 735 ANACAPA ST, , SANTA BARBARA, CA 93101			
Applicant	CITY OF SANTA BARBARA PW FACILITIES, ATTN: BRAD KLINZING, 616 LAGUNA STREET, SANTA BARBARA, CA 93101			
4200 CALLE REAL	059-490-022	MST2016-00094	216	ABR
<p>Proposal to remove 216 square feet of landscaping, irrigation, and concrete curb and construct a 216 square foot guard shelter off the south side of the existing trash enclosure.</p>				
03/14/2016	ABR-Proj Des & Final Approval			
03/21/2016	ABR-After Final (Approved)			
Owner	ST VINCENT INSTITUTION, 4200 CALLE REAL, , SANTA BARBARA, CA 93110			
Architect	BURKE DESIGN, 4141 STATE ST, SUITE C-4.1, SANTA BARBARA, CA 93110			

Status: Building Permit Issued**128 E CANON PERDIDO ST****031-011-004****MST2003-00243****2,718**

JAL

This is a revised Project Description: Proposal for alterations to an existing two-story, mixed-use development. The proposal consists of the following alterations: remove two "as-built" residential units, convert existing residential garages to storage, and add a laundry room. Also proposed are exterior changes to the existing garage doors, new doors and changes to windows, moped and bicycle parking, removal of an "as-built" balcony partition, new gates and walls, closing off the driveway along Santa Barbara Street, and a landscape plan. Development Plan approval was granted to allow 2,718 square feet of new non-residential floor area for the conversion of the garages. Zoning modifications have been approved to eliminate the existing residential parking and to not provide new parking for the converted commercial square footage.

12/06/2006	SHO-Partial Approval:See Notes
04/19/2007	PC-APVD-Design Review Required
04/19/2007	PC-APVD-Design Review Required
09/02/2009	HLC-Prelim Approval-Project
03/17/2010	HLC-Final Approval - Project
09/01/2010	HLC-After Final (Approved)
01/18/2012	HLC-After Final (Approved)
11/08/2012	PC-Subst. Conformance APVD
03/13/2013	HLC-After Final (Approved)
07/02/2013	PC-Subst. Conformance APVD
02/26/2014	HLC-After Final (Approved)

Owner	PUEBLO VIEJO PROPERTIES LTD, 1933 CLIFF DR #2, , SANTA BARBARA, CA 93109
Architect	REX RUSKAUFF, STUDIO R, 629 STATE ST, SANTA BARBARA, CA 93101
Agent	SUZANNE ELLEDGE, 1029 SANTA BARBARA ST, , SANTA BARBARA, CA 93101

203 CHAPALA ST**033-041-001****MST2007-00634****-11,211**

TB

This structure is on the City's Potential Historic Resources List as a contributing resource to the proposed West Beach Historic District, formerly the 7-Up Bottling Plant. Proposal is to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a 12,277 square foot addition, resulting in 13,579 square feet of residential floor area. The building would change use from commercial to residential, resulting in seven new three-bedroom residential condominiums. Zoning Modifications were approved for the encroachment of the existing structure into the front setback on Yanonali St. upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes. The maximum building height is proposed to be 33'-0". Sixteen parking spaces are proposed in seven private garages, two carports, and two uncovered surface guest spaces.

06/11/2009	PC-APVD-Design Review Required
06/17/2011	PC-Time Extension APVD
06/03/2015	HLC-Project Design Approval
11/18/2015	HLC-Final Approval - Project
01/27/2016	HLC-After Final (Approved)
04/13/2016	SHO-Time Extension APVD
01/18/2017	SHO-APVD-Design Review Req'd
02/08/2017	HLC-After Final (Approved)

Architect	HOCHHAUSER BLATTER, 122 E ARRELLAGA STREET, , SANTA BARBARA, CA 93101
Owner	203 CHAPALA STREET LLC, 256 26TH STREET, SUITE 201, SANTA MONICA, CA 90402
Architect	THE CEARNAL COLLECTIVE, LLP, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101

Status: Building Permit Issued

Address	APN	Case Number	Net New S.F.	
418 CHAPALA ST COMMON AREA	037-320-CA1	MST2015-00434	45	HLC
<p>Proposal for a new ADA compliant elevator and second floor balcony extension on an existing 8,008 square foot commercial condominium complex. The elevator will be adjacent to Suite G. The total additional non-residential square footage is 45 square feet for a total of 8,053 square feet of non-residential square footage at this location.</p> <p>09/09/2015 HLC-Proj Des & Final Approval</p> <p>Owner HILL PARTNERSHIP, 257 COLEMAN AVE, , SANTA BARBARA, CA 93109 Designer DALE PEKAREK, P.O. BOX 60505, , SANTA BARBARA, CA 93160</p>				
530 CHAPALA ST	037-171-001	MST2015-00006	3,000	HLC
<p>This is a revised project description. Proposal to renovate a historic commercial building for commercial/office use. The project would preserve the existing 3,810 square foot building while adding a 2,565 square foot second story. Four parking spaces are required. The proposal includes reconfiguring the parking lot for 11 spaces, and installing new landscaping. A total of 2,565 square feet of nonresidential additions are proposed. The project requires Development Plan findings for the new nonresidential floor area. This building is on the City's List of Potential Historic Resources: "Dal Pozzo's Tire Corporation Building."</p> <p>11/04/2015 HLC-Proj Des & Final Approval 03/23/2016 HLC-After Final (Approved)</p> <p>Owner TPG CHAPALA LLC, 735 STATE ST, SUITE 416, SANTA BARBARA, CA 93101 Owner POST OAK LLC, INFO SAME AS TPG CHAPALA LLC, , , Architect DMHA, 1 NORTH CALLE CESAR CHAVEZ, SUITE 102, SANTA BARBARA, CA 93103</p>				
701 CHAPALA ST	037-082-008	MST2014-00320	287	HLC
<p>A revised project proposal for (Phase 1) to include site alterations and the construction of a new 261 square foot shared accessible restroom building for a parcel currently developed with five (5) existing commercial tenant spaces, including: Unit A 929 square foot restaurant, Unit B 434 square foot office, Unit C 434 square foot retail, Unit D 940 square foot retail, and Unit E 1,956 square foot auto service, located on a 20,274 square foot parcel. The proposed site alterations include the demolition of the existing car lifts associated with the automotive repair shop, changes to the site ingress/egress, revised parking configuration, removal and replacement of existing asphalt paving, new permeable pavers, new site walkways and outdoor patios, new landscape planters, and revised site landscaping. The proposal will provide 19 uncovered vehicle parking spaces and 2 bicycle parking spaces. The proposal also includes undergrounding the electrical service and providing underground water for the fire sprinklers. A separate (Phase 2) application on MST2014-00510 includes a change of use of tenant Unit E (the 2,094 square foot building) from an existing automotive repair shop to a new commercial retail use and associated tenant improvements including new outdoor dining. Phase 3 of the project will involve tenant improvements for Unit A (929 square foot building) and involve alterations to the existing outdoor dining area, and revisions to parking spaces No 9, 10, and 11.</p> <p>11/19/2014 HLC-Proj Des & Final Approval 04/22/2015 HLC-After Final (Approved)</p> <p>Owner NANCY BROCK TRUST, 1909 EL CAMINO DE LA LUZ, , SANTA BARBARA, CA 93109 Architect WAYNE LABRIE ARCHITECT, 288 CANON DRIVE, , SANTA BARBARA, CA 93105</p>				

Status: Building Permit Issued**1330 CHAPALA ST****039-131-001****MST2013-00169****895**

ALD

This is a revised project description. Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 33 residential apartments (totaling 28,049 square feet) and two commercial units (895 square feet). The new building will total 61,456 square feet, including a 665 square foot exercise room and a 13,884 square foot partially below-grade parking garage. The parking garage will contain 41 spaces, and a surface lot will contain 50 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units and 56 spaces allocated to the Arlington Theatre. Also proposed is the removal of nineteen mature trees, with twelve existing trees to be protected on site and six mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch."

