



Public Comments Received on the Housing and Community
Development Draft 2023-2031 Housing Element (August 19, 2022)

August 29, 2022 – March 22, 2023

Granite Peak Integral DLV, LP - GP Real Estate Advisors, Inc.

August 29, 2022

Mayor Rowse and Council Members
City of Santa Barbara
735 Anacapa Street
Santa Barbara, CA 93101

RE: Housing Element Update – Public Comment

Dear Mayor Rowse and Council Members,

Granite Peak Integral DLV (“Granite DLV”) respectfully submits the comments contained herein regarding Santa Barbara draft Housing Element. We are the owners of the property located at 2840 De La Vina Street, which was included in the List of Suitable Sites for housing development in the proposed Housing Element Update to the General Plan.

The List of Suitable Sites shows a Total Capacity on this De La Vina property of 45 units on the 2.08-acre parcel, which equals 21.63 units per acre density. The current zoning on the property is Commercial-Medium High Density Residential (15-27 units per acre), which would allow up to 56 units of residential.

On August 10, 2022 we conducted a Planner Consultation with city planning for this property on a proposed redevelopment of the site into 100-120 units of residential above ground floor commercial. The reason for this proposed redevelopment density is it would allow us the economies required to provide housing on this site after demolishing and replacing the active/productive retail/commercial center of 30,000 square feet of buildings on 2 acres. Replacing this grocery-anchored retail center with only 45 residential units is not economically feasible and would require us to take a huge loss on our investment into the leased commercial property. Realistic densities to afford redevelopment of improved commercial properties like De La Vina Marketplace need to be double the current zoning density. To justify taking this shopping out of service, a 50-60 units per acre residential density is required to encourage housing on this site. As you may know, construction of this density requires a building height of at least 5-stories and a building height limit above the current of 60'. Current planning codes of 45' height does not even accommodate a 4-story building.

In summary, it is not an appropriate use of housing allocation on the 2840 De La Vina property to assign 45 units, because it cannot be justified building that few of units in favor of maintaining the existing shopping center. Without increased densities up to at least 50 units/acre and a higher building height limit, residential development will not take place on this or similar improved commercial properties.

We feel the zoning for 2840 De La Vina should be changed in the Housing Element Update to High-Density Residential with density of 50-60 units per acre as a realistic way to encourage and produce more housing in the City of Santa Barbara.

Granite DLV appreciates this opportunity to provide comment and recommendation on the City's 6th Cycle Housing Element.

From: [Steve Johnson](#)
To: [Housing Element Update](#)
Subject: SB 1067 and AB 1401 - reduced parking requirements near transit
Date: Monday, August 29, 2022 10:39:13 AM

You don't often get email from steve@stevej.com. [Learn why this is important](#)

EXTERNAL

Excellent overview:

<https://www.planetizen.com/features/113688-answers-12-questions-about-california-assembly-bill-1401#:~:text=Opponents%20of%20AB%201401%20have,better%20manage%20on%20street%20parking>

Unfortunately, it appears that both SB 1067 and AB 1401 failed to pass this year (each failed to get out of committee from the other body).

But as the article explains, many communities have eliminated off street parking requirements for projects near transit:

Berkeley, Buffalo, Edmonton, Hartford, Oakland, Minneapolis, Sacramento, San Diego, San Francisco, and South Bend

Steven Johnson
steve@stevej.com
<http://www.stevej.com>
805-699-5364
319 W Cota, SB 93101

From: [Steve Johnson](#)
To: [Housing Element Update](#)
Subject: Housing Element
Date: Wednesday, September 07, 2022 7:18:56 AM

You don't often get email from steve@stevej.com. [Learn why this is important](#)

EXTERNAL

I suggest modifying parking requirements to provide only a minimal number of parking spaces (for use by onsite managers, maintenance personnel, and delivery vehicles) for housing projects within .5 mile of transit.

Two bills in the legislature (SB 1067 and AB 2097) nearly passed this year. Each would have eliminated parking requirements for housing projects located within .5 mile of transit. The cities of San Francisco, Sacramento, and Berkeley have already made such changes to their parking requirements.

In addition, limit occupancy to residents without cars.

Steven Johnson
steve@stevej.com
<http://www.stevej.com>
805-699-5364
319 W Cota, SB 93101

From: [Mendoza, Kathyren@HCD](mailto:Mendoza_Kathyren@HCD) on behalf of [Housing Elements@HCD](mailto:HousingElements@HCD)
To: [Prasad, Hillary@HCD](mailto:Prasad_Hillary@HCD)
Subject: FW: La Cumbre Housing Project
Date: Monday, September 12, 2022 11:00:53 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



**Kathyren Mendoza | Division of Housing Policy Development
Office Technician
California Department of Housing & Community Development
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833
Phone (916) 694-2607**



