

**Projects with Non-Residential Floor Area**  
 Pending, Approved or Building Permits Issued as of 11/5/2018  
 City of Santa Barbara, Planning Division

Address	APN	Case Number	Net New S.F.	
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**Status: Pending**

<b>401 &amp; 409 E HALEY STREET</b>	<b>031-212-018</b>	<b>MST2016-00508</b>	<b>805</b>	ALD
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Proposal for a new mixed-use development using the Average Unit Density Incentive Program (AUD), in the M-C, Manufacturing Zone. The project will include a voluntary lot merger of APNs 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 2,619 square feet. A ground-level parking garage will provide 54 parking spaces. Roof decks are also proposed. The residential unit mix will include 5 studios, 9 one-bedroom units, and 14 two-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 received positive comments from the Planning Commission on July 6, 2017.

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

<b>100 ADAMS RD</b>	<b>073-450-003</b>	<b>MST2016-00178</b>	<b>1,945</b>	ARB
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Proposed 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.

Owner           CITY OF SANTA BARBARA, 737 GARDEN ST, , SANTA BARBARA, CA 93101  
 Applicant       PATSY PRICE, 1020 STATE STREET, , SANTA BARBARA, CA 93101-2706  
 Architect       EDUARDO GALINDO, 4448 E. SLEEPY RANCH, , CAVE CREEK, AZ 85331

<b>35 ANACAPA ST</b>	<b>033-112-002</b>	<b>MST2016-00474</b>	<b>21,000</b>	ALD
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Proposal for a 20,626 square foot 3-story 45 foot high art museum on a 22,082 square foot lot.

Owner           MOSCHOVAKIS JOAN RAND ETAL TRUSTEES, PO BOX 13519, , ARLINGTON, TX 76094  
 Agent           STEVE FORT, 1625 STATE STREET, SUITE 1, , SANTA BARBARA, CA 93101

<b>520 ANACAPA ST</b>	<b>031-201-023</b>	<b>MST2017-00120</b>	<b>-4,758</b>	UNA
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This is a revised project description: Proposal for a mixed-use project. Project proposes a lot merger of five parcels (APNs 031-201-022, -023, -024, -026, -017); the adaptive re-use of an existing 6,392 square foot mixed-use building, containing a residential unit, and an existing 4,548 square foot commercial building; demolition of three commercial buildings totaling 4,758 square feet; and the construction of a new 12,001 square foot, 7-unit apartment structure. Total units on site will be 8, two-bedroom units ranging in size from 800 to 1,512 square feet. Also proposed are 16 uncovered parking spaces and 12 covered parking spaces, and roof mounted photovoltaic paneling.

Owner           SANCHEZ LOUIS/LEONILA A, PO BX 549, , SUMMERLAND, CA 93067  
 Agent           TRISH ALLEN, SEPPS, 1625 STATE ST., SUITE 1, , SANTA BARBARA, CA 93103  
 Architect       TOM OCHSNER, 10 E YANONALI ST, SUITE 2D, , SANTA BARBARA, CA 93101

**Status: Pending**

Address	APN	Case Number	Net New S.F.	
<b>226 E ANAPAMU ST</b>	<b>029-162-006</b>	<b>MST2017-00092</b>	<b>2,999</b>	ALD
<p>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 includes 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). The proposal includes demolishing all existing improvements, except the twin Queen Anne Free Classic style homes, which will be relocated to the Garden Street frontage, and constructing a new four-story mixed-use 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, with an average unit size of 802 square feet per unit. Approximately 6,084 square feet of commercial space is proposed. The project includes 72 parking spaces provided in a new 11,545 square foot basement parking garage, and 52 bike parking spaces. The project site is designated Office/High Density 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 concept review by Planning Commission.</p>				
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			
<b>115 W ANAPAMU ST</b>	<b>039-222-002</b>	<b>MST2016-00436</b>	<b>1,100</b>	TB
<p>PRT Application Project Description: 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 with a full basement. 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.</p> <p>A parking demand study was submitted with the application.</p>				
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			
<b>602 W ANAPAMU ST</b>	<b>039-151-015</b>	<b>MST90-02931</b>	<b>4,800</b>	
DUMMY CASE CREATED ON 5/9/95 BY DYK FOR GROUPING TO GPU90-0002				
Applicant	CITY OF SANTA BARBARA, , , ,			
<b>2017 BATH ST</b>	<b>025-292-014</b>	<b>MST2017-00146</b>	<b>1,260</b>	ABR
<p>(Proposal for the conversion of a single family residence into a short-term rental. Project is comprised of the conversion of a 1,260 square foot one-story, three-bedroom single family residence into commercial hotel floor space. Exterior changes include the replacement of a 951 square foot gravel driveway with permeable pavers, and the removal of a driveway gate at the northeast property line. No changes are proposed for the existing structures. Project requires Development Plan Approval findings.)</p>				
Owner	DREW RUDMAN, PO BOX 1051, , SOLANA BEACH, CA 92075			
Owner	DEANNE RUDMAN, PO BOX 1051, , SOLANA BEACH, CA 92075			
Owner	CHRISTEL BAROS, 1210 CACIQUE ST #24, , SANTA BARBARA, CA 93103			

**Status: Pending****301 E CANON PERDIDO ST** **029-301-036** **MST2018-00189** **513** **KAB**

Proposal for a remodel and an addition to an existign 1,534 gross square foot one story commercial building in order to preserve the building through rehabilitation for improved accessibility improved functional use of space and peroperty. Retention of existing historic core, demolition of 455 square of non-historic additions, ) remodel 280 square foot and addition of 513 square foot resulting in a cumulative addition of 58 square feet and a proposed lbuilding area of 1,592 square feet. No change is proposed to the parking. The building is a Structure of Merit known as the Grocery Store and Restaurant. Designated: June 9, 1982.

Owner LEGAL AID FOUNDATION OF SB COUNTY, 301 E CANON PERDIDO ST, , SANTA BARBARA, CA 93101

Architect SUSETTE NAYLOR, 900 PHILINDA AVE., , SANTA BARBARA, CA 93103

**517 CHAPALA ST** **037-163-007** **MST2017-00151** **7,202** **KAK**

Project is adjacent to a Structure of Merit. Proposal to demolish an existing 1,300 square foot office building and construct a new 3-story, 15-room hotel and two-unit apartment building. The first level of the project will include a hotel lobby, retail commercial space, and a parking garage with 21 parking spaces and 3 bike spaces provided. The 15 hotel rooms will be on the second and third level of the building, and the two apartment suites on the third level. The project includes a voluntary lot merger of two parcels, and the use of minor and small addition non-residential square footage. A transfer of existing development rights will be taken from 3714-3744 State Street. Project requires Development Plan approval by Planning Commission for the new nonresidential square footage.