08/14/2013 HLC-Project Design Approval
 10/29/2013 CC-HLC Appeal (Proj APVD)
 11/19/2014 HLC-Final Approval - Project
 05/20/2015 HLC-Final Approval - Details
 03/09/2016 HLC-After Final (Approved)

Owner METROPOLIT THEATRES CORPORATION, 8727 W THIRD ST, , LOS ANGELES, CA 90048
 Architect PEIKERT + RRM DESIGN GROUP, LISA PLOWMAN, 10 E FIGUEROA STREET, SANTA BARBARA, CA 93101

1805 CHAPALA ST**027-022-014****MST2017-00135****790**

SAS

As described in your submitted plans and planner consultation (PRE2016-00419), the request is to convert an existing one-story 790 square foot (net), two-bedroom, residential unit (102 W. Islay) into a short-term rental (hotel), to be rented as one unit. No exterior changes are proposed. 106 W. Islay and 1805 Chapala, both two-bedroom units, will continue to be used as residential units.

03/27/2017 STR-Conditions of Approval

Owner BB PACIFIC LLC, 1103 PORTESUELLO, , SANTA BARBARA, CA 93105

604 E COTA ST**031-222-001****MST2014-00220****346**

KAK

This is a revised project description: Proposal to demolish all existing buildings on the lot and construct a new, 20,426 square foot [net], 3-story mixed-use project. Buildings to be demolished include 1,682 square feet of commercial space and 6,189 square feet of residential space. New commercial floor area on the first floor will total 2,028 square feet, with a net gain of 346 square feet in the Minor Addition category. There will be 29 residential units on all three floors, with 1,409 square feet on the first floor, 8,780 square feet on the second floor, and 7,077 square feet on the third floor, for a total of 17,266 square feet of new residential floor area. A total of 37 parking spaces and 34 bike parking spaces will be provided on the ground floor. The maximum height of the building is 43'-2". Grading excavation of 20 cubic yards is also proposed. Under the Average Unit-Size Density Incentive Program [AUD], the proposed residential density is 63 dwelling units per acre, with a maximum of 63 units per acre [29 units] allowed on this 20,670 square foot parcel within the Priority Housing Overlay. The average unit size of the apartments is 595 square feet.

11/24/2014 ABR-Project Design Approval
 11/02/2015 ABR-Final Approval - Project
 05/23/2016 ABR-After Final (Approved)

Owner HAMMER PROPERTIES, LLC, 260 BONNIE LANE, , SANTA BARBARA, CA 93108
 Applicant PETER LEWIS, 260 BONNIE LANE, , SANTA BARBARA, CA 93108
 Architect CEARNAL ANDRULAITIS, 521 1/2 STATE ST, , SANTA BARBARA, CA 93101

Status: Building Permit Issued**25 W COTA ST****037-171-011****MST2015-00330****3,000****HLC**

This is a revised project description. Proposal to renovate a historic industrial building for a 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. A total of 2,902 square feet of non-residential additions are proposed for a total of 12,696 square feet of floor area. There is no existing parking onsite. Four parking spaces are proposed and three parking spaces are required. The project requires Development Plan findings for the new nonresidential floor area. This structure is on the City's List of Potential Historic Resources: "Hendry Brothers Blacksmith and Welding Shop."

01/13/2016 HLC-Project Design Approval

03/23/2016 HLC-Final Approval - Project

Owner TPG CHAPALA, LLC, 735 STATE ST # 416, , SANTA BARBARA, CA 93101

Architect DMHA, 1 NORTH CALLE CESAR CHAVEZ, SUITE 102, SANTA BARBARA, CA 93103

2911 DE LA VINA ST**051-202-008****MST2013-00107****-76****JAL**

This is a revised project. Proposal to reduce the square footage of the building by 60 square feet, recess the storefront of the restaurant to be in line with the front door recess, and exterior alterations including replacement of the front windows with bi-fold doors, a new front door, replacing the existing front concrete patio for a new outdoor dining area with perimeter bollards and chains, a new wood fence, a new trash enclosure, remove "as-built" rear shed roof and construct a smaller rear shed roof at the rear of the building and for alterations to the existing parking lot. Staff Hearing Officer approval was granted for a zoning modification.

04/02/2013 ABR-Proj Des & Final Approval

04/30/2014 SHO-APVD-Design Review Req'd

12/01/2014 ABR-After Final (Approved)

05/18/2015 ABR-After Final (Approved)

Owner 2911 DE LA VINA LLC, 3051 PASEO TRANQUILLO, , SANTA BARBARA, CA 93105

Architect HENRY LENNY, PO BOX 900, , CARPINTERIA, CA 93014

Architect DMHA, 1 N. CALLE CESAR CHAVEZ, STE 102, SANTA BARBARA, CA 93103

100 FREDERIC LOPEZ RD**073-080-068****MST2014-00134****192****ABR**

Proposal for a 192 square foot addition to be provided in two 8'-12' PODS storage containers and located on the east side of the parcel. Also proposed is a new 77 linear foot, 8'-0" tall, black PVC-coated steel chain-link fence, a 12'-0" wide double gate, and new awning to be installed above an existing door on the east elevation.

04/07/2014 ABR-Proj Des & Final Approval

Owner CITY OF SANTA BARBARA, 735 ANACAPA ST, , SANTA BARBARA, CA 93101

Applicant LEIF REYNOLDS, PROJECT ENGINEER, SBA - 601 FIRESTONE ROAD, , SANTA BARBARA, CA 93117

Status: Building Permit Issued

2300 GARDEN ST **025-140-024** **MST2009-00009** **-1,803** **HLC**

This structure is on the City's List of Potential Historic Resources and is eligible for City Landmark status: "St. Anthony's Seminary." The original seismic and safety upgrade project approved under application MST2005-00241 has been revised to include the following changes: Proposal for the demolition of 1,803 s.f. of floor area and stair at the south elevation, courtyard side, of the Infirmary Wing to create an accessible outdoor classroom with tiered seating and to extend the existing arcade roofline to cover an accessible path. The project will also include new accessible restrooms on the lower level, a technical mezzanine on the upper level, and the integration of handicapped access at the main level. Adjustments will be made at grade to the adjoining courtyard and walkways to meet accessibility, utility, and life safety standards. Portions of the roof above the south courtyard facade of the Infirmary Wing will be removed with the remaining to be upgraded to meet structural and seismic requirements, with the overall roof height to be lowered by 4.5 feet. An existing brick chimney and roof penetrations are also proposed to be removed. A partial demolition of the south-facing courtyard will allow the restoration of five original windows on the Main Building. An existing opening between the Main Wing and Infirmary Wing will be infilled with a new window to match the existing on this 12.3 acre parcel.

02/18/2009 HLC-Prelim Approval-Project
 04/29/2009 HLC-Final Approval - Project
 06/24/2009 HLC-After Final (Approved)

Owner SAN ROQUE SCHOOL CHARITABLE TRUST, C/O PRICE POSTEL & PARMA, 200 E CARRILLO ST., STE 400, SANTA BARBARA, CA 93101
 Architect M2 ARCHITECTURE, 3916 STATE STREET, GARDEN SUITE, SANTA BARBARA, CA 93105
 Agent MARY ROSE & ASSOCIATES, 211 E VICTORIA ST, STE A, , SANTA BARBARA, CA 93101
 Architect APPLETON & ASSOCIATES, 117 W MICHELTORENA ST, , SANTA BARBARA, CA 93101
 Contractor MATT CONSTRUCTION COMPANY, 2300 GARDEN STREET, , SANTA BARBARA, CA 93105

220 GRAY AVE **033-054-020** **MST2015-00123** **102** **ABR**

This is a revised project description: Proposal for a voluntary lot merger of the lots at 220 Gray Avenue [APN 033-054-020] and 224 Gray Avenue [APN 033-054-017]. The proposal also includes the demolition of 2,093 square feet of as-built one-story additions and construction of a 102 square foot addition to the existing 3,755 square foot commercial building. The proposal also includes site improvements comprising 15 parking spaces, four bicycle parking spaces, an as-built outdoor dining area, new site walls and gates, and a trash enclosure. Coastal review is required. This project will address violations identified in enforcement case ENF2014-00833.

