

### Site Criteria Checklist - Existing SBPD HQ

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	215 E Figueroa Street, 214 E. Anapamu & 216 E. Anapamu
APN	029-162-037, 003 & 004

Current Use	SB Police Department Headquarters
Current Owner	City of Santa Barbara
Lot Size	Total of 3 parcels: 1.15 acres; 215 E. Figueroa = 0.96 ac / 41,878 sqft; 214 E. Anapamu=.096 ac / 4,219 sf; 216 E. Anapamu=.099
Lot Shape	Rectangular, long and narrow
Zoning Designation	O-R (Office Restricted)
Height Limitation	45 ft.
Access	Figueroa St and Anapamu Street
Surrounding Uses	C-G (commercial)/ O-R / R-M (residential)
Setbacks	Front: more than 2 stories, 20'; Interior, Adj. to non res, 10'; Interior, Adj. to res: 20'
Seismic	0.48 mi to fault hazard zone; on top of peak ground acceleration contour
Environmental	Ongoing hazardous materials mitigation from fuel tanks; with redevelopment, could trigger water issues SWMP
Archaeological	<input type="checkbox"/> Prehistoric Sites <input checked="" type="checkbox"/> American Period <input checked="" type="checkbox"/> Early 20th Century <input checked="" type="checkbox"/> Hispanic-American Transition <input type="checkbox"/> Mission Complex <input checked="" type="checkbox"/> Spanish Colonial & Mexican
Water Table	Historical: approx. -20 ft. to 10 ft.; Recent: approx. 10 ft. to 20 ft. ( <b>below</b>
Flood zone	X - Minimal Flood Hazard
Easements	
Utility/Fiber Proximity	Existing
Charter Issues/Requirements	
General plan designation/land use	Institutional
Other	Slope = 9%
<b>Does it meet most of the criteria?</b>	No
If not, why?	Size and parking limitations; relocation during rebuild too expensive
<b>Is this a viable candidate?</b>	No
If not, why?	Found to be not feasible from Leach Mounce 2012 study.

### Site Criteria Checklist - Louise Lowry Davis Center

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	1232 De La Vina Street, Santa Barbara, CA 93101
APN	039-172-004/005/006

Current Use	Public Recreation Center/City Park
Current Owner	City of SB
Lot Size	Total for All 3 Lots = 3.21 ac / 139,827 sqft (004 = 1.6 ac; 005 = 0.80 ac; 006 =
Lot Shape	L-Shaped
Zoning Designation	P-R (Park and Recreation)
Height Limitation	60' per Charter
Access	Victoria, Chapala, De la Vina and Anapamu
Surrounding Uses	C-G zone (commercial and residential)
Setbacks	Front: not less than 10'; Interior and Rear: Not less than 10'
Seismic	0.31 mi to fault hazard zone; 0.12 mi to peak ground acceleration contour
Environmental	No Haz Mat or concerning historic uses; two historic structures, one structure of Merit; lawn bowlers - 81 year history
Archaeological	<input type="checkbox"/> Prehistor <input checked="" type="checkbox"/> America <input checked="" type="checkbox"/> Early 20th <input checked="" type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input checked="" type="checkbox"/> Spanish Colonial
Water Table	Historical: approx. 40 ft. to 50 ft.; Recent: approx. 60 ft. to 100 ft. ( <b>below</b>
Flood zone	X - Minimal Flood Hazard
Easements	
Utility/Fiber Proximity	Fiber Optic Cables along Chapala side of parcel 006
Charter Issues/Requirements	City Park - Charter - Vote Required to change use
General plan designation/land use	Parks and Open Space
Other	Slope = 3%; parcel 006 = potential historic resource
<b>Does it meet most of the criteria?</b>	Yes
If not, why?	
<b>Is this a viable candidate?</b>	Yes
If not, why?	