Owner ED ST GEORGE, 6563 TRIGO STE 101, , ISLA VISTA, CA 93117

Applicant SHELBY MESSNER, P.O. BOX 598, , SANTA BARBARA, CA 93012

Architect KEITH NOLAN, PO BOX 598, , SANTA BARBARA, CA 93102

Architect ON DESIGN, P.O. BOX 598, , SANTA BARBARA, CA 93102

Agent TRISH ALLEN, SEPPS, 1625 STATE ST., SUITE 1, , SANTA BARBARA, CA 93103

**1502 CHAPALA ST** **027-231-017** **MST2018-00454** **-1,299** **SAS**

Conversion of four commercial units to residential units. Bicycle parking and site improvements are also improved. A Parking Modification, Lot Area Modification, and an Open Yard Modification are required for the project. The project will be utilizing the City's Bonus Density Program and the four new units will be affordable by deed restriction.

Owner LOCICERO JASON TRUSTEE (for) LOCICE, 2969 KENMORE PL, , SANTA BARBARA, CA 93105

**113 W DE LA GUERRA ST** **037-082-027** **MST2015-00626** **-4,545** **MEA**

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. Proposal for a 23-unit mixed-use project to be developed under the Average Unit-Size Density (AUD) program on two parcels known as 113-115 W. De La Guerra Street (APN 037-082-027) and 117 W. De La Guerra Street (APN 037-082-003). 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 a 19,767 square foot, three- and four-story mixed-use building that includes 16,907 square feet of residential area, 1,162 square feet of commercial area, and 1,698 square feet of circulation. Twenty-six parking spaces will be provided by an at-grade parking garage. The residential component comprises 23 residential units with an average unit size of 735 square feet and a unit mix of studios, one-bedroom, and two-bedroom units. The two parcels have a General Plan Land Use designation of Commercial/High Residential/Priority Housing Overlay (37-63 du/ac). The proposed density on the lots totaling 16,273 net square feet will be 62 units per acre. One existing Queen Palm in the right of way is proposed to be relocated. 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 ED DE VICENTE, 1 N CALLE CESAR CHAVEZ, SUITE 102, SANTA BARBARA, CA 93103

**Status: Pending**

<b>825 DE LA VINA ST</b>	<b>037-041-024</b>	<b>MST2015-00213</b>	<b>881</b>	UNA
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Proposal for a new mixed-use building using the Average Unit-Sized Density program (AUD). Project consists of the demolition of an existing parking lot and construction of an 18,975 square foot, four-story, mixed-use building to contain 21 residential units and 881 square feet of commercial space. Unit mix will include 4 two-bedroom units, 14 one-bedroom units, and 3 studio units ranging in size from 523 to 1395 with an average unit size of 773 square feet. The proposed density for this 14,625 square foot lot is 63 dwelling units per acre on a parcel within the Priority Housing Overlay which allows for 37-63 dwelling units per acre. Also proposed are 26 parking spaces and 3,406 square feet of landscaping. Project should be considered in conjunction with 817 De La Vina (MST2017-00419).

Architect JAN HOCHHAUSER, 122 E. ARRELLAGA STREET, , SANTA BARBARA, CA 93101  
 Owner JV DE LA VINA LLC, 14320 VENTURA BLVD #610, , SHERMAN OAKS, CA 91423

<b>1911 DE LA VINA ST</b>	<b>025-362-009</b>	<b>MST2017-00194</b>	<b>500</b>	ABR
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Proposal for an 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

<b>24 W GUTIERREZ ST</b>	<b>037-211-020</b>	<b>MST2017-00303</b>	<b>812</b>	KAK
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The proposal involves relocation or salvage of historic materials and demolition of the existing one-story house, one-story cottage, and detached three-bay garage, and construction of a new three-story mixed-use building, containing two residential condo units. The ground floor will include approximately 812 square feet of commercial space, a lobby, and a covered parking garage with 5 spaces. The two condo 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 3,532 and 3,445 square feet.

Owner ROGERS, BEATRIZ V REVOCABLE TRUST 7, , ,  
 Applicant RYAN JEFFREY, 4530 VIA ESPERANZA, , SANTA BARBARA, CA 93110  
 Owner SUSAN MARTIN BUDINGER, TRUSTEE OF, SUSAN BUDINGER LONCKI TRUST, 4410 VIA ESPERANZA, SANTA BARBARA, CA 93110

<b>219 E HALEY ST</b>	<b>031-202-014</b>	<b>MST2016-00078</b>	<b>1,816</b>	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 14 two-bedroom units (8 townhomes, 5 flats), 16 one-bedroom units, and 5 studios, totaling 35 residential units and 26,093 square feet, with an average unit size of 732 square feet. Also proposed are two commercial spaces totaling 1,816 square feet. Total development on site will be 52,055 square feet. The proposed density on this 25,541 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 35 covered parking spaces for the residential units and 7 covered parking spaces for the commercial area, with 38 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 ED DE VICENTE, 1 N CALLE CESAR CHAVEZ, SUITE 102, SANTA BARBARA, CA 93103

<b>814 E HALEY ST</b>	<b>031-303-003</b>	<b>MST2018-00116</b>	<b>-520</b>	SAS
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Proposal to convert existing 520 square foot (net) office to detached bedroom for existing residence on-site. New landscaping, hardscaping, and a pre-fab storage shed are also proposed.

Owner MEDINA, ANTONIO & IRMA LIVING TRUST, 30 WALNUT LN, , SANTA BARBARA, CA 93111  
 Applicant ERICK ROJAS, 66 OCEAN VIEW AVENUE, UNIT 51, SANTA BARBARA, CA 93103

**Status: Pending**

<b>400 HITCHCOCK WAY</b>	<b>051-240-002</b>	<b>MST2014-00515</b>	<b>9,700</b>	<b>SMR</b>
<p>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.</p>				
	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			
<b>401 S HOPE AVE</b>	<b>051-240-018</b>	<b>MST2016-00341</b>	<b>2,200</b>	<b>JWG</b>
<p>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.</p>				
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			
<b>1298 LAS POSITAS RD</b>	<b>047-010-034</b>	<b>MST2013-00141</b>	<b>1,055</b>	<b>ALD</b>
<p>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.</p>				
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**

<b>121 E MASON ST</b>	<b>033-084-005</b>	<b>MST2016-00439</b>	<b>-5,656</b>	<b>ALD</b>
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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

<b>228 W MICHELTORENA ST</b>	<b>027-221-017</b>	<b>MST2016-00496</b>	<b>1,215</b>	<b>ABR</b>
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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

<b>8 S MILPAS ST</b>	<b>017-165-012</b>	<b>MST2017-00851</b>	<b>594</b>	<b>ABR</b>
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Proposal for a new commercial addition to an existing fuel service station. Project consists of a 594 square foot addition to an existing 1,672 square foot service station. The addition will include expanded areas for retail sales, an additional restroom, cooler, and storage. Also proposed are attic space for mechanical equipment and a new mechanical well to screen equipment. Exterior alterations also include alterations to the existing parking lot, a 164 square foot trash enclosure, alterations landscaping, and improvements to on-site storm water management.