01/19/2016 ABR-Project Design Approval
 05/09/2016 ABR-Final Approval - Project
 11/30/2016 Coastal Exempt APVD-No Oth Rev

Owner JG SHALHOOB SR FAMILY TRUST, 6 HARBOR WAY # 165, , SANTA BARBARA, CA 93109
 Architect SHERRY & ASSOCIATES, ATTN: DAWN SHERRY, 535 SANTA BARBARA ST, SANTA BARBARA, CA 93101
 Applicant SHERRY & ASSOCIATES, ATTN: LAUREN DEASON, 535 SANTA BARBARA ST, SANTA BARBARA, CA 93101

410 E HALEY ST **031-283-016** **MST2016-00309** **1,469** **MGS**

Proposal to convert an existing 1,469 square foot, two-bedroom, second floor dwelling unit to a two-room hotel. Two uncovered parking spaces will be provided. There will be no new floor area and no changes to the exterior of the building. This project will require Development Plan Approval findings for conversion of residential use to commercial use. This unit was identified as "Space 9" in The Mill complex.

08/08/2016 ABR-Proj Des & Final Approval
 04/18/2017 STR-Conditions of Approval

Owner LAGUNA HALEY STUDIO, LLC, PO BOX 41459, , SANTA BARBARA, CA 93140
 Agent DIANA KELLY, , 1323 OLIVE ST UNIT B, SANTA BARBARA, CA 93101
 Designer BECKER STUDIOS, INC, ATTN: DARYL BECKER, PO BOX 41459, SANTA BARBARA, CA 93101

Status: Building Permit Issued

225 E HALEY ST **031-202-012** **MST2011-00310** **-1,113** **ABR**

Proposed abatement of ENF2011-00287. This includes the "as-built" conversion of a restaurant and boarding home to a church and residence. The exterior alterations include minor alterations to the windows and doors, extending the second-story deck, and repaving portions of the driveway and parking areas. Four parking spaces are proposed.

08/15/2011 ABR-Proj Des & Final Approval
 09/06/2011 ABR-Final Approval - Details
 09/03/2013 ABR-After Final (Approved)
 10/28/2013 ABR-After Final (Approved)

Owner IGLESIA DEL DIOS VIVO, 225 E HALEY ST, , SANTA BARBARA, CA 93101
 Architect JYL RATKEVICH, 1836 LOMA STREET, , SANTA BARBARA, CA 93103

706 E HALEY ST **031-301-002** **MST2014-00010** **60** **ABR**

Proposal for a complete interior and exterior remodel of an existing mixed-use building consisting of 1,300 square feet of commercial space and five residential units on a 10,000 square foot site. The remodel consists of a new floor plan configuration, a 60 square foot commercial addition, new exterior patio and trellis along Haley Street, new entries for the residential units, and one new accessible uncovered parking space. Also proposed is to remove an existing 10" diameter tree and to construct a new 51 linear foot, 6'-0" tall CMU and plaster wall.

02/18/2014 ABR-Project Design Approval
 05/27/2014 ABR-Final Approval - Project

Owner SLASON FAMILY 1992 SURVIVORS TRUST, 265 LAS ALTURAS RD, , SANTA BARBARA, CA 93103
 Owner SANTA BARBARA LAND COMPANY, P.O. BOX 4040, , SANTA BARBARA, CA 93140
 Applicant JM HOLLIDAY ASSOCIATES, 228 ROSARIO PARK ROAD, , SANTA BARBARA, CA 93105
 Agent JERRY ROCCI, PO BOX 745, , SUMMERLAND, CA 93067

13 W HALEY ST **037-211-004** **MST2017-00166** **699** **MGS**

Proposed conversion of a four-story 699 square foot, single residential unit to a short-term rental. No portion of the unit will be rented out separately.

04/14/2017 STR-Conditions of Approval

Owner ABLITT FAMILY TRUST, 14 W GUTIERREZ ST, , SANTA BARBARA, CA 93101

134 HARBOR WAY **033-120-018** **MST2007-00356** **66** **MEB**

Proposal to replace the docking system of Marina One fingers A through P in 10 phases over 10-15 years. As the majority of the project takes place over the water and is in the Coastal Commissions original permit jurisdiction a Coastal Development Permit is required. The project also includes shore side and dock side utility upgrades necessary to improve electrical and fire water service to meet current code requirements. A new switchgear, 66 square feet, would be added to the exterior and rear of the existing building at 132 Harbor way. Development Plan Approval is needed since there has been over 1,000 square feet already allocated to this parcel. Project received Planning Commission Approval 12/20/07 (Resolution No. 048-07).

12/20/2007 PC-APVD-Design Review Required
 10/06/2008 ABR-Prelim Approval - Project
 10/06/2008 ABR-Final Approval - Project

Owner CITY OF SANTA BARBARA, 735 ANACAPA ST, , SANTA BARBARA, CA 93101
 Applicant THERESA LAWLER, ENGINEERING TECH., PO BOX 1990, SANTA BARBARA, CA 93102

Status: Building Permit Issued**350 HITCHCOCK WAY****051-240-003****MST2015-00090****39,000**

ARB

Proposal to demolish an approximately 15,936 square foot existing service bay structure [including 2,363 square feet of commercial floor area] and construct a new 36,752 square foot, two-story automobile dealership building. The building will include three automobile showrooms, business and automobile parts area, enclosed service bays, and interior car storage. The project includes 99 parking spaces. The subject property is identified as Parcel 2 of an approved subdivision approved under MST2014-00166. This project received Planning Commission approval of a Development Plan and P-D Development Plan on April 7, 2016.

04/07/2016 PC-APVD-Design Review Required
 05/23/2016 ABR-Project Design Approval
 06/20/2016 ABR-Final Approval - Project

Owner DCH CALIFORNIA INVESTMENTS LLC, 11911 SAN VICENTE # 310, C/O THE HOROWITZ GROUP, LOS ANGELES, CA 90049
 Applicant SUZANNE ELLEDGE PLANNING & PERMITTING, ATTN: MARUJA CLENSAY, , ,
 Architect ROBERT PLANT, 422 PASADENA AVE, , PASADENA, CA 91105

121 S HOPE F123**051-010-014****MST2008-00020****62**

ABR

Proposal for a tenant improvements and a facade remodel for a new Louis Vuitton retail store at La Cumbre Plaza. The proposal will consolidate two existing retail stores (F123 and F125) into one tenant space and the addition of 62 square feet.

05/05/2008 ABR-Prelim Approval - Project

Owner NETTLESHIP PATRICIA S TRUSTEE (for), RETURNED MAIL, , ,
 Agent EXPRESS PERMITS, 1327 POST AVE, , TORRANCE, CA 90501
 Architect ELIZABETH VALERIO, 5858 WILSHIRE BLVD #203, , LOS ANGELES, CA 90038

199 N HOPE AVE**057-240-023****MST2010-00171****464**

ALD

Revised proposal to demolish an existing one-story, 2,573 square foot pre-manufactured maintenance building and construct a new one-story, 25 foot tall, 3,037 square foot maintenance building, including a 464 square foot mezzanine floor area addition, located at an existing cemetery on a 20-acre parcel in the E-3 Zone. The new building will be constructed within the existing building footprint located on the northwesterly portion of the parcel. The project requires Planning Commission review for an amendment to the existing Conditional Use Permit for a non-residential use on a single-family residentially zoned parcel.