## Site Criteria Checklist - Earl Warren Showgrounds

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	3400 Calle Real, Santa Barbara, CA 93105
APN	051-230-017

Current Use	Auditorium/Stadium/Equestrian/Convention Center
Current Owner	State of California
Lot Size	4.16 acres / 181,209.6 square feet
Lot Shape	Irregular/Rectangle
Zoning Designation	REC - Recreation
Height Limitation	Subject to County
Access	Las Positas and Calle Real
Surrounding Uses	RS-7.5/USS (residential) / P-R (Golf Course)
Setbacks	Front: not less than 10'; Interior and Rear: Not less than 10'
Seismic	487 feet to fault hazard zone
Environmental	Expansive soils, High erosion, Mature trees on property perimeter
Archaeological	<input type="checkbox"/> Prehistor <input type="checkbox"/> America <input type="checkbox"/> Early 20th <input type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input type="checkbox"/> Spanish Colonial
Water Table	Historical: approx. 25 ft. to 40 ft.; Recent: approx. 20 ft. to 60 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard; 0.14 mi to 0.2% flood hazard zone
Easements	No private road easements, may need to be studied futhur
Utility/Fiber Proximity	within area
Charter Issues/Requirements	
General plan designation/land us	N/A State Property
Other	Slope = 6%; Redevelopment could trigger costly improvements

<b>Does it meet most of the criteria?</b>	No
If not, why?	Ownership; Far from City center; Poor drainage; Existing structures insufficient;
<b>Is this a viable candidate?</b>	No
If not, why?	See above reasons

### Site Criteria Checklist - Cota Commuter Lot

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	119 E Cota Street, Santa Barbara, CA 93101
APN	031-151-018

Current Use	Cota Commuter Parking Lot
Current Owner	City of Santa Barbara
Lot Size	Cota Lot: 1.61 ac / 70,616 sqft
Lot Shape	Rectangular
Zoning Designation	M-C (Manufacturing Commercial)
Height Limitation	45 ft; 60 ft for Community Benefit Project/Community Housing Project
Access	Cota Street and Santa Barbara Street - one way heading North
Surrounding Uses	P-R (Vera Cruz park) / M-C (Commercial)
Setbacks	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	0.26 mi to fault hazard zone
Environmental	Multiple mature trees would be removed
Archaeological	<input type="checkbox"/> Prehistor <input checked="" type="checkbox"/> America <input checked="" type="checkbox"/> Early 20th <input checked="" type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input checked="" type="checkbox"/> Spanish Colonial
Water Table	Historical: approx. -5 ft. to 10 ft.; Recent: approx. 0 ft. to 10 ft. ( <b>below surface</b> )
Flood zone	X - Minimal Flood Hazard; 0.05 mi to 0.2% flood hazard zone
Easements	
Utility/Fiber Proximity	150 ft. to fiber optic cables
Charter Issues/Requirements	
General plan designation/land use	Commercial Industrial-Medium High Density Residen
Other	Slope = 2%; Exploring acquiring adjacent parcel from State which would add 1.2
Does it meet most of the criteria?	Yes
If not, why?	
Is this a viable candidate?	Yes
If not, why?	

## Site Criteria Checklist - Cota Commuter Lot + Employment Development Department (EDD)

<b>Building Square Footage Need</b>	<b>70,850</b>	<b>3 stories of 23,617 sf each</b>
<b>Secure Parking Need</b>	<b>127,305</b>	<b>252 spaces - 3-4 stories</b>
<b>Non-secured Parking Need</b>	<b>39,200</b>	<b>80 spaces, separate surface</b>
<b>Ideal Acreage Desired</b>	<b>4.39</b>	<b>Assumes Everything</b>