Owner CANOGA TERRACE, LLC, 3201 BAYSHORE DR, , WESTLAKE VILLAGE, CA 91361  
 Architect KEVIN DUMAIN, 29 WEST CALLE LAURELES, , SANTA BARBARA, CA 93105  
 Applicant FINN MOLLER, , , ,

<b>22 W MISSION ST</b>	<b>025-311-015</b>	<b>MST2018-00560</b>	<b>750</b>	<b>ABR</b>
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Proposal to convert an as-built 750 square foot garage to a food-prep office space and to restripe the parking lot to conform to current parking requirement

Owner PETTY GREGG OWEN/MARTHA S TRUSTEES, 1453 CRESTLINE DR, , SANTA BARBARA, CA 93105  
 Applicant ESTEBAN SOLIS, PO BOX 91203, , SANTA BARBARA, CA 93190

**Status: Pending**

**302 W MONTECITO ST** **037-232-002** **MST2016-00426** **15,157** **KAK**

This is a revised project description: Proposal for a three-story development consisting of a hotel and commercial space. 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 26,818 square foot, three-story building containing a 15,210 square foot, 34-room hotel and 464 square feet of commercial floor area. Also proposed are 38 parking spaces of which 33 are to be provided in a 3-story stacker system, and 2 covered bicycle parking spaces. 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 24 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  
 Agent SEPPS, ATTN: TRISH ALLEN, 1625 STATE ST, STE 1, SANTA BARBARA, CA 93101  
 Architect KIRK GRADIN, ARCHITECT, BANYAN ARCHITECTS, 902 CALLE CORTITA, SANTA BARBARA, CA 93109

**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

**328 W MONTECITO ST** **037-232-012** **MST2014-00169** **47** **TB**

Proposal to construct a new 1,321 square foot automobile fueling station and mini-market with a fuel pump canopy and three pump islands on the 11,399 net square foot vacant lot. Staff Hearing Officer review is requested for a Performance Standard Permit. A Modification is also requested 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**

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

**Status: Pending**

<b>1325 STATE ST</b>	<b>039-131-017</b>	<b>MST2018-00079</b>	<b>-1,494</b>	<b>SAS</b>
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The two-story commercial building constructed by Winsor Soule, may be eligible to be designated a Structure of Merit. Proposal to convert the existing 1,494 square foot second story from existing office occupancy to two one-bedroom residential units. No work on the existing first floor is proposed. Minor improvements involving a remodel to the existing roof structure, replacement of skylights, and removal of upper floor exterior awnings. No expansion of existing floor area is proposed. The project requires Planning Commission review for an Open Yard Modification for the second floor balcony to be the only open yard for the two units and a Parking Modification to not supply the required residential parking spaces on-site.

Owner ALMOND HOLDINGS, LLC, 30712 PRINCIPIO DR, , MALIBU, CA 90265  
 Architect SUSETTE NAYLOR, 900 PHILINDA AVE, , SANTA BARBARA, CA 93103

<b>301 E YANONALI ST</b>	<b>017-630-005</b>	<b>MST2012-00494</b>	<b>33,451</b>	<b>ALD</b>
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This is a revised project. Proposal to construct a new 25,376 net square foot, single-story commercial building and a new 8,075 net square foot, two-story building with 138 surface level parking spaces on the 3.16 acre lot located in El Pueblo Viejo and the SP-2 Cabrillo Plaza Specific Plan area. Planning Commission review of a Coastal Development Permit, Development Plan square footage and two front setback Modifications is required.

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**

<b>116, 120, 122 SANTA BARBARA ST</b>	<b>017-022-004</b>	<b>MST2013-00232</b>	<b>-152</b>	<b>ABR</b>
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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

<b>414 &amp; 420 E. CARRILLO ST</b>	<b>029-302-023</b>	<b>MST2016-00174</b>	<b>-3,903</b>	<b>MEA</b>
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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



**Status: Approved****100 ADAMS RD****073-450-003****MST2013-00379****-1,488**

ARB

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  
 09/18/2017 ABR-Final Approval - Project

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

**28 ANACAPA ST****033-113-009****MST2017-00001****-283**

ABR

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

**29 W ANAPAMU ST****039-231-002****MST2016-00487****585**

HLC

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  
 09/19/2018 HLC-After Final (Approved)

Owner STUART FUSS, 175 OLIVE MILL LN, , SANTA BARBARA, CA 93108

Architect AB DESIGN STUDIO INC, 420 E. HALEY ST, , SANTA BARBARA, CA 93101

**Status: Approved**

**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, , , ,  
 Agent JUSTIN SLADE, EMAIL ONLY, , ,

**1 N CALLE CESAR CHAVEZ 102** **017-113-012** **MST2012-00481** **1,250** **ABR**

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.

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

**103 S CALLE CESAR CHAVEZ** **017-113-020** **MST2016-00295** **11,000** **ALD**

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. A Substantial Conformance Determination was made for this project by the Planning Commission on June 28, 2018.

06/28/2018 PC-Subst. Conformance APVD  
 08/13/2018 ABR-Project Design Approval  
 08/27/2018 ABR-Final Approval - Project

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

**Status: Approved****835 E CANON PERDIDO ST****029-312-008****MST2016-00531****-17,200****KAB**

Proposal for a three-story, 41-unit multi-unit residential development using the Average Unit Density Incentive Program (AUD). The proposal will include a voluntary lot merger of three lots totaling 34,780 square feet and the demolition of approximately 16,000 square feet of one- and two-story commercial and industrial buildings. The unit mix will include (25) 2-bedroom units and (16) studio units ranging in size from 477 to 984 square feet with an average unit size of 737 square feet. The proposed density will be 51 dwelling units per acre, the maximum allowed on a parcel with a General Plan Land Use designation of Commercial/High Density Residential, 37 - 63 dwelling units per acre within the Priority Housing Overlay. There will be 42 automated parking spaces, 2 accessible parking spaces, one EV charging station, and one loading zone area. 46 covered bicycle spaces are also proposed onsite. Planning Commission review for an AUD project on a parcel exceeding 15,000 square feet, per SBMC 28.20.080, was held on March 16, 2017.