10/11/2010 ABR-Final Approval - Project

Owner ROMAN CATHOLIC ARCHBISHOP L A, 3424 WILSHIRE BLVD, , LOS ANGELES, CA 90010
 Architect GARCIA ARCHITECTS INC, 122 E ARRELLAGA ST, , SANTA BARBARA, CA 93101

130 S HOPE AVE D-12A**051-010-007****MST2009-00523****-1,220**

ABR

Proposal for a facade remodel and a 106 square foot storefront addition for a new tenant at the La Cumbre Plaza. The project will result in a Measure "E" credit of 1,220 square feet. The project requires compliance with the La Cumbre Plaza Tenant Design Criteria.

03/08/2010 ABR-Prelim Approval - Project
 03/29/2010 ABR-Final Approval - Project

Owner RIVIERA DAIRY PRODUCTS, 2235 FARADAY AVE # O, ATTN: HILARY RAYMOND, CARLSBAD, CA 92008
 Architect SIDLEY JONES, INC., 10125 WASHINGTON BLVD, , CULVER CITY, CA 90232

Status: Building Permit Issued**101 S LA CUMBRE RD****051-022-027****MST2013-00018****3,000**

SMR

Revised proposal to construct a new one-story, 4,703 square foot commercial building and 25 space parking lot with new street trees and landscaping, located on a 25,764 net square foot lot. The existing 1,737 square foot gas station, surface parking lot, and related structures will be demolished. Staff Hearing Officer approval was received for a development plan.

10/30/2013 SHO-APVD-Design Review Req'd
 12/12/2013 PC-SHO Appeal (Proj APVD)
 12/12/2013 PC-SHO Appeal (Proj APVD)
 10/13/2014 ABR-Project Design Approval
 12/01/2014 ABR-Final Approval - Project

Owner AVENUE 26 HOLDINGS, LLC, 4221 WILSHIRE BLVD, , LOS ANGELES, CA 90010
 Applicant NGUYEN NGUYEN, 1420 FIFTH AVENUE, #2400, , SEATTLE, WA 98101

1964 LAS CANOAS RD**021-010-028****MST2009-00073****186**

ROX

Proposal to construct a new 186 square foot enclosure at St. Mary's Seminary. The enclosure will house the existing pump system, which was originally screened by a cmu wall and damaged in the Tea Fire. The proposal includes new pumps, controls, and an emergency electrical generator. The project requires Staff Hearing Officer review for an encroachment into the required 70 foot front setback.

05/20/2009 SHO-APVD-Design Review Req'd
 06/29/2009 ABR-Prelim Approval - Details
 06/29/2009 ABR-Final Approval - Details
 07/06/2009 ABR-Final Approval - Project

Architect TOM MOORE, 818 #A E. FIGUEROA STREET, , SANTA BARBARA, CA 93103
 Agent ADRIANA DOUGLAS, REPRESENTATIVE FOR, DEPAUL CENTER CORP, 420 DATE STREET, MONTEBELLO, CA 90640
 Owner ST. MARY'S SEMINARY, 1964 LAS CANOAS ROAD, , SANTA BARBARA, CA 93105
 Contractor SCOTT MILLER, 6170 MELVA STREET, , GOLETA, CA 93117

1032 E MASON ST**017-133-005****MST2009-00332****1,599**

DPG

The proposed project includes a new two-story, six-unit affordable senior apartment building in the existing Second Baptist Church parking lot. Each new unit would have one-bedroom and 540 square feet of floor area. The lot is currently developed with a 2,265 square foot church and an existing two-story 2,319 square foot residential duplex. The project includes converting the 1,599 square foot ground floor duplex unit to church use. The existing 720 square foot second floor "care taker's unit" would remain. The seven resulting rental dwelling units would be price restricted for low income seniors. The project would result in 3,864 square feet of non-residential use and 3,960 square feet of residential use on the 24,872 square foot lot. Twenty (20) automobile parking spaces and four bicycle spaces would be provided. State Density Bonus concessions and incentives were requested to allow a six-unit building in the R-2 Zone, outdoor living space consistent with the R-3/R-4 Zone requirements, and parking in the front setback.

12/16/2010 PC-APVD-Design Review Required
 07/25/2011 ABR-Project Design Approval
 10/24/2011 ABR-Final Approval - Project
 10/05/2015 ABR-After Final (Approved)

Owner SECOND BAPTIST CHURCH OF SANTA BARBARA, PO BOX 482, , SANTA BARBARA, CA 93102
 Architect SHERRY & ASSOCIATES, ATTN: DAWN SHERRY, 513 SANTA BARBARA ST, SANTA BARBARA, CA 93101

Status: Building Permit Issued**923 N MILPAS ST****029-313-004****MST2011-00263****-25**

ABR

Jan. 31, 2013 admin approval to recess entry door back 5 feet, reducing square footage by 25 square feet - see GPU tracking. Proposed replacement of nine windows in an existing one-story medical office building. The proposed windows are Jeldwen Custom Wood line, aluminum clad exterior dual-glazed, "Sea Foam Green" color. Minor stucco repair is also proposed.

07/05/2011 ABR-F.A. (Staff Approval)

Owner SANTA BARBARA NEIGHBORHOOD CLINICS, 1900 STATE ST. STE. G, , SANTA BARBARA, CA 93101

Applicant TERRY KELLER, 6796 PASADO RD, , ISLA VISTA, CA 93117

Architect KEITH RIVERA, 339 WOODLEY CT., , SANTA BARBARA, CA 93105

1130 N MILPAS ST**029-201-004****MST2009-00551****2,210**

KAK

Proposal to construct a new, 2,210 net square foot one-story administration building, pedestrian plaza, and walkway for the Santa Barbara Bowl with approximately 2,700 cubic yards of excavation and 1,200 cubic yards of fill grading. Planning Commission review of a Conditional Use Permit and Modifications to allow encroachments into the required setbacks is requested. The project requires City Council approval for abandonment of a portion of Lowena Drive. Courtesy review by the Architectural Board of Review and the Planning Commission of associated improvements on the County-owned parcels is also requested.

11/01/2012 PC-APVD-Design Review Required

11/01/2012 PC-APVD-Design Review Required

12/10/2012 ABR-Project Design Approval

01/16/2013 HLC-Final Approval - Details

01/22/2013 ABR-Final Approval - Project

07/15/2013 ABR-After Final (Approved)

07/22/2013 ABR-After Final (Approved)

12/22/2014 ABR-After Final (Approved)

04/08/2015 HLC-After Final (Approved)

05/05/2015 ABR-After Final (Approved)

Owner SANTA BARBARA BOWL FOUNDATION, 1122 N MILPAS ST, , SANTA BARBARA, CA 93103

Architect DESIGNARC, 29 W CALLE LAURELES, , SANTA BARBARA, CA 93105

Agent SUSAN ELLEDGE PLANNING & PERMITTING, ATTN: TRISH ALLEN, SEPPS, INC., 1625 STATE STREET, SUITE 1, SANTA BARBARA, CA 93101

7 S MILPAS ST**017-171-024****MST2013-00403****30**

ABR

Proposal to demolish the existing 19 square foot ATM kiosk and construct a 49 square foot ATM kiosk building. The project will allow two ATMs rather than one.

10/07/2013 ABR-Proj Des & Final Approval

12/01/2014 ABR-After Final (Approved)

Owner S & P INVESTMENTS, 1328 MADONNA RD, C/O R POLTL & ASSOCIATES, SAN LUIS OBISPO, CA 93405

Architect PAUL POIRIER, 156 W ALAMAR AVE, SUITE C, SB, CA 93105

Status: Building Permit Issued**224 S MILPAS ST****017-240-025****MST2012-00248****-245**

ABR

This is a revised project description: Proposal to remove an "as-built" 2,381 square foot dwelling unit within an existing 22-foot tall commercial building. The project consists of converting 245 square feet back to commercial space on the ground floor, the removal of the 2,381 square foot second floor dwelling unit and 144 square foot covered patio within the existing building, and the removal of the two uncovered parking spaces for the dwelling unit. The "as built" skylights are to remain. The project would result in a total of 9,945 square feet of commercial space and 2,381 square feet of unconditioned attic space located on the 1.8 acre lot in the non-appealable jurisdiction of the Coastal Zone.