Site Address	119 E Cota Street, Santa Barbara, CA 93101
APN	031-151-018

Current Use	Cota Commuter Parking Lot and southern End of Employment Development Department (EDD) adjacent lot
Current Owner	CCL - City of Santa Barbara, EDD - State of California
Lot Size	Cota Lot: 1.61 ac / 70,616 sqft + EDD Lot: 0.125 ac / 5,440 sqft = 76,056 sqft
Lot Shape	Rectangular
Zoning Designation	M-C (Manufacturing Commercial)
Height Limitation	45 ft; 60 ft for Community Benefit Project/Community Housing Project
Access	Cota Street and Santa Barbara Street - one way heading North
Surrounding Uses	P-R (Vera Cruz park) / M-C (Commercial)
Setbacks	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	0.26 mi to fault hazard zone
Environmental	Multiple mature trees would be removed
Archaeological	<input type="checkbox"/> Prehistor <input checked="" type="checkbox"/> America <input checked="" type="checkbox"/> Early 20th <input checked="" type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input checked="" type="checkbox"/> Spanish Colonial
Water Table	Historical: approx. -5 ft. to 10 ft.; Recent: approx. 0 ft. to 10 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard; 0.05 mi to 0.2% flood hazard zone
Easements	
Utility/Fiber Proximity	150 ft. to fiber optic cables
Charter Issues/Requirements	
General plan designation/land use	Commercial Industrial-Medium High Density Residen
Other	Slope = 2%; Exploring acquiring adjacent parcel from State which would add 1.2
<b>Does it meet most of the criteria?</b>	<b>Yes</b>
If not, why?	
<b>Is this a viable candidate?</b>	<b>Yes</b>
If not, why?	

### Site Criteria Checklist - Carrillo Commuter Lot

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	400 W Carrillo Street, Santa Barbara, CA 93101
APN	039-261-009

Current Use	Parking Lot
Current Owner	City of SB
Lot Size	1.31 ac / 47,493 sqft
Lot Shape	Rectangular
Zoning Designation	C-G (Commercial General)
Height Limitation	45 ft; 60 ft for Community Benefit Project/Community Housing Project
Access	Carrillo - Acts as One Way heading West; Castillo - One way heading South
Surrounding Uses	R-M / R-MH (Residential)
Setbacks	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	within fault hazard zone; 0.15 mi to peak ground acceleration contour
Environmental	adjacent Mission Creek vegetation/special wildlife areas/multiple mature trees would be removed
Archaeological	<input checked="" type="checkbox"/> Prehistor <input checked="" type="checkbox"/> America <input checked="" type="checkbox"/> Early 20th <input checked="" type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input checked="" type="checkbox"/> Spanish Colonial
Water Table	Historical: approx. 17 ft.; Recent: approx. 20 ft. to 25 ft. <b>(below surface)</b>
Flood zone	mostly X - Minimal Flood Hazard; some A - 1% annual chance of flooding
Easements	
Utility/Fiber Proximity	TBD
Charter Issues/Requirements	
General plan designation/land use	Commercial-Medium High Density Residential
Other	Slope = 2%, Mission Creek Setback 25' Minimum
<b>Does it meet most of the criteria?</b>	No
If not, why?	Site is too small, especially with setback, Access Issues big challenge
<b>Is this a viable candidate?</b>	No
If not, why?	Site is too small, especially with setback, Access Issues, environmental issues.

## Site Criteria Checklist - Laguna Parks & Recreation Building

<b>Building Square Footage Need</b>	<b>70,850</b>	<b>3 stories of 23,617 sf each</b>
<b>Secure Parking Need</b>	<b>127,305</b>	<b>252 spaces - 3-4 stories</b>
<b>Non-secured Parking Need</b>	<b>39,200</b>	<b>80 spaces, separate surface</b>
<b>Ideal Acreage Desired</b>	<b>4.39</b>	<b>Assumes Everything</b>