11/06/2017 ABR-Project Design Approval

07/23/2018 ABR-Final Approval - Project

Architect SHAWN RIDENHOUR, 1306 JOHNSON AVE, , SAN LUIS OBISPO, CA 93401

Owner ANDREW FULLER, , , ,

Owner PHILINDA PROPERTIES, , , ,

Applicant OLD DAIRY PARTNERS LLC, , , , ,

**420 E CARRILLO ST****029-302-028****MST2018-00433****170****ABR**

Proposal for alterations and additions to an existing office building. Project consists of the addition of 170 square feet of commercial floor area, reconfiguration of two main floor entrances, a new parking space, new mechanical equipment, and a new trash enclosure. Project was reviewed by Planning staff under pre-case PRE2018-00651.

10/22/2018 ABR-Proj Des &amp; Final Approval

Owner 420 EAST CARRILLO PROPERTIES, LLC, 420 E CARRILLO ST, , SANTA BARBARA, CA 93101

Architect ANACAPA ARCHITECTURE, 235 E. CANON PERDIDO, , SANTA BARBARA, CA 93101

**32 W CARRILLO ST****039-281-028****MST2016-00076****5,768****ALD**

Proposal to demolish an existing 5,750 square foot one-story building (former Greyhound Station) and all associated site development and construct a total of 11,518 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.

01/19/2017 PC-APVD-Design Review Required

07/12/2017 HLC-Project Design Approval

10/04/2017 HLC-Final Approval - Project

Owner CARRILLO PACIFIC, LLC, 441 N BEVERLY DR STE 207, , BEVERLY HILLS, CA 90210

Architect CEARNAL 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**

**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

**1014 COAST VILLAGE RD** **009-211-043** **MST2017-00292** **-86** **ABR**

Proposal for a new restaurant in the Coastal Zone. Project is comprised of the replacement of doors and windows, new light fixtures, demolition of an existing 193 square foot (86 sf legally permitted) storage area, new HVAC equipment, and a new skylight.

07/17/2017 ABR-Proj Des & Final Approval  
 07/26/2017 Coastal Exempt APVD-No Oth Rev

Owner CONNERS FAM LIMITED PARTNERSHIP, 2324 CAMINO ROBLEDO, , CARLSBAD, CA 92009

**1062 COAST VILLAGE RD** **009-211-014** **MST2016-00451** **874** **KAK**

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 received review by the Planning Commission on May 10, 2018.

09/24/2018 ABR-Project Design Approval

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

**Status: Approved**

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

This is a revised project description. Project has been revised as follows: the height of the three story project is proposed to be raised 8-7/8 inches (revised down from the 12-7/8 inch increase previously proposed on June 19, 2017), a new tower has been added to vary the height of the building, and a jacuzzi is proposed on the second floor patio near the northwest corner of the project. 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
10/03/2017	CC-ABR Appeal (Project APVD)
01/11/2018	PC-APVD-Design Review Required
07/02/2018	ABR-After Final (Approved)

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

**Status: Approved****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

**610 E COTA ST****031-470-001****MST2017-00093****-6,539**

ABR

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.

07/26/2017 ABR-Project Design Approval

Owner RR &amp; F ENTERPRISES, 5034 CARPINTERIA AVE, , CARPINTERIA, CA 93013

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

**228 COTTAGE GROVE AVE****037-201-021****MST2016-00347****-1,249**

ABR

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 &amp; 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

**Status: Approved****214 E DE LA GUERRA ST****031-082-002****MST2016-00447****4,749****JWG**

The project contains a City Landmark: the Louisa Ygnacio House, an Italianate house constructed in 1875. 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, and 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. Forty-four 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 (37-63 dwelling units per acre). 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 House and duplex at 214 E. De La Guerra will be preserved and renovated. The existing residences are part of the 26 unit count.

07/06/2017 PC-APVD-Design Review Required  
 09/06/2017 HLC-Project Design Approval  
 12/13/2017 HLC-Final Approval - Project  
 07/11/2018 HLC-After Final (Approved)  
 09/05/2018 HLC-After Final (Approved)

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

**117 W DE LA GUERRA ST****037-082-003****MST2005-00126****-3,744****KAK**

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

**426 GARDEN ST****031-281-022****MST2017-00681****-762****SAS**

Proposal for a new residential unit on the second story of an existing warehouse. Project consists of the conversion of a 762 square foot second story of a 1,745 square foot warehouse into a one-bedroom residential unit. Also proposed is a new 389 square foot upper level deck/carport, a new steel entry gate, a skylight, and the replacement and relocation of doors and windows.

11/20/2017 ABR-Project Design Approval  
 12/04/2017 ABR-Final Approval - Project

Owner HP RENTALS, LLC, 2224 E VALLEY RD, , SANTA BARBARA, CA 93108

Architect RODERICK BRITTON, 1626 B GARDEN ST, , SANTA BARBARA, CA 93101

Owner PETE & CHR FELDMAN, 1250 DOVER LANE, , SANTA BARBARA, CA 93103

**Status: Approved**

<b>800 GARDEN ST</b>	<b>031-021-014</b>	<b>MST2016-00143</b>	<b>28</b>	<b>HLC</b>
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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  
 07/12/2017 HLC-Final Approval - Project

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

<b>32 E HALEY ST</b>	<b>037-212-008</b>	<b>MST2015-00466</b>	<b>70</b>	<b>ABR</b>
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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

<b>305 E HALEY ST</b>	<b>031-211-019</b>	<b>MST2017-00011</b>	<b>870</b>	<b>ABR</b>
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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. Project requires a waiver from the Architectural Board of Review for an alternative landscape design for the perimeter parking planter.

02/27/2017 ABR-Project Design Approval  
 08/27/2018 ABR-Final Approval - Project

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

<b>706 E HALEY ST</b>	<b>031-301-023</b>	<b>MST2017-00441</b>	<b>563</b>	<b>ABR</b>
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Proposal for new commercial office space. Project consists of a new one-story, 563 square foot commercial building on a 10,429 square foot lot currently developed with a mixed-use building containing 2,097 square feet of residential and 1,409 square feet of commercial space. Also proposed are two new parking spaces, reconfiguration of the existing parking lot, and relocation of the required open yard. No changes are proposed for the existing structures on site.