11/05/2012 ABR-Final Approval - Project
 11/05/2012 ABR-Proj Des & Final Approval
 11/12/2012 Coastal Exempt APVD-Other Rev
 01/12/2015 ABR-After Final (Approved)

Owner JAMES V GIULIANI, TTEE, PO BOX 302, , SUMMERLAND, CA 93067
 Applicant GIFFIN & CRANE, ATTN: BRUCE GIFFIN,CO-FNDR/CEO, 224 S. MILPAS STREET, SANTA BARBARA, CA 93103
 Applicant VANGUARD PLANNING LLC, ATTN: JARRETT GORIN, AICP, 735 STATE STREET, SUITE 204, SANTA BARBARA, CA 93101-5502

311 W MONTECITO ST**033-031-004****MST2016-00427****4,016**

KAK

Proposal for the construction of a hotel annex. Project includes the demolition of an existing 889 sq. ft. office building and the construction of a new 4,905 sq. ft. 10-room hotel annex to service the proposed 32-room hotel project located at 302 and 308 W Montecito. 10 parking spaces to be provided offsite at 302 W Montecito. Transfer of Development Rights for 2 hotel rooms from Sandman Inn 3714-3744 State Street. This project requires Coastal Review.

Owner EDWARD ST. GEORGE, PO BOX 598, , SANTA BARBARA, CA 93102
 Agent TRISH ALLEN, SEPPS, 1625 STATE ST, STE 1, , SANTA BARBARA, CA 93101
 Applicant SHELBY MESSNER, P.O. BOX 598, , SANTA BARBARA, CA 93102
 Architect KEITH NOLAN, PO BOX 598, , SANTA BARBARA, CA 93102

7 N NOPAL ST**017-122-010****MST2013-00386****442**

ABR

Proposal for tenant improvement to the existing 7,010 square foot two-story building for new tile showroom. Proposal includes the removal of two overhead roll-up doors, replace with new storefront windows and entrance doors, new awnings, new planter boxes, new exterior wall tile. Redesign parking lot to relocate 9 spaces and add one parking space. Relocate 4 existing bike parking spaces and new trash enclosure.

09/23/2013 ABR-Proj Des & Final Approval
 11/04/2013 ABR-Final Approval - Details

Owner ARCHITECTURAL MILLWORK OF SANTA BAR, PO BX 4699, , SANTA BARBARA, CA 93140
 Architect CRAIG BURDICK, 1030 DE LA VINA, , SANTA BARBARA, CA 93101

Status: Building Permit Issued**221 N NOPAL ST****017-041-004****MST2006-00015****3,000**

ABR

Proposal to construct a 2,423 square foot addition to an existing 4,152 square foot church and to permit the "as-built" 1,058 square foot fiesta booth and "as-built" 510 square foot storage building. The proposal includes the demolition of 765 square feet of a classroom/meeting building, 38 square feet of the church, 189 square feet of an "as-built" storage building and the conversion of a 1,449 square foot pavilion to a new carport and demolition a 328 square foot stage structure. The existing structures to remain unchanged include: 10,943 square foot classrooms, a 1,058 square foot kitchen, a 2431 square foot convent and a 563 square foot storage building. The proposal will require a lot merger resulting in a mixed-use development with R-3/R-4 standards applying to the residential use. The total Measure E square footage is 2,999.97 square feet, and therefore requires Development Plan Approval.

10/02/2006 ABR-Final Approval - Details
 10/02/2006 ABR-Final Approval - Project
 08/20/2007 ABR-Final Approval - Project
 11/05/2007 ABR-After Final (Approved)

Owner ARCHDIOCESE OF LOS ANGELES, 3424 WILSHIRE BLVD, , LOS ANGELES, CA 90010
 Designer JOSEPH AMESTOY, 8950 HIGHWAY 150, , OJAI, CA 93023
 Agent GIL GARCIA, 122 E. ARRELLAGA STREET, , SANTA BARBARA, CA 93101
 Applicant OUR LADY OF GUADALUPE CHURCH, 227 N. NOPAL STREET, , SANTA BARBARA, CA 93103

402 ORILLA DEL MAR**017-313-019****MST2007-00629****1,324**

SMR

Proposal for a 1,324 square foot commercial addition to an existing six-unit vacation rental complex in the HRC-1 Zone. The proposal involves converting the existing rental Unit B into a manager's office, storage area, laundry area, and common area and relocating Unit B as a second floor addition over the existing driveway, between buildings A/B and C/D. Development Plan Approval Findings are required for the new 1,324 square feet of commercial space. The parcel is located in the appealable jurisdiction of the Coastal Zone. The project received Staff Hearing Officer approval for a modification into the required front yard setback and a Coastal Development Permit (Resolution No. 076-08).

10/08/2008 SHO-APVD-Design Review Req'd
 12/01/2008 ABR-Prelim Approval - Project
 04/13/2009 ABR-Final Approval - Project

Owner WERNER REVOCABLE INTER VIVOS TRUST, 1180 HILL RD, , SANTA BARBARA, CA 93108
 Architect RICK STARNES, 2270 SYCAMORE CYN RD, , SANTA BARBARA, CA 93108

316 W PEDREGOSA ST**025-352-015****MST2017-00118****690**

SAS

As described in your submitted plans and planner consultation (PRE2016-00928), the request is to convert an existing one-story, 690 square foot (net) single residential unit into a short-term rental (hotel). No exterior or interior remodel is proposed. One uncovered parking space will remain on-site. Public Works determined that an as-built encroachment permit was not required for existing pavers under PBW2017-00399.

03/28/2017 STR-Conditions of Approval

Owner JOE ARMEL, 33 BAY VISTA DR, , MILL VALLEY, CA 94941
 Agent MAX MIRONOV, PO BOX 61102, , SANTA BARBARA, CA 93160

Status: Building Permit Issued**320 W PUEBLO ST****025-100-001****MST2003-00152****193,141**

SMR

The original project under this application was the proposed Cottage Hospital Master Plan which involved the replacement of the main hospital building and other structures on site, new parking structures, and the closure of one block of Castillo Street. A revision to the project is proposed to construct a new egress stair, required by the Office of Statewide Health Planning and Development, which necessitates the removal of the existing 60 foot tall, 28" diameter Pinus canariensis "Canary Island Pine" tree. The revision to the project also includes a tree replacement plan as mitigation for the loss of a protected tree and to comply with the conditions of approval.

03/24/2005	PC-APVD-Design Review Required
04/18/2005	ABR-Final Approval - Project
04/18/2005	ABR-Prelim Approval - Details
06/01/2005	ABR-Final Approval - Project
06/06/2005	ABR-Final Approval - Project
11/21/2005	ABR-Final Approval - Details
01/17/2006	ABR-Final Approval - Project
02/13/2006	ABR-Prelim Approval - Project
02/27/2006	ABR-Final Approval - Project
03/02/2006	PC-APVD-Design Review Required
05/22/2006	ABR-Final Approval - Details
02/12/2007	ABR-After Final (Approved)
08/12/2010	PC-Subst. Conformance APVD
10/31/2011	ABR-After Final (Approved)
05/19/2014	ABR-After Final (Approved)
09/29/2014	ABR-After Final (Approved)
09/12/2016	ABR-After Final (Approved)

Owner	SANTA BARBARA COTTAGE HOSPITAL, PO BOX 689, , SANTA BARBARA, CA 93102
Agent	SUZANNE ELLEDGE PLNG & PERMITTING SERVICES, ATTN: HEIDI JONES, 1625 STATE STREET, SUITE 1, SANTA BARBARA, CA 93101
Architect	ERICH BURKHART, , , ,
Architect	BRIAN CEARNAL, CEARNAL ARCHITECTS, 521-1/2 STATE STREET, SANTA BARBARA, CA 93101

Status: Building Permit Issued**540 W PUEBLO ST****025-090-046****MST2007-00092****35,845****KAK**

Project consists of a new comprehensive outpatient cancer treatment facility, four-tier parking structure with 180 spaces, two small commercial structures, six rental housing units, and merger of 10 lots located between W. Junipero and W. Pueblo Streets into one 3.38-acre lot. A Substantial Conformance Determination was made to allow the construction of a new Learning Center (with an 80-seat auditorium) rather than a residential duplex on the vacant lot at 529 W. Junipero St. and to allow the building at 525 W. Junipero St. to be converted to a residential duplex rather than a commercial space.