From: Kelly Almeroth <kelbret@gmail.com>
Sent: Sunday, September 11, 2022 11:06 AM
To: [Housing Elements@HCD](mailto:HousingElements@HCD) <HousingElements@hcd.ca.gov>
Subject: La Cumbre Housing Project

Dear Members,

I am writing to you with a concern regarding the proposed housing project at La Cumbre Plaza. I am a homeowner within the Hope School District boundaries, which this project also shares, as well as a lifelong Santa Barbara resident. I understand the need for housing and support the project. My main concern is the impact a new housing development of this size will have on the school district. With only three schools, Hope Elementary School District is unable to absorb a large number of students quickly. In reading the HSE report I am not seeing anywhere mention of the major stakeholder, Hope School District as part of the discussion nor a plan to include them, only a brief and vague mention of schools. I believe it would be an asset for this project to allow Anne Hubbard, the Superintendent of Hope Elementary School District, to be a consistent and official part of these discussions. Her input is vital for this project to be a success, as well as accepted and supported by the community.

I am hoping that you share my great concern and support for the public schools in our community and will invite Dr. Hubbard to be included in future discussions regarding the La Cumbre Housing Project and its effects on the community.

Sincerely,
Kelly Bret Almeroth
kelbret@gmail.com
805-689-9554

From: [Lilly Pinney](#)
To: [Housing Element Update](#)
Subject: HCD Review Draft
Date: Sunday, September 11, 2022 9:38:09 PM

You don't often get email from lillypinney@yahoo.com. [Learn why this is important](#)

EXTERNAL

To Whom It May Concern:

I am a resident in the area that feeds into Vieja Valley Elementary School in the Hope School District, and then into La Colina Junior High School and San Marcos High School in the Santa Barbara Unified School District. I have two young children. My eldest is a kindergartener at Vieja Valley Elementary, and my youngest will join her brother at Vieja Valley Elementary in two years.

When I purchased my home, I did so with the express intention of positioning my children so that they could attend elementary school within the Hope School District.

However, since becoming aware of the current proposal to build up to 1900 housing units around the corner from my house in La Cumbre Plaza, I have developed significant concerns about the direct impact our school district will shoulder.

After reviewing the August 29th, 2022 HCD Review Draft, I noticed there is an arguably negligent failure to address the impact on the school system. On Page 2, there is discussion of the elements that comprise an "integrated planning approach." Astonishingly, while it is required to consider how such an enormous development would impact elements such as conservation and noise, somehow it is not required to consider the impact on local schools. Whether intentional or not, this is a glaring oversight. If even half of the units have just one child between the ages of 5 to 12, that would lead to a sudden and unmanageable influx of 950 elementary age students into the Hope School District. My understanding is that even a more moderate surge of 100 students to a single campus would require additional infrastructure and staffing, both of which would take many years to plan for financially and physically. This would include constructing additional buildings to house the increased student population.

Later, on Page 91 (HE-2), although the impact of schools is briefly mentioned in the effects to be considered, no method is identified for how this will be done. The school districts need an equal seat at the table to help identify the significant issues at hand, point out plans that will be unworkable, and outline solutions where possible. This input needs to come from those who are directly involved in the daily operations, fiscal management, and strategic planning of the schools, such as the superintendents, principals, board members, and staff. Their input and involvement will be integral to the success of this project.

I know I have the voice of countless behind me in this neighborhood and district when

I ask you to please involve the school districts early, and in earnest when planning a development of such significant size. Failure to do so will undoubtedly result in the degradation of the quality of education offered to thousands of local children across the Hope and Santa Barbara Unified school districts.

Thank you for your consideration,
Lilly Josenhans

From: [Natalie Uruk](#)
To: HousingElements@hcd.ca.gov; [Housing Element Update](#)
Subject: Housing Element: La Cumbre Plaza : include Anne Hubbard in the discussion
Date: Sunday, September 11, 2022 1:43:14 PM

You don't often get email from natalie.uruk@gmail.com. [Learn why this is important](#)

EXTERNAL

Dear committee ,

I am writing as both a parent at Hope School District as well as a property owner in the school district regarding the absence of Anne Hubbard in discussions about the future housing development at La Cumbre Plaza. I understand our community's need for more housing and I support thoughtful and well planned solutions. My great concern is that a major player in the current project is missing from the discussion. Anne Hubbard has great insight into how a large influx of families and students for the district will effect it both financially and physically. These effects will last more than the initial year, and will have an impact on the students' (both current and future) performances and teachers' resources.

I implore you to consider our children and the schools effected by this housing project as much as you do the creeks and traffic flow. Allow Anne Hubbard to be heard and a regular part of the discussion. Five years sounds like a long time to prepare but in the world of bureaucratic construction and funding shortages it is not enough time, and we all know this. Let Anne Hubbard help you make this project a true success.