08/28/2017 ABR-Project Design Approval  
 04/16/2018 ABR-Final Approval - Project

Owner 706 E HALEY LLC, P.O. BOX 4040, , SANTA BARBARA, CA 93140  
 Designer SHAUN C LYNCH, 638 W. ORTEGA ST, , SANTA BARBARA, CA 93101



**Status: Approved****200 HELENA AVE****033-052-018****MST2015-00289****1,764**

ALD

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

**6210 HOLLISTER AV****073-080-042****MST2016-00022****22,266**

ARB

Proposal for the approval of the first phase of development for the construction of a new 40,477 net square foot of automobile dealership on 6 acres of Santa Barbara Airport property. This phase would include the construction of one 23,562 square foot building to be oriented with show rooms on the south side of the building (facing Hollister Avenue) with parts and service components located on the north side. The proposed building is a 26-foot tall two-story building with architectural features extending to 31 feet tall. This phase of the project includes 95 parking spaces and 32 inventory spaces. The project would also rely upon an existing lease of 200 parking spaces from the Airport at 200 Frederick Lopez Road for storage of inventory off-site. Project received approval of a Development Plan by the Planning Commission on February 8, 2018.)

02/08/2018 PC-APVD-Design Review Required  
 05/07/2018 ABR-Project Design Approval  
 05/29/2018 ABR-Final Approval - Project

Owner CITY OF SANTA BARBARA, ATTN: ANDREW BERMOND, 601 FIRESTONE RD, SANTA BARBARA, CA 93117  
 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

**Status: Approved****15 S HOPE AVE****051-040-058****MST2015-00010****-7,932**

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 36,642 square feet of development comprised of a 45-foot tall four-story mixed-use building with an underground parking garage on a 33,910 square foot lot. The project consists of 436 net square feet of commercial floor area and 44 residential units (comprising 13 studio units, 27 one-bedroom units, and 4 two-bedroom unit) totaling 32,114 square feet plus ancillary space (lobby, office, storage, community room). Parking would consist of 10 spaces at-grade and 38 spaces underground for a total of 48 parking spaces; 46 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 57 du/ac with an average unit size of 730 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  
 Agent FRED F MASHIAN, 9255 SUNSET BLVD, STE 630, LOS ANGELES, CA 90069

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

JWG

This is a revised project description: Proposal for a 1,687 square foot, one-story addition and exterior remodel to an existing 42,551 square foot commercial building for the BMW/Audi dealership. 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 for a larger, 4,257 square foot addition project was given on November 10, 2016. Project Design Approval for this larger addition was given by the Architectural Board of Review on March 13, 2017.

01/12/2016 CC-Other Review (APVD)  
 11/10/2016 PC-APVD-Design Review Required  
 03/13/2017 ABR-Project Design Approval  
 03/26/2018 ABR-Proj Des & Final Approval  
 06/21/2018 PC-Subst. Conformance APVD

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 approval was granted on May 18, 2017 for Development Plan Approval, a Coastal Development Permit, and a Transfer of Existing Development Rights.

05/18/2017 PC-APVD-Design Review Required  
 09/25/2017 CC-PC Appeal (Withdrawn)-APVD  
 03/28/2018 PC-Subst. Conformance APVD  
 06/04/2018 ABR-Project Design Approval

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

**Status: Approved**

<b>325 W ISLAY ST</b>	<b>027-082-028</b>	<b>MST2015-00437</b>	<b>350</b>	<b>ABR</b>
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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

<b>707 KIMBALL AVE</b>	<b>017-161-006</b>	<b>MST2017-00052</b>	<b>2,995</b>	<b>KAB</b>
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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. Approval for a Coastal Development Permit was granted by the Staff Hearing Officer on January 17, 2018.

01/17/2018 SHO-APVD-Design Review Req'd

02/26/2018 ABR-Project Design Approval

03/05/2018 ABR-Final Approval - Project

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

<b>111 N MILPAS ST</b>	<b>017-083-013</b>	<b>MST2014-00357</b>	<b>480</b>	<b>ABR</b>
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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

**Status: Approved****711 N MILPAS ST****031-121-014****MST2015-00561****-30,126****KAK**

Proposal for a new mixed-used development to be developed under the Average Unit Density Incentive Program (AUD). Project includes a lot merger between eight lots (APNs 031-184-011, -014, -016, -017, -019, -021, -022, and -024) for a total project site of 66,199 square feet. Two existing residential units and commercial buildings totaling 33,000 square feet will be demolished, and a new 57,721 square foot mixed-use building will be constructed containing a total of 2,874 square feet of non-residential floor area and 76 residential units. Unit mix will consist of 44 2-bedroom, and 32 1-bedroom units ranging in size from 575 to 805 square feet with an average unit size of 684 square feet. The proposed density for this project is 50 dwelling units per acre on a parcel within the Priority Housing Overlay which allows for 37-63 dwelling units per acre. Also proposed are 89 parking spaces and 80 bicycle parking spaces. Project received Staff Hearing Officer approval for a front setback modification on May 27, 2016. A Level 2 Substantial Conformance Determination for a reduction in commercial floor area has been granted, which brought the project in compliance with City parking requirements.

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., STE 200, SANTA BARBARA, CA 93101  
 Contractor SCOTT SCHELL, 100 W. HOPE AVE, #4, , SANTA BARBARA, CA 93110  
 Architect RRM DESIGN GROUP, ATTN: SCOTT HOPKINS, 10 E. FIGUEROA ST STE 200, SANTA BARBARA, CA 93101  
 Agent ALAN BLEEKER, AGENT FOR OWNER, 711 N. MILPAS ST, , SANTA BARBARA, CA 93103

**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

03/14/2018 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**

<b>817 N MILPAS ST</b>	<b>031-042-022</b>	<b>MST2005-00667</b>	<b>-578</b>	<b>KAK</b>
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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
- 03/14/2018 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

<b>17 W MONTECITO ST</b>	<b>033-042-007</b>	<b>MST2010-00220</b>	<b>127</b>	<b>DPG</b>
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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

<b>635 OLIVE ST</b>	<b>031-160-012</b>	<b>MST2012-00156</b>	<b>2,997</b>	<b>ABR</b>
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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

<b>135 E ORTEGA ST</b>	<b>031-081-021</b>	<b>MST2013-00446</b>	<b>360</b>	<b>HLC</b>
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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

**Status: Approved****11 W PEDREGOSA ST** **027-031-026** **MST2016-00485** **1,492** **HLC**

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  
08/23/2017 HLC-Final Approval - Project

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

**414 RUTH AVE** **037-071-011** **MST2017-00413** **741** **HLC**

The building constructed in 1908 in the Craftsman style is on the City's Potential Historic Resources List as a contributing structure to the proposed Castillo Street Historic District. The 5,092 square foot site is currently developed with a one-story, 741 square foot single-unit residence. The project involves conversion of the 741 square foot single-unit residence to a short-term rental, the addition of an approximately 50 square foot bathroom, and permitting a 60 square foot as-built enclosed porch. Also proposed is demolition of the existing 349 square foot one-car garage, the addition of a 51 square foot laundry room, and installation of 1038 square feet of permeable pavers to provide 2 uncovered parking spaces. This project will address ENF2016-01785 and ZIR2016-00554 by removing as-built alterations.