06/10/2010	PC-APVD-Design Review Required
07/26/2010	ABR-Prelim Approval - Project
09/28/2015	ABR-Final Approval - Project
01/19/2016	ABR-Project Design Approval
03/14/2016	ABR-Project Design Approval
03/21/2016	ABR-Final Approval - Project
05/23/2016	ABR-Final Approval - Details
08/01/2016	ABR-Final Approval - Project
08/15/2016	ABR-After Final (Approved)
10/10/2016	ABR-After Final (Approved)
04/03/2017	ABR-After Final (Approved)
04/10/2017	ABR-After Final (Approved)

Applicant KENNETH MARSHALL, 621 CHAPALA STREET, , SANTA BARBARA, CA 93101
 Owner CANCER CENTER OF SANTA BARBARA, 601 W JUNIPERO ST, , SANTA BARBARA, CA 93105
 Architect THE CEARNA COLLECTIVE, LLP, ATTN: CHRIS PIERRON, 521-1/2 STATE STREET, SANTA BARBARA, CA 93101

410 N QUARANTINA ST**031-302-018****MST2013-00230****150****ABR**

Proposal for site alterations and tenant improvements to an existing commercial building. Site alterations include a new parking lot configuration and landscape plan, a new six-foot tall rolling gate and wrought iron fence, and new plaster walls and planters. Alterations to the building include the addition of new rooftop equipment and new corrugated steel rooftop screening material, the addition of a new subpanel closet and electrical work, and a new trash and electrical service enclosure. The project includes a lot merger of two lots (408 and 410 N. Quarantina) under a separate Public Works permit.

07/08/2013	ABR-Proj Des & Final Approval
09/23/2013	ABR-After Final (Approved)
10/29/2013	ABR-F.A. (Staff Approval)
12/22/2014	ABR-After Final (Approved)

Owner JAMES BURGE, 133 E ALAMAR, , SANTA BARBARA, CA 93105
 Architect WINDWARD ENGINEERING, 536 ALAN RD, , SANTA BARBARA, CA 93101
 Contractor SKYELINE CONSTRUCTION, 16 W. MISSION ST. #B, , SANTA BARBARA, CA 93101

414 N SALSIPUEDES ST**031-293-018****MST2014-00068****-1,413****ABR**

This is a revised project description: Proposal for legal change of use of one of two commercial buildings on an approximately 8,000 square foot parcel. The project includes the demolition of 1,495 square feet of ground floor/mezzanine and the construction of a 796 square foot patio with fireplace. Also proposed is a 6'-0" tall, 32 linear foot privacy fence with vine pockets. Improvements to the other building on the parcel include permitting an as-built canvas awning above the entry, and planted pots along the streetscape. The project will result in a credit of 1,205 square feet of Growth Management Plan square footage.

03/17/2014	ABR-Project Design Approval
05/12/2014	ABR-Final Approval - Project
09/14/2015	ABR-After Final (Approved)
12/21/2015	ABR-After Final (Approved)

Owner ANDROS FAMILY TRUST, 3355 PADARO LANE, , CARPINTERIA, CA 93013
 Designer ADAM CUNNINGHAM, 418 W. ORTEGA ST. #B, , SANTA BARBARA, CA 93101

Status: Building Permit Issued

418 N SALSIPUEDES ST	031-293-019	MST2012-00387	-1,047	ABR
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Proposal for exterior alterations for the existing quonset hut commercial/manufacturing building consisting of a new translucent front facade with new windows and doors, two new windows on the side, and a parking canopy at the rear. Also according BLD case there is a 1,047 square foot demo credit of a mezzanine.

10/29/2012 ABR-Project Design Approval
 01/14/2013 ABR-Final Approval - Project

Owner ANDROS FAMILY TRUST, 3555 PADARO LN, , CARPINTERIA, CA 93013
 Architect ARCHITECTURE JA INC., 2296 LAS TUNAS ROAD, , SANTA BARBARA, CA 93103

520 N SALSIPUEDES ST	031-222-021	MST2004-00793	1,083	ABR
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Proposal to construct an asphalt parking lot to create 8 parking spaces, paint an "as-built" 1,083 square foot Quonset hut, install landscaping, repair fencing and install water and sewer lines for a proposed auto repair business. Existing on site are two 900 square foot residences and two residential garages.

12/13/2004 ABR-Final Approval - Details
 01/18/2005 ABR-Final Approval - Project

Owner CLAVERIA BERTHA, 163 CEDAR LN, , SANTA BARBARA, CA 93108
 Applicant PETER KURRELS, 516 N NOPAL, , SANTA BARBARA, CA 93103

Status: Building Permit Issued**35 STATE ST****033-102-018****MST97-00357****16,508**

ALD

Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.

07/01/1999	PC-APVD - DESIGN REVIEW REQ'D
07/01/1999	PC-RECOMMEND APPROVAL TO CC
08/17/1999	CC-PC Appeal (Proj APVD)
07/11/2001	PC-APVD-Design Review Required
08/21/2001	CC-PC Appeal (Proj APVD)
10/10/2003	PC-Time Extension APVD
02/18/2004	HLC-Prelim Approval - Details
03/17/2004	HLC-Final Approval - Project
06/23/2004	HLC-Prelim Approval - Details
08/04/2004	HLC-Final Approval - Details
12/09/2004	PC-Time Extension APVD
07/19/2005	HLC-Time Extension (Approved)
07/12/2006	HLC-Time Extension (Approved)
01/24/2007	HLC-Time Extension (Approved)
07/25/2007	HLC-Time Extension (Approved)
07/23/2008	HLC-Time Extension (Approved)
03/03/2010	PC-Subst. Conformance APVD
06/24/2010	HLC-Prelim Approval - Details
09/01/2010	HLC-Prelim Approval-Project
12/23/2010	PC-Subst. Conformance APVD
06/20/2012	HLC-Final Approval - Project
10/24/2012	HLC-After Final (Approved)
04/10/2013	HLC-After Final (Approved)
06/05/2013	HLC-After Final (Approved)
06/27/2013	PC-Subst. Conformance APVD
08/14/2013	HLC-Project Design Approval
05/07/2014	HLC-Final Approval - Project
05/21/2014	HLC-After Final (Approved)
05/21/2014	HLC-After Final (Approved)
12/09/2014	HLC-F.A. (Staff Approval)
04/17/2015	PC-Subst. Conformance APVD
08/12/2015	HLC-After Final (Approved)
11/02/2016	HLC-After Final (Approved)
11/30/2016	HLC-After Final (Approved)
03/08/2017	HLC-After Final (Approved)

Owner 35 STATE STREET HOTEL PARTNERS, LLC, MICHAEL ROSENFELD, 1999 AVE OF THE STARS 2850, LOS ANGELES, CA 90067

Applicant MICHAEL ROSENFELD, 35 STATE STREET, 1999 AVE OF THE STARS #2850, LOS ANGELES, CA 90067

Architect DESIGNARC, INC., 29 W CALLE LAURELES, , SANTA BARBARA, CA 93105

Agent KEN MARSHALL, DUDEK AND ASSOCIATES, 621 CHAPALA STREET, SANTA BARBARA, CA 93101

Status: Building Permit Issued

101 STATE ST **033-075-011** **MST2011-00171** **21,184** **ALD**

This is a revised project description. 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 totaling 9,943 square feet.