Site Address	620 Laguna Street, Santa Barbara, CA 93101
APN	031-160-016

Current Use	Offices
Current Owner	City of SB
Lot Size	2.3 ac / 101,608 sqft
Lot Shape	Rectangular
Zoning Designation	M-C (Manufacturing Commercial)
Height Limitation	45 ft.; 60 ft. for Community Benefit Project/Community Housing Project
Access	Laguna Street
Surrounding Uses	M-C (Offices/Commercial) / R-M (Residential)
Setbacks	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	0.51 mi to fault hazard zone & peak ground acceleration contour
Environmental	In flood zone; displace City services
Archaeological	<input checked="" type="checkbox"/> Prehistor <input checked="" type="checkbox"/> America <input checked="" type="checkbox"/> Early 20th <input checked="" type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input checked="" type="checkbox"/> Spanish Colonial
Water Table	Historical: approx. 10 ft.; Recent: approx. 0 ft. to 20 ft. <b>(below surface)</b>
Flood zone	AH - 1% annual chance of shallow flooding (1 to 3 ft. on average)
Easements	
Utility/Fiber Proximity	550 ft. to fiber optic cables
Charter Issues/Requirements	
General plan designation/land use	Institutional
Other	Slope = 2%
<b>Does it meet most of the criteria?</b>	No
If not, why?	Flooding potential due to being in Flood zone
<b>Is this a viable candidate?</b>	No
If not, why?	See above reason

### Site Criteria Checklist - US Post Office

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	836 Anacapa Street, Santa Barbara, CA 93102
APN	031-011-001

Current Use	Post Office
Current Owner	USA (Federal)
Lot Size	1.3 ac / 57,265 sqft
Lot Shape	Rectangular
Zoning Designation	C-G (Commercial General)
Height Limitation	45 ft; 60 ft for Community Benefit Project/Community Housing Project
Access	Anacapa primarily, De la Guerra and Canon Perdido options
Surrounding Uses	C-G (Commercial)
Setbacks	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	0.09 mi to peak ground acceleration contour; Retrofitting building will be required as part of the TI work.
Environmental	
Archaeological	<input type="checkbox"/> Prehistor <input checked="" type="checkbox"/> America <input checked="" type="checkbox"/> Early 20th <input checked="" type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input checked="" type="checkbox"/> Spanish Colonial
Water Table	Historical: approx. -5 ft. to 30 ft.; Recent: approx. 0 ft. to 20 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard
Easements	For Access, Southern access point could be restricted
Utility/Fiber Proximity	50 ft. to fiber optic cables
Charter Issues/Requirements	
General plan designation/land use	Institutional
Other	Slope = 3%; Designated City Landmark;
<b>Does it meet most of the criteria?</b>	No
If not, why?	Too small; Seismic; Federal Property; parking limitation
<b>Is this a viable candidate?</b>	No
If not, why?	See above reasons



### Site Criteria Checklist - SB Newspress

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	715 Anacapa Street, Santa Barbara, CA 93101
APN	037-092-036

Current Use	Offices
Current Owner	Santa Barbara Newspress (Private)
Lot Size	1.4 ac / 59,823 sqft
Lot Shape	Irregular
Zoning Designation	C-G (Commercial General)
Height Limitation	45 ft.; 60 ft. for Community Benefit Project/Community Housing Project
Access	De la Guerra Plaza, Anacapa St and Ortega Street
Surrounding Uses	C-G (Commercial) / P-R (De La Guerra Plaza)
Setback Requirements	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	0.14 mi to fault hazard zone; 0.15 mi to peak ground acceleration contour
Environmental	Redevelopment could trigger water issues - SWMP
Archaeological	<input type="checkbox"/> Prehistor <input checked="" type="checkbox"/> America <input checked="" type="checkbox"/> Early 20th <input checked="" type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input checked="" type="checkbox"/> Spanish Colonial
Water Table	Historical: approx. -5 ft. to 30 ft.; Recent: approx. 0 ft. to 20 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard; 0.06 mi to 0.2% flood hazard
Easements	
Utility/Fiber Proximity	Fiber Optic Cables along Anacapa side of parcel
Charter Issues/Requirements	
General plan designation/land use	Commercial-High Density Residential
Other	Slope = 3%; Designated City Landmark

Does it meet most of the criteria?	No
If not, why?	Private Property; Property may be too small; due to Seismic conditions it would
Is this a viable candidate?	No
If not, why?	See above reasons

### Site Criteria Checklist - Alameda Park (East Block)

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	1400 Santa Barbara Street, Santa Barbara, CA 93101
APN	029-012-001