08/09/2017 HLC-Project Design Approval  
08/23/2017 HLC-Final Approval - Project

Owner SULLINS DAVID A, PO BOX 23101, , SANTA BARBARA, CA 93121  
Applicant DWIGHT GREGORY, , ,

**133 S SALINAS ST** **015-243-009** **MST2014-00639** **496** **ABR**

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**

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**

<b>800 SANTA BARBARA ST</b>	<b>031-012-028</b>	<b>MST2006-00129</b>	<b>316</b>	MEA
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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
09/13/2017	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

<b>800 SANTA BARBARA ST</b>	<b>031-012-028</b>	<b>MST2015-00023</b>	<b>-676</b>	MEA
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Revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 19,179 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, with an average unit size of 777 square feet. Parking will be provided with a subterranean parking garage containing 29 parking spaces, storage, and service areas. Of the 27 trees on the property, 9 would be retained and protected, 15 removed, 3 relocated, and 17 new specimen trees and palms added. This is an AUD Priority Housing development with a proposed density of 53 dwelling units per acre. Project is within the Commercial/High Residential Priority Overlay (37-63 du/ac).

08/09/2017	HLC-Project Design Approval
01/23/2018	CC-HLC Appeal (Proj APVD)
09/19/2018	HLC-Final Approval - Project

Owner 800 SANTA BARBARA, LLC, 800 SANTA BARBARA ST, , SANTA BARBARA, CA 93101  
 Architect JAN HOCHHAUSER, 122 E ARRELLAGA ST, , SANTA BARBARA, CA 93101  
 Applicant HEIDI JONES, 1625 STATE ST, STE 1, , SANTA BARBARA, CA 93101

<b>1032 SANTA BARBARA ST</b>	<b>029-212-024</b>	<b>MST2016-00071</b>	<b>-131</b>	DCE
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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. A Voluntary Lot Merger to merge parcels APN 029-212-002 and APN 029-212-024 to create a single lot will be required. Project was granted a zoning modification by the Staff Hearing Officer for the reduced area of qualifying private outdoor living space on November 9, 2016.

11/09/2016	SHO-APVD-Design Review Req'd
12/07/2016	HLC-Project Design Approval
05/23/2018	HLC-F.A. (Staff Approval)
09/19/2018	HLC-After Final (Approved)

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

**Status: Approved**

<b>35 STATE ST</b>	<b>033-102-018</b>	<b>MST2017-00020</b>	<b>208</b>	<b>HLC</b>
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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

<b>519 STATE ST</b>	<b>037-172-005</b>	<b>MST2015-00592</b>	<b>-350</b>	<b>HLC</b>
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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

<b>607 STATE ST</b>	<b>037-131-021</b>	<b>MST2017-00050</b>	<b>-341</b>	<b>HLC</b>
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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

10/18/2017 HLC-After Final (Approved)

04/04/2018 HLC-After Final (Approved)

05/02/2018 HLC-F.A. (Staff Approval)

06/13/2018 HLC-After Final (Approved)

Owner PIERCE PARTNERS, , ,

Applicant SHERRY & ASSOCIATES, ATTN: DAWN SHERRY, 535 SANTA BARBARA ST, SANTA BARBARA, CA 93101

<b>719 STATE ST</b>	<b>037-400-018</b>	<b>MST2012-00358</b>	<b>-13</b>	<b>HLC</b>
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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



**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**

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, which is a 29,829 square foot, three-story hotel comprising 56 hotel rooms and 34 covered parking spaces, a lobby off Arrellaga Street, and a pool (Parcel 1). There is an adjacent annex property (Parcel 2) that is developed with a one-story hotel with 14 rooms and 34 uncovered parking spaces. The project involves the demolition of the 14-room hotel annex, the pool, and the uncovered parking spaces and a 39,459 square foot, three-story addition to the existing hotel. The additions consist of a new sub-grade parking lot with 62 parking spaces and the ground floor will have 28 new covered parking spaces, a new entrance lobby off State Street, a courtyard, a new pool, spa, dining/bar area, kitchen, and 6 hotel rooms. The second floor would have 32 rooms, and the third floor would have 28 rooms with a third-story deck and a roof top deck both facing State Street. The project will result in a combined 63,110 square foot, three-story hotel with 122 hotel rooms and 123 parking spaces. The project will require a voluntary lot merger of two legal lots (APNs 027-181-008 & 009) located in the El Pueblo Viejo District, with C-G, Commercial General Zone, and a General Plan Land Use Designation of Commercial/Medium-High Residential (15-27 du/acre). The nonresidential additions are proposed with existing available floor area for the site along with a Transfer of Existing Development Rights.

04/06/2017	PC-APVD-Design Review Required
06/14/2017	HLC-Project Design Approval
11/29/2017	HLC-Final Approval - Project
08/08/2018	HLC-After Final (Approved)

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**

<b>Address</b>	<b>APN</b>	<b>Case Number</b>	<b>Net New S.F.</b>	<b></b>
<b>3344 STATE ST</b>	<b>053-324-014</b>	<b>MST2016-00280</b>	<b>985</b>	<b>BTT</b>
<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		
	12/04/2017	ABR-Final Approval - Project		
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			
<b>3815 STATE ST G-134</b>	<b>051-010-014</b>	<b>MST2015-00585</b>	<b>53</b>	<b>ABR</b>
<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			
<b>3891 STATE ST 24</b>	<b>051-022-035</b>	<b>MST2018-00046</b>	<b>804</b>	<b>ABR</b>
<p>Proposal for a tenant improvement for a new Target location. Project consists of internal floor infill, and enclosing of existing entryways to total 995 square feet in new commercial floor area to an existing 31,440 square foot commercial structure. Project includes exterior facade alterations including new site walls and vertical metal trellises. Also proposed are site alterations including reconfiguration of the existing parking lot and adjacent landscaping. A total of 91 parking spaces are proposed on-site, plus 15 spaces located off-site.</p>				
	04/23/2018	ABR-Project Design Approval		
	05/29/2018	ABR-Final Approval - Project		
	08/27/2018	ABR-After Final (Approved)		
Owner	GC GALLERIA LLC, , , , ,			
Applicant	BEN CARRON, 29209 CANWOOD ST, SUITE 100, AGORA HILLS, CA 91301			
Architect	COREY RUSSO, PROJECT MGR, 960 ATLANTIC AVE, , ALAMEDA, CA 94501			

**Status: Approved****101 E VICTORIA ST****029-071-013****MST2006-00758****5,703****KAK**

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**

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)  
 09/19/2018 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**

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**

**402 ANACAPA ST** **031-271-016** **MST2018-00005** **1,568** **ABR**

Proposal to convert an existing residential unit to a three-guestroom short-term rental. Two of the guest rooms will have kitchens. Existing development on the site consists of a two-story, 1,508 square foot, two-bedroom single residential unit with two uncovered parking spaces. Minor exterior alterations include relocating an existing driveway gate. A previous project for the site was approved on December 5, 2016 under the Master Application number MST2016-00514, which proposed to convert the residential unit to 1 two-guestroom short-term rental. The project was granted Development Plan Approval on July 10, 2018 by City Council on appeal.