02/07/2013 PC-APVD-Design Review Required
 07/17/2013 HLC-Project Design Approval
 08/08/2013 PC-Subst. Conformance APVD
 11/06/2013 HLC-Final Approval - Project
 09/09/2015 HLC-After Final (Approved)

Owner ROMASANTA FAMILY LIVING TRUST, 28 W CABRILLO BLVD, , SANTA BARBARA, CA 93101
 Architect CEARNAL ANDRULAITIS, 521 1/2 STATE ST, ATTN: BRIAN CEARNAL, SANTA BARBARA, CA 93101

125 STATE ST **033-075-012** **MST2009-00119** **16,691** **ALD**

The project includes a new 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. The maximum building height would be 45 feet. The project also includes two uncovered parking spaces accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Final Community Priority Designation by City Council on October 25, 2011.

10/06/2011 PC-APVD-Design Review Required
 04/11/2012 HLC-Proj Des & Final Approval
 04/25/2012 HLC-Final Approval - Details
 05/23/2012 HLC-Final Approval - Details
 10/22/2014 HLC-After Final (Approved)
 09/23/2015 HLC-After Final (Approved)
 05/04/2016 HLC-After Final (Approved)
 01/25/2017 HLC-After Final (Approved)

Owner CITY OF SANTA BARBARA, , PO BOX 1990, SANTA BARBARA, CA 93102
 Applicant CHILDREN'S MUSEUM OF SANTA BARBARA, PO BOX 4808, , SANTA BARBARA, CA 93140
 Agent TRISH ALLEN, SEPPS, INC., 1625 STATE ST, STE 1, , SANTA BARBARA, CA 93101
 Architect AB DESIGN STUDIO, PO BOX 22204, , SANTA BARBARA, CA 93121

525 STATE ST **037-172-002** **MST2014-00072** **180** **HLC**

Proposal to construct a new shed structure of 180 square feet in size, and remove the two "as-built" shed structures located at the rear of the existing commercial building. There is an existing 3,710 square foot restaurant/bar on the 5,000 square foot parcel located in El Pueblo Viejo Landmark District. This project will address violations in Enforcement Case ENF2013-01292.

04/09/2014 HLC-Proj Des & Final Approval

Owner LINDGREN JOHN R, 146 E CARRILLO ST, , SANTA BARBARA, CA 93101
 Architect CLAY AURELL, 27 E COTA ST STE 503, , SANTA BARBARA, CA 93101

915 STATE ST **039-321-041** **MST2014-00437** **171** **HLC**

Proposal to request a new approval to demolish the existing 3,727 square foot, commercial building and construct a new, 3,898 square foot, one-story, commercial building, located on a 4,495 square foot lot. The proposal results in a net increase of 171 square feet. A prior application was originally approved on May 28, 2008, and subsequently expired.

09/24/2014 HLC-Proj Des & Final Approval

Owner DAVID & SUSAN HUGHES, FAMILY TRUST, 459 POMONA CT, , GOLETA, CA 93117
 Architect CEARNAL ANDRULAITIS LLP, 521-1/2 STATE ST, , SANTA BARBARA, CA 93101

Status: Building Permit Issued

1013 STATE ST	039-281-021	MST2013-00378	99	HLC
Proposal for a 99 square foot addition, to eliminate the recessed storefront and shop windows, to an existing 2,435 square foot commercial building.				
09/11/2013	HLC-F.A. (Staff Approval)			
12/18/2013	HLC-F.A. (Staff Approval)			
Owner	VFPSTATE, LLC, PO BOX 3738, , SANTA BARBARA, CA 93130			
Architect	DMHA, 1 N CALLE CESAR CHAVEZ, , SANTA BARBARA, CA 93103			
1019 STATE ST	039-281-017	MST2012-00176	250	HLC
Proposal for a new iron storefront and to infill an existing entry foyer. The project will result in an increase of 250 square feet of Measure "E" floor area.				
05/09/2012	HLC-Proj Des & Final Approval			
Owner	RAY MAHBOOB, PO BOX 60521, , SANTA BARBARA, CA 93160			
Architect	HENRY LENNY DESIGN STUDIO, PO BOX 900, , CARPINTERIA, CA 93014			
1026 STATE ST	039-282-019	MST2016-00268	10	AJN
Dummy Case to track 10 square foot mezzanine addition to the second story. No exterior changes.				
Owner	KEARNY, VICTORIA, 173 CHAPEL ST, , SANTA BARBARA, CA 93111			
1117 STATE ST	039-231-030	MST2015-00298	172	HLC
Proposal for an 172 square foot addition to an existing 10,227 square foot three-story commercial building on State Street. The ground level front façade will be remodeled to remove existing windows and install bifold doors. A new three and a half foot tall wrought iron security gate will be installed at the rear of the parcel. The proposed outdoor dining, improvements in the right-of-way, and signage will be approved under a separate permits.				
07/15/2015	HLC-Proj Des & Final Approval			
Owner	1129 STATE STREET, 1231 STATE ST # B, C/O SIMA MANAGEMENT CORP, SANTA BARBARA, CA 93101			
Applicant	KYLE ASHBY, 7563 NEWPORT DR, , GOLETA, CA 93117			
Architect	DAN WEBER, 740 STATE STREET, 3RD FLOOR, SUITE B, SANTA BARBARA, CA 93101			
1221 STATE ST	039-182-005	MST2015-00086	-596	HLC
Proposal for alterations and a reduction in non-residential square footage as follows: Proposal to recess an existing commercial storefront resulting in a 346 square foot outdoor dining patio on the State Street elevation. Also proposed is to raise 250 square feet of existing basement area to the ground level and to reduce 250 square feet of the existing mezzanine level in order to extend the trash room. There will be a credit of 596 square feet of Growth Management Plan floor area. Proposed railing in the public right-of-way to be approved under a separate permit. This structure is on the list of Potential Historic Resources and is connected to a designated Structure of Merit: "Upper Hawley block."				
03/11/2015	HLC-Project Design Approval			
07/29/2015	HLC-Proj Des & Final Approval			
Owner	1221 VICTORIA COURT LP, 1231 B STATE ST, C/O SIMA MANAGEMENT CORP, SANTA BARBARA, CA 93101			
Architect	LMA ARCHITECTS, ATTN: RICHARD SIX, 829 DE LA VINA ST, #205, SANTA BARBARA, CA 93101			

Status: Building Permit Issued

1303 STATE ST **039-131-014** **MST2009-00371** **-103** **HLC**

This building is on the City's List of Potential Historic Resources. Proposal for alterations to an existing, two-story, 2,300 square foot commercial building including a 51 square foot one-story addition at the rear, and the elimination of 153 square feet from the second story. Also proposed is to reconfigure the front entry to be handicapped-accessible, and the addition of one rooftop HVAC unit at the front, and two rooftop condensers on the rear side. There will be a net loss of 103 square feet of Measure "E" floor area.

10/27/2010 HLC-Prelim Approval-Project
 10/27/2010 HLC-Project Design Approval
 01/05/2011 HLC-Final Approval - Project

Owner BOSSE TOY TRAIN MUSEUM INC., P.O. BOX 30030, , SANTA BARBARA, CA 93130
 Architect EDWARDS- PITMAN ARCHITECTS, 120 E. DE LA GUERRA, , SANTA BARBARA, CA 93101

1816 STATE ST **027-032-021** **MST2009-00281** **480** **ALD**

This is a revised project description: Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes facade alterations, a 210 s.f. lobby addition and 92 s.f. entry porch, a tower addition with a 138 s.f. storage room, a 270 s.f. storage room addition on the 3rd floor of the building, a new 312 s.f. deck, two new patio areas totaling 585 s.f., widening the second floor corridor by 164 s.f., removal of exterior stairs, new wall fountain, and alterations to the existing parking lot. This project received Planning Commission approval. Approval of this project will abate violations outlined in ENF2008-01335.