Current Use	Park
Current Owner	City of SB
Lot Size	4.6 ac / 201,200 sqft (total); 1.3 ac / 1,000 sqft (SE quadrant)
Lot Shape	Rectangle
Zoning Designation	P-R (Park and Recreation)
Height Limitation	60' per Charter
Access	
Surrounding Uses	P-R (Alice Keck/Alameda West Park) / R-M (Residential Multi-Unit)
Setback Requirements	Front: not less than 10'; Interior and Rear: Not less than 10'
Seismic	0.75 mi to fault hazard zone
Environmental	Mature trees/landscape
Archaeological	<input type="checkbox"/> Prehistor <input checked="" type="checkbox"/> America <input checked="" type="checkbox"/> Early 20th <input checked="" type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input type="checkbox"/> Spanish Colonial
Water Table	Historical: approx. 65 ft.; Recent: approx. 75 ft. to 85 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard
Easements	
Utility/Fiber Proximity	within area
Charter Issues/Requirements	City Park - Charter - Vote Required to change use
General plan designation/land use	Parks and Open Space
Other	Potential Historic Resources across Sola St

Does it meet most of the criteria?	No
If not, why?	Historic park; requires vote to change use; Mature landscaping
Is this a viable candidate?	No
If not, why?	See above reasons

### Site Criteria Checklist - SB Golf Club

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	3500 McCaw Avenue, Santa Barbara, CA 93105
APN	051-230-005

Current Use	Golf Course
Current Owner	City of SB
Lot Size	82.4 ac / 3,648,680 sqft
Lot Shape	Irregular
Zoning Designation	P-R / USS (Park and Recreation/Upper State St)
Height Limitation	45 ft
Access	
Surrounding Uses	RS (Residential) / C-R (Commercial)
Setback Requirements	Front: 20'; Interior: Not less than 10'
Seismic	0.05 to 0.15 mi from fault hazard zone
Environmental	Urban Habitat; high/very high erosion potential; expansive soils
Archaeological	<input checked="" type="checkbox"/> Prehistor <input type="checkbox"/> America <input type="checkbox"/> Early 20th <input type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input type="checkbox"/> Spanish Colonial
Water Table	Historical: approx. 25 ft. to 40 ft.; Recent: approx. 20 ft. to 60 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard
Easements	
Utility/Fiber Proximity	Little fiber optic proximity
Charter Issues/Requirements	City Park - Charter - Vote Required to change use
General plan designation/land use	Parks and Open Space
Other	within 250 ft of highway; Slope = 11%

Does it meet most of the criteria?	No
If not, why?	Not downtown; requires vote to change use; requires major change to golf
Is this a viable candidate?	No
If not, why?	See above reasons

### Site Criteria Checklist - City Lot 3 (Behind MTD Transit Center)

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	9 W Figueroa Street, Santa Barbara, CA 93101
APN	039-281-041

Current Use	Parking Lot
Current Owner	City of SB
Lot Size	1.53 ac / 66,465 sqft
Lot Shape	Irregular / Rectangle
Zoning Designation	C-G (Commercial General)
Height Limitation	45 ft; 60 ft for Community Benefit Project/Community Housing Project
Access	
Surrounding Uses	C-G (Commercial General)
Setback Requirements	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	0.15 mi to fault hazard zone
Environmental	
Archaeological	<input type="checkbox"/> Prehistor <input checked="" type="checkbox"/> America <input checked="" type="checkbox"/> Early 20th <input checked="" type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input checked="" type="checkbox"/> Spanish Colonial
Water Table	Historical: approx. 25 ft. to 50 ft.; Recent: approx. 30 ft. to 70 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard
Easements	
Utility/Fiber Proximity	Fiber optics along Chapala side
Charter Issues/Requirements	
General plan designation/land use	Commercial-Medium High Density Residential
Other	adjacent to City Landmark (Janssens/Orella) and potential historic resource (1035 State)