04/09/2018 ABR-Proj Des & Final Approval  
 07/10/2018 CC-ABR Appeal (Project APVD)  
 08/13/2018 ABR-After Final (Approved)

Owner INGA FRICK, , ,  
 Applicant TRISH ALLEN, 1625 STATE ST, SUITE 1, SANTA BARBARA, CA 93101

**634 ANACAPA ST** **031-151-020** **MST2015-00300** **-542** **JWG**

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.

Project images at:

[http://civicaweb.santabarbaraca.gov/services/planning/mpe/aud\\_program/audstorypoles/630\\_634anacapa.asp](http://civicaweb.santabarbaraca.gov/services/planning/mpe/aud_program/audstorypoles/630_634anacapa.asp)

08/03/2016 SHO-APVD-Design Review Req'd  
 08/03/2016 SHO-Time Extension APVD  
 08/10/2016 HLC-Project Design Approval  
 12/07/2016 HLC-Final Approval - Project

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

**1532 ANACAPA ST** **027-241-001** **MST2017-00320** **38** **ABR**

Proposal for a tenant improvement to an existing commercial building. Project is comprised of a remodel of the parking area and pedestrian walkways leading to the eastern entrance, the removal of all non-load bearing demising walls in the existing four second-story office suites, and ADA upgrades to the entrances, stairways, and restrooms.

06/19/2017 ABR-Proj Des & Final Approval

Owner COASTAL PROPERTY MGMT & REALTY,LLC, 1560 LA VISTA, , SANTA BARBARA, CA 93110  
 Owner MICHAEL PAVELOFF, 1560 LA VISTA ROAD, , SANTA BARBARA, CA 93110  
 Applicant SCOTT BRANCH, 812 W MICHELTORENA ST, , SANTA BARBARA, CA 93101

**Status: Building Permit Issued**

<b>427 BATH ST</b>	<b>037-192-005</b>	<b>MST2002-00191</b>	<b>200</b>	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>				
07/08/2002	ABR-Prelim Approval - Project			
06/16/2003	ABR-Final Approval - Details			
06/16/2003	ABR-Final Approval - Project			
Owner	SERAFIN & MARIA ELEN RAYA, 427 BATH ST., , SANTA BARBARA, CA 93101			
Applicant	GIL GARCIA, 122 E ARRELLAGA, , SANTA BARBARA, CA 93101			
<b>1013 BATH ST</b>	<b>039-262-018</b>	<b>MST2013-00026</b>	<b>141</b>	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>				
01/22/2013	ABR-Project Design Approval			
02/11/2013	ABR-Final Approval - Project			
02/22/2016	ABR-Proj Des & Final Approval			
Architect	TOM OCHSNER, 10 E. YANONALI ST. SUITE 2D, , SANTA BARBARA, CA 93101			
Owner	PERERA LAXMAN, 1013 BATH ST., , SANTA BARBARA, CA 93101			
<b>29 E CABRILLO BLVD</b>	<b>033-112-006</b>	<b>MST2016-00540</b>	<b>840</b>	ALD
<p>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. Staff Hearing Officer review is required for exterior changes in the required 20 foot front setback.</p>				
06/14/2017	HLC-Project Design Approval			
08/23/2017	HLC-Final Approval - Project			
01/17/2018	SHO-APVD-Design Review Req'd			
05/16/2018	HLC-After Final (Approved)			
08/09/2018	Coastal Exempt APVD-No Oth Rev			
Owner	HANNAH BEACHSIDE LLC, PO BOX 60521, , SANTA BARBARA, CA 93160			
Architect	HENRY LENNY, , , ,			
<b>633 E CABRILLO BLVD</b>	<b>017-680-013</b>	<b>MST2009-00486</b>	<b>240</b>	PDL
<p>Proposal to construct a new, one-story, 240 square foot stucco building for use as the tennis office at an existing hotel.</p>				
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**

<b>28 W CABRILLO BLVD</b>	<b>033-102-017</b>	<b>MST2006-00754</b>	<b>154</b>	<b>HLC</b>
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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

<b>28 W CABRILLO BLVD</b>	<b>033-102-002</b>	<b>MST2008-00401</b>	<b>187</b>	<b>DPG</b>
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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

<b>35 N CALLE CESAR CHAVEZ</b>	<b>017-113-004</b>	<b>MST2012-00486</b>	<b>1,948</b>	<b>KAB</b>
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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.

- 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

<b>4 S CALLE CESAR CHAVEZ (FIRE TRAINING)</b>	<b>017-113-023</b>	<b>MST2014-00554</b>	<b>1,160</b>	<b>SG</b>
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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.

- 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

**Status: Building Permit Issued**

<b>4200 CALLE REAL</b>	<b>059-490-022</b>	<b>MST2016-00094</b>	<b>216</b>	<b>ABR</b>
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.				
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			
<b>128 E CANON PERDIDO ST</b>	<b>031-011-004</b>	<b>MST2003-00243</b>	<b>2,718</b>	<b>JAL</b>
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			
<b>302 W CARRILLO ST</b>	<b>039-262-034</b>	<b>MST2015-00531</b>	<b>326</b>	<b>HLC</b>
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			
<b>116 CASTILLO ST</b>	<b>033-061-011</b>	<b>MST2014-00388</b>	<b>7,482</b>	<b>ALD</b>
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.				
07/14/2016	PC-APVD-Design Review Required			
11/16/2016	HLC-Project Design Approval			
12/14/2016	HLC-Final Approval - Project			
03/07/2018	HLC-After Final (Approved)			
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			

**Status: Building Permit Issued**

**414 CHAPALA ST** **037-211-027** **MST2016-00190** **-794** **HLC**

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  
07/12/2017 HLC-Final Approval - Project

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  
Owner PACIFICA REAL ESTATE SANTA BARBARA, , , CA

**701 CHAPALA ST** **037-082-008** **MST2014-00320** **287** **HLC**

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.