12/02/2010 PC-APVD-Design Review Required
 03/16/2011 HLC-Project Design Approval
 07/20/2011 HLC-Final Approval - Project
 10/26/2011 HLC-After Final (Approved)
 02/15/2012 HLC-After Final (Approved)
 12/04/2012 PC-Time Extension APVD
 07/31/2013 PC-Subst. Conformance APVD
 10/09/2013 HLC-After Final (Approved)
 01/27/2016 HLC-After Final (Approved)

Owner ALAMAR II, LLC, PO BOX 4853, , SANTA BARBARA, CA 93140
 Architect BRYAN MURPHY, 3040 STATE STREET #C, , SANTA BARBARA, CA 93105

3525 STATE ST **051-053-018** **MST2013-00402** **80** **ABR**

Proposal to construct an 80 square foot exterior elevator within the parking courtyard and construct a 328 square foot accessible walkway connection between buildings. One existing parking space would be relocated.

10/07/2013 ABR-Proj Des & Final Approval
 04/07/2014 ABR-After Final (Approved)

Owner ANTONIO ROMASANTA, 800 GARDEN ST # K, , SANTA BARBARA, CA 93101
 Architect LARRY R CLARK, ARCHITECT, , 8126 BUENA FORTUNA, CARPINTERIA, CA 93013

Status: Building Permit Issued**3714 STATE ST****053-300-023****MST2012-00443****-47,009**

ALD

Revision to the previously approved mixed-use development at the former Sandman Inn site under MST2007-00591; City Council Resolution No. 10-020. The revised project involves the demolition of the existing, 51,995 square foot, 114-room hotel and restaurant, and construction of 4,986 square feet of office space and 72 residential condominiums.

04/03/2014	PC-APVD-Design Review Required
04/13/2015	ABR-Project Design Approval
08/03/2015	ABR-Proj Des & Final Approval
08/17/2015	PC-Subst. Conformance APVD
09/30/2015	PC-Subst. Conformance APVD
10/03/2015	PC-Subst. Conformance APVD
10/07/2015	PC-Subst. Conformance APVD
11/23/2015	ABR-Final Approval - Project
12/14/2015	ABR-Final Approval - Details
12/15/2015	PC-Subst. Conformance APVD
01/25/2016	ABR-After Final (Approved)
02/29/2016	ABR-After Final (Approved)
04/01/2016	SHO-Time Extension APVD
05/09/2016	ABR-After Final (Approved)
07/18/2016	ABR-After Final (Approved)
11/21/2016	ABR-After Final (Approved)
01/24/2017	PC-Subst. Conformance APVD

Owner	7-8-16 KW FUND V-SANDMAN, LLC, , , CA
Applicant	KENNETH MARSHALL, 621 CHAPALA STREET, , SANTA BARBARA, CA 93101
Architect	BRIAN CEARNAL, 521 1/2 STATE STREET, , SANTA BARBARA, CA 93101
Agent	JOHN SCHUCK, 1300 SANTA BARBARA ST, SUITE B, SANTA BARBARA, CA 93101

3869 STATE ST**051-022-037****MST2013-00282****-13,000**

KAK

Proposal to demolish an existing church and two-story building and construct an affordable senior rental housing development on a 45,195 square foot lot. The project consists of a new 44,029 square foot (gross), 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 site is located in the Priority Housing Overlay; therefore, under the AUD program a maximum of 63 units per acre is allowed. The average unit size is 489 square feet (net). Staff Hearing Officer review is requested for a zoning modification to allow less than the required number of parking spaces.

06/24/2015	SHO-APVD-Design Review Req'd
06/29/2015	ABR-Project Design Approval
11/23/2015	ABR-Final Approval - Project
12/14/2015	ABR-Final Approval - Details
02/21/2017	ABR-After Final (Approved)

Owner	HOUSING AUTHORITY CITY OF SANTA BARBARA, 808 LAGUNA ST., , SANTA BARBARA, CA 93101
Architect	PEIKERT + RRM DESIGN GROUP, ATTN: LISA PLOWMAN, 10 E FIGUEROA ST, STE 1, SANTA BARBARA, CA 93101

Status: Building Permit Issued**3885 STATE ST****051-022-012****MST2013-00411****-22,250**

DPG

The proposed project consists of demolition of the existing 4,990 square foot motel at 3885 State Street and the 22,250 square foot existing two-story office/commercial building at 3887 State Street; and construction of a new four-story building with 4,469 square feet of new commercial office and retail space; 89 new apartment units with an average unit size of 804 square feet; and a new partially-subterranean 44,691 square foot parking garage with 134 parking spaces. The building would be approximately 136,077 square feet in area (including parking garage) and 45 feet tall. The project proposes a density of 63 dwelling units per acre, as allowed in the Average Unit-Size Density Incentive Program (AUD) Priority Housing Overlay. The project also includes 13 surface commercial parking spaces, 92 bicycle parking spaces, a swimming pool, roof deck, landscaping, grading consisting of 15,094 cubic yards of cut, and merger of the two existing parcels.

04/01/2014	ABR-Project Design Approval
09/15/2014	ABR-Final Approval - Project
10/13/2014	ABR-Final Approval - Details
05/18/2015	ABR-After Final (Approved)
08/10/2015	ABR-After Final (Approved)

Architect	DESIGNARC, ATTN: MELISA CINARLI TURNER, 29 W. CALLE LAURELES, SANTA BARBARA, CA 93105
Applicant	GREG REITZ, 2910 LINCOLN BLVD., , SANTA MONICA, CA 90405
Applicant	JOHN CUYKENDALL, 621 CHAPALA STREET, , SANTA BARBARA, CA 93101
Owner	STATE STREET PROPERTY, LLC, 1729 ABBOTT KINNEY, , VENICE, CA 90291

Status: Building Permit Issued**920 SUMMIT RD****015-211-009****MST2005-00831****-1,563**

ALD

Proposal for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building; add a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals [252], tree relocations [43], and new trees [725] are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 [Resolution No. 035-09] for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor's Parcel Numbers: 015-300-001, 015-300-002, 015-300-03, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.

09/10/2009	PC-APVD-Design Review Required
06/13/2013	PC-Time Extension APVD
01/27/2014	PC-Subst. Conformance APVD
03/17/2014	ABR-Project Design Approval
05/21/2014	HLC-Project Design Approval
11/25/2014	PC-Subst. Conformance APVD
03/16/2015	ABR-Final Approval - Project
05/20/2015	HLC-Final Approval - Project
06/15/2015	ABR-Final Approval - Details
07/01/2015	HLC-Final Approval - Project
08/05/2015	PC-Subst. Conformance APVD
10/26/2015	ABR-Final Approval - Details
01/22/2016	PC-Subst. Conformance APVD
01/27/2016	HLC-After Final (Approved)
03/09/2016	HLC-Final Approval - Details
05/02/2016	ABR-After Final (Approved)

Owner	MCC BB PROPERTY, LLC, 130 E RANDOLPH STE 3500, C/O BAKER/MCKENZIE/ATTN:RICH, CHICAGO, IL 60601
Architect	HENRY LENNY, PO BOX 900, , CARPINTERIA, CA 93014
Applicant	TY WARNER HOTELS AND RESORTS, C/O BILL MEDEL, 1180 CHANNEL DRIVE, SANTA BARBARA, CA 93108
Agent	SUZANNE ELLEDGE PLANNING AND PERMITTING, 1625 STATE ST STE 1, , SANTA BARBARA, CA 93101

21 W VICTORIA ST**039-181-002****MST92-00653****150**

HLC

(E) RESTAURANT - PROPOSAL IS TO ADD EXTRIOR WALL AND ROOF TO ENCLOSE EXISTING PORCH TO PROVIDE ENCLOSED SPACE FOR WALKIN FREEZER AS REQUIRED BY COUNTY HEALTH DEPT.

08/31/1992	ABR-CONSENT REVIEW (APPROVED)
09/23/1992	LMC-CONSENT REVIEW (APPROVED)
09/28/1992	ABR-CONSENT REVIEW (APPROVED)

Applicant	JERRY WILHELM, 363 CANNON GREEN, , GOLETA, CA 93117
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END OF REPORT