Does it meet most of the criteria?	No
If not, why?	Insufficient size; Requires back of house access (insecure)
Is this a viable candidate?	No
If not, why?	See above reasons

### Site Criteria Checklist - City Lot 11 (Anacapa & Haley St)

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	523 Anacapa Street, Santa Barbara, CA 93101
APN	037-173-050

Current Use	Parking Lot
Current Owner	City of SB
Lot Size	1.82 ac / 79,300 sqft
Lot Shape	Irregular
Zoning Designation	M-C (Manufacturing Commercial)
Height Limitation	45 ft; 60 ft for Community Benefit Project/Community Housing Project
Access	
Surrounding Uses	M-C (Commercial)
Setback Requirements	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	0.2 mi to fault hazard zone
Environmental	
Archaeological	<input type="checkbox"/> Prehistor <input checked="" type="checkbox"/> America <input checked="" type="checkbox"/> Early 20th <input checked="" type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input checked="" type="checkbox"/> Spanish Colonial
Water Table	Historical: approx. -5 ft. to 10 ft.; Recent: approx. 0 ft. to 10 ft. <b>(below surface)</b>
Flood zone	within 0.2% annual flood hazard zone
Easements	
Utility/Fiber Proximity	Good fiber optic access
Charter Issues/Requirements	
General plan designation/land use	Commercial-High Density Residential
Other	near Structure of Merit (A. Miratti Bldg)

Does it meet most of the criteria?	No
If not, why?	Flooding potential due to being in Flood zone
Is this a viable candidate?	No
If not, why?	See above reason

### Site Criteria Checklist - Sears

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	3845 State Street, Santa Barbara, CA 93105
APN	051-010-008

Current Use	Sears/Vacant - Parking Lot, part of La Cumbre Plaza
Current Owner	Riviera Dairy Products
Lot Size	9.45 ac / 422,642 sqft
Lot Shape	Irregular
Zoning Designation	C-G/USS (Commercial General); (C-2/S-D-2)
Height Limitation	45 ft.; 60 ft. for Community Benefit Project/Community Housing Project
Access	La Cumbre Road; Calle Real
Surrounding Uses	C-G (Commercial) & RS-7.5/ACS/SP4-RA/USS
Setback Requirements	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	Within active fault hazard zone
Environmental	Redevelopment could trigger water issues - SWMP
Archaeological	<input checked="" type="checkbox"/> Prehistor <input type="checkbox"/> America <input type="checkbox"/> Early 20th <input type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input type="checkbox"/> Spanish Colonial
Water Table	Moderately shallow: Recent: approx. 20 ft. to 60 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard
Easements	
Utility/Fiber Proximity	Fiber Optic Cables
Charter Issues/Requirements	
General plan designation/land use	Commercial-High Density Residential
Other	Being considered for housing; Too large a property
<b>Does it meet most of the criteria?</b>	No
If not, why?	Private Property; Cost prohibitive to purchase; Property is too large; Not
<b>Is this a viable candidate?</b>	No
If not, why?	See above reasons

## Site Criteria Checklist - Macy's Downtown

<b>Building Square Footage Need</b>	<b>70,850</b>	<b>3 stories of 23,617 sf each</b>
<b>Secure Parking Need</b>	<b>127,305</b>	<b>252 spaces - 3-4 stories</b>
<b>Non-secured Parking Need</b>	<b>39,200</b>	<b>80 spaces, separate surface</b>
<b>Ideal Acreage Desired</b>	<b>4.39</b>	<b>Assumes Everything</b>