11/19/2014 HLC-Proj Des & Final Approval  
04/22/2015 HLC-After Final (Approved)

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

**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



**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)  
 11/15/2017 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

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

KAK

Proposal for a new residential project using the Average Unit-Size Density Program (AUD). Project consists of the demolition of 1,682 square feet of commercial space and 6,189 square feet of residential space and the construction a new 20,426 square foot, 3-story mixed-use project with a maximum height of 43'-2". In addition to 2,028 square feet of new commercial floor space, the project proposes 29 residential units with an average unit size of 595 square feet. The proposed density on this lot is 63 dwelling units per acre, on a parcel within the Priority Housing Overlay, which allows for 63 dwelling units per acre. Also proposed are 37 parking spaces and 34 bike parking spaces on the ground floor and 20 cubic yards of grading.

11/24/2014 ABR-Project Design Approval  
 11/02/2015 ABR-Final Approval - Project  
 05/23/2016 ABR-After Final (Approved)  
 01/08/2018 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 COLLECTIVE, 521 1/2 STATE ST, , SANTA BARBARA, CA 93101

**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

**Status: Building Permit Issued**

**28 W FIGUEROA ST** **039-231-019** **MST2016-00111** **2,974** **HLC**

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

**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

**1115 GARDEN ST** **029-162-013** **MST2016-00170** **-1,080** **BTT**

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

**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 W GUTIERREZ ST** **037-202-006** **MST2015-00047** **609** **ABR**

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

**126 E HALEY ST** **031-271-026** **MST2017-00016** **-64** **ABR**

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 64 square foot reduction in overall building area, with an extensive remodel of the facades of both buildings.

03/27/2017 ABR-Project Design Approval  
 06/19/2017 ABR-Final Approval - Project  
 11/06/2017 ABR-After Final (Approved)

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: Building Permit Issued****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

**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

**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

04/04/2017 PC-Subst. Conformance APVD

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

**Status: Building Permit Issued****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  
 04/11/2017 CC-PC Appeal (Proj APVD)  
 04/24/2017 ABR-Project Design Approval  
 05/08/2017 ABR-Final Approval - Project

Owner CITY OF SANTA BARBARA, 601 FIRESTONE RD, , SANTA BARBARA, CA 93117  
 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, , ,

**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**

<b>923 N MILPAS ST</b>	<b>029-313-004</b>	<b>MST2011-00263</b>	<b>-25</b>	<b>ABR</b>
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 Jeldwren 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			
<b>7 S MILPAS ST</b>	<b>017-171-024</b>	<b>MST2013-00403</b>	<b>30</b>	<b>ABR</b>
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			
<b>224 S MILPAS ST</b>	<b>017-240-025</b>	<b>MST2012-00248</b>	<b>-245</b>	<b>ABR</b>
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			
<b>7 N NOPAL ST</b>	<b>017-122-010</b>	<b>MST2013-00386</b>	<b>442</b>	<b>ABR</b>
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



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

MJB

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

**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

**Status: Building Permit Issued**

**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

**418 N SALSIPUEDES ST** **031-293-019** **MST2012-00387** **-1,047** **ABR**

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**

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

**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)  
 07/12/2017 HLC-After Final (Approved)  
 01/24/2018 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

**Status: Building Permit Issued**

<b>525 STATE ST</b>	<b>037-172-002</b>	<b>MST2014-00072</b>	<b>180</b>	<b>HLC</b>
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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

<b>922 STATE ST</b>	<b>039-322-023</b>	<b>MST2016-00050</b>	<b>90</b>	<b>HLC</b>
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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  
 01/24/2018 HLC-After Final (Approved)

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

<b>1013 STATE ST</b>	<b>039-281-021</b>	<b>MST2013-00378</b>	<b>99</b>	<b>HLC</b>
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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

<b>1019 STATE ST</b>	<b>039-281-017</b>	<b>MST2012-00176</b>	<b>250</b>	<b>HLC</b>
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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

<b>1026 STATE ST</b>	<b>039-282-019</b>	<b>MST2016-00268</b>	<b>10</b>	<b>AJN</b>
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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

<b>1117 STATE ST</b>	<b>039-231-030</b>	<b>MST2015-00298</b>	<b>172</b>	<b>HLC</b>
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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

**Status: Building Permit Issued**

<b>Address</b>	<b>APN</b>	<b>Case Number</b>	<b>Net New S.F.</b>	<b></b>
<b>1221 STATE ST</b>	<b>039-182-005</b>	<b>MST2015-00086</b>	<b>-596</b>	<b>HLC</b>
<p>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."</p>				
	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			
<b>1303 STATE ST</b>	<b>039-131-014</b>	<b>MST2009-00371</b>	<b>-103</b>	<b>HLC</b>
<p>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.</p>				
	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			
<b>1816 STATE ST</b>	<b>027-032-021</b>	<b>MST2009-00281</b>	<b>480</b>	<b>ALD</b>
<p>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.</p>				
	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)		
	05/16/2018	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			

**Status: Building Permit Issued**

**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

**3714 STATE ST** **053-300-040** **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)  
05/19/2016 PC-Subst. Conformance APVD  
07/18/2016 ABR-After Final (Approved)  
11/21/2016 ABR-After Final (Approved)  
01/24/2017 PC-Subst. Conformance APVD  
02/26/2018 ABR-After Final (Approved)

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  
Agent TROY WHITE, 621 CHAPALA ST, , SANTA BARBARA, CA 93101

**Status: Building Permit Issued****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)
11/20/2017	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****920 SUMMIT RD****015-211-009****MST2005-00831****-1,563**

ALD

Reconsideration of the Review After Final approval decision made by the ABR on October 22, 2018: Review After Final is required for in-field changes to the approved landscape plan for the Montecito County Club. Changes include retaining 10 trees scheduled for removal, removal of 78 existing trees originally scheduled to be retained, planting of 300 additional new trees, and relocation of 8 trees. The Montecito Country Club designed in 1918 by Bertram Goodhue and remodeled in the 1920s is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. A Substantial Conformance Determination is required to be made for this revision by the Community Development Director.

09/10/2009	PC-APVD-Design Review Required
03/04/2010	PC-Subst. Conformance APVD
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)
11/01/2017	PC-Subst. Conformance APVD
01/08/2018	ABR-After Final (Approved)
01/23/2018	PC-Subst. Conformance APVD
01/24/2018	HLC-After Final (Approved)
03/14/2018	PC-Subst. Conformance APVD
06/27/2018	HLC-After Final (Approved)
08/13/2018	ABR-After Final (Approved)
09/05/2018	HLC-After Final (Approved)
10/22/2018	ABR-After Final (Approved)

Owner	MCC BB PROPERTY, LLC, ,, ,, ,,
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**