Site Address	701 State Street, Santa Barbara, CA 93101
APN	037-400-003

Current Use	Macy's Department Store (vacant)
Current Owner	Paseo Nuevo Owner II LLC
Lot Size	1.12 ac /48,787 sqft
Lot Shape	Rectangular
Zoning Designation	C-G (Commercial General)
Height Limitation	45 ft.; 60 ft. for Community Benefit Project/Community Housing Project
Access	De la Guerra Plaza, Anacapa St and Ortega Street
Surrounding Uses	C-G (Commercial) / (C-2)
Setback Requirements	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	On edge of active fault hazard zone;
Environmental	Redevelopment could trigger water issues - SWMP
Archaeological	<input type="checkbox"/> Prehistor <input checked="" type="checkbox"/> America <input checked="" type="checkbox"/> Early 20th <input checked="" type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input checked="" type="checkbox"/> Spanish Colonial
Water Table	Potentially shallow water table; (below surface)
Flood zone	X - Minimal Flood Hazard; 0.08 mi to 0.2% flood hazard
Easements	
Utility/Fiber Proximity	Fiber Optic Cables within area
Charter Issues/Requirements	
General plan designation/land use	Commercial-Medium High Density Residential
Other	Unable to secure parking; In shopping mall - security issues

<b>Does it meet most of the criteria?</b>	No
If not, why?	Private Property; Building is tied to mall and underground parking; infeasible to
<b>Is this a viable candidate?</b>	No
If not, why?	See above reasons

## Site Criteria Checklist - Verizon Building

<b>Building Square Footage Need</b>	<b>70,850</b>	<b>3 stories of 23,617 sf each</b>
<b>Secure Parking Need</b>	<b>127,305</b>	<b>252 spaces - 3-4 stories</b>
<b>Non-secured Parking Need</b>	<b>39,200</b>	<b>80 spaces, separate surface</b>
<b>Ideal Acreage Desired</b>	<b>4.39</b>	<b>Assumes Everything</b>

Site Address	101 W. Canon Perdido St., Santa Barbara, CA 93101
APN	037-042-037 & 38

Current Use	Verizon Switch, Frontier Communications, 70% vacant
Current Owner	Verizon California, Inc.
Lot Size	1.14 & .59 ac / 75,359 sqft
Lot Shape	Irregular
Zoning Designation	C-G (Commercial General)(C-2)
Height Limitation	Existing building - Approx. 60'
Access	Chapala Street; De La Guerra St.; De La Vina Street
Surrounding Uses	C-G (Commercial)
Setback Requirements	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	within active fault zone
Environmental	Redevelopment could trigger water issues - SWMP
Archaeological	<input type="checkbox"/> Prehistor <input type="checkbox"/> America <input checked="" type="checkbox"/> Early 20th <input checked="" type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input checked="" type="checkbox"/> Spanish Colonial
Water Table	Moderate to shallow: Historical
Flood zone	X - Minimal Flood Hazard
Easements	
Utility/Fiber Proximity	Fiber Optic in Chapala Street
Charter Issues/Requirements	
General plan designation/land use	Commercial-High Density Residential
Other	built in 1897; structurally insufficient; 20% of building still switch gear.

<b>Does it meet most of the criteria?</b>	No
If not, why?	Private Property; 20% of building still used for switch gear for another 15 years;
<b>Is this a viable candidate?</b>	No
If not, why?	See above reasons



### Site Criteria Checklist - Federal Prop. - Las Positas/State

<b>Building Square Footage Need</b>	<b>70,850</b>	<b>3 stories of 23,617 sf each</b>
<b>Secure Parking Need</b>	<b>127,305</b>	<b>252 spaces - 3-4 stories</b>
<b>Non-secured Parking Need</b>	<b>39,200</b>	<b>80 spaces, separate surface</b>
<b>Ideal Acreage Desired</b>	<b>4.39</b>	<b>Assumes Everything</b>

Site Address	3237 State Street, Santa Barbara, CA 93105
APN	051-112-019

Current Use	Federal Reserve building and property
Current Owner	USA
Lot Size	2.5 ac/ 108,900 sf
Lot Shape	Irregular
Zoning Designation	RS-7.5/USS (E-3/S-D-2)
Height Limitation	45'
Access	State Street; Las Positas
Surrounding Uses	McKenzie Park; Shopping centers
Setback Requirements	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	Within active fault zone
Environmental	Redevelopment could trigger water issues - SWMP
Archaeological	<input type="checkbox"/> Prehistor <input type="checkbox"/> America <input type="checkbox"/> Early 20th <input type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input type="checkbox"/> Spanish Colonial
Water Table	Potentially shallow ground water.
Flood zone	X - Minimal Flood Hazard
Easements	
Utility/Fiber Proximity	Fiber Optic Not within area - .6 miles away
Charter Issues/Requirements	
General plan designation/land use	Parks and Open Space
Other	Federal Property - Committed to Native American Health

<b>Does it meet most of the criteria?</b>	No
If not, why?	Federal Property; Not downtown; access to City very challenging
<b>Is this a viable candidate?</b>	No
If not, why?	See above reasons

### Site Criteria Checklist - The Armory

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	730 E. Canon Perdido St., Santa Barbara, Ca 93103
APN	031-041-001

Current Use	Vacant US Armory and storage facility
Current Owner	Santa Barbara School District
Lot Size	4.7 ac / 204,732 sqft
Lot Shape	Square
Zoning Designation	R-M (R-3)
Height Limitation	45'
Access	Canon Perdido; Nopal St; De La Guerra St.; Quarantina St.
Surrounding Uses	Schools, boys & girls club; Residential
Setback Requirements	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	.6 mi to fault hazard zone
Environmental	Redevelopment could trigger water issues - SWMP
Archaeological	<input checked="" type="checkbox"/> Prehistor <input checked="" type="checkbox"/> America <input checked="" type="checkbox"/> Early 20th <input type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input type="checkbox"/> Spanish Colonial
Water Table	Potentially shallow groundwater. Recent: approx. 20 ft. to 60 ft. <b>(below surface)</b>
Flood zone	Wtihin 500 year flood zone
Easements	
Utility/Fiber Proximity	Fiber Optic Cables 1 block away at Milpas
Charter Issues/Requirements	
General plan designation/land us	Institutional
Other	School District owns property and has plans
<b>Does it meet most of the criteria?</b>	No
If not, why?	Flood zone; owned by district
<b>Is this a viable candidate?</b>	No
If not, why?	See above reasons

## Site Criteria Checklist - SB High School District Property

<b>Building Square Footage Need</b>	<b>70,850</b>	<b>3 stories of 23,617 sf each</b>
<b>Secure Parking Need</b>	<b>127,305</b>	<b>252 spaces - 3-4 stories</b>
<b>Non-secured Parking Need</b>	<b>39,200</b>	<b>80 spaces, separate surface</b>
<b>Ideal Acreage Desired</b>	<b>4.39</b>	<b>Assumes Everything</b>

Site Address	209 E. De La Guerra St., Santa Barbara, Ca 93101
APN	031-082-019

Current Use	School & Administration, parking
Current Owner	Santa Barbara School District
Lot Size	2.32 Acres/101,059 sf
Lot Shape	L Shape
Zoning Designation	C-G (C-2)
Height Limitation	45'
Access	Ortega Street; Santa Barbara Street; De La Guerra; Garden Street
Surrounding Uses	Schools, commercial; Historical buildings ; Residential
Setback Requirements	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	.4 mi to fault hazard zone
Environmental	Redevelopment could trigger water issues - SWMP
Archaeological	<input type="checkbox"/> Prehistor <input checked="" type="checkbox"/> America <input checked="" type="checkbox"/> Early 20th <input checked="" type="checkbox"/> Hispanic-Ameri <input type="checkbox"/> Mission <input checked="" type="checkbox"/> Spanish Colonial
Water Table	Potentially shallow groundwater. Recent: approx. 20 ft. to 60 ft. <b>(below surface)</b>
Flood zone	Not in flood hazard zone
Easements	
Utility/Fiber Proximity	Fiber Optic Cables in Ortega street between Santa Barbara St & Ortega
Charter Issues/Requirements	
General plan designation/land us	Institutional
Other	School District owns property; Not for sale
<b>Does it meet most of the criteria?</b>	No
If not, why?	Owned by district
<b>Is this a viable candidate?</b>	Yes, if property is for sale
If not, why?	See above reasons