Thank you for your time,

Natalie Uruk
805-259-9249

From: [Keith DeMartini](#)
To: [Housing Element Update](#); HousingElements@hcd.ca.gov
Subject: La Cumbre Mall Housing - Impact on Hope School District
Date: Thursday, September 15, 2022 11:31:20 AM

You don't often get email from keithdemartini@hotmail.com. [Learn why this is important](#)

EXTERNAL

Hello,

My name is Keith DeMartini, and I am a father of 2 children at Monte Vista Elementary School in the Hope Elementary School District. I also serve as the Treasurer of the Hope School District Education Foundation. I am writing to respectfully request that Dr. Hubbard, the district superintendent, be engaged and included in any and all planning-related meetings and the decision making process regarding the major residential development project located at La Cumbre Mall.

When the project is completed and occupied, it will likely require that the district, and particularly the Vieja Valley school, accommodate many additional students. This capacity does not exist today, and it will require years of planning and funding to be able to do so. I believe the district should have representation so all impacts to the community, particularly the schools and serving the children who will eventually live in the new residential community, are take seriously.

I appreciate your consideration of this request. Thank you!

Keith DeMartini
Hope School District Education Foundation - Treasurer
Parent of 2 Children at Monte Vista Elementary School

From: [Mendoza, Kathyren@HCD](mailto:Mendoza_Kathyren@HCD) on behalf of [Housing Elements@HCD](mailto:HousingElements@HCD)
To: [Prasad, Hillary@HCD](mailto:Prasad_Hillary@HCD)
Subject: FW: Public comment on the Housing Element Draft
Date: Monday, September 19, 2022 9:56:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



**Kathyren Mendoza | Division of Housing Policy Development
Office Technician
California Department of Housing & Community Development
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833
Phone (916) 694-2607**



From: nopacaso@yahoo.com <nopacaso@yahoo.com>
Sent: Sunday, September 18, 2022 8:24 PM
To: Housing Elements@HCD <HousingElements@hcd.ca.gov>
Subject: Public comment on the Housing Element Draft

Sirs: While I admit that my perusal of the Housing Element Draft was cursory, a topic I was looking for did not appear.

Single-family homes in both the City and the County are at risk of being converted to timeshare-like properties by firms like Pacaso, who buy a house and sell 1/8 fractional ownership interests through an LLC to out-of-town buyers seeking an inexpensive way to "own" a second home in Santa Barbara (and other destination cities). Pacaso then manages, for a fee, the home like a timeshare, scheduling the short times each owner can occupy the property. This type of operation not only has no place in the middle of a single-family neighborhood but also takes an eligible single-family home out of the stock of single-family homes.

The only way to combat these timeshare-like conversions from happening in the City and County is to update the Ordinance that covers timeshares and/or regulate managed fractional ownership with a new Ordinance. I have been promoting this to the City for several months, but no action has been taken.

Sincerely, Donald Vogt 30 Las Alturas Circle, Santa Barbara 707-481-5667

From: [I](#)
To: [Housing Element Update](#)
Cc: HousingElements@hcd.ca.gov; gustavo.velasquez@hcd.ca.gov
Subject: Further fair housing
Date: Friday, October 07, 2022 9:08:11 PM

You don't often get email from tie.ryder@gmail.com. [Learn why this is important](#)

EXTERNAL

Hello,

I'm a housing advocate based in LA and I'm currently looking into creating a new community under an Indigenous identity/land back program that will work to keep the community affordable. Can you tell me how Santa Barbara is planning to further fair housing and if they would support land programs under a new indigenous municipality? I've been in contact with HCD and I will be asking them to support the motion as well. There are too many homeless peers across LA who are being targeted by police. My goal is to create a trust fund account that will begin actively building a new multi-family community that has both rental housing and homeownership but the land will always belong to the municipality so even if a homeowner sales their home, a portion of the sale would go back into the trust.

The new community is going to support residents specifically impacted by racial and class violence. I plan to dedicate a portion of the housing for indigenous, Black, & other groups impacted by systematic housing violence and are looking for new housing options. There will also be a set percentage of PSH.

I look forward to speaking with you.

--

Best,
Tieira

<https://htwws.org/santamonicaairport/>



Walkable, bike-friendly communities that are affordable are the right of every single human being. These communities are great for humanity, other species, and the Earth itself! Everything in the HUE-MANS life does NOT need to be a drive away.

From: [Steve Johnson](#)
To: [Housing Element Update](#)
Subject: AB2097 has been signed into law
Date: Sunday, October 09, 2022 12:39:41 PM

You don't often get email from steve@stevej.com. [Learn why this is important](#)

EXTERNAL

I suggest that the Housing Element be updated to recognize passage of AB2097.

AB2907 favors designs leading to later conversion of non-habitable space to attached ADUs.

A possible response: revise the City's ADU code to allow 2 attached ADUs to be proposed simultaneously with otherwise AUD compliant projects.

I exchange, property owners would agree to recorded agreements to forego future additions of ADUs.

Steven Johnson
steve@stevej.com
<http://www.stevej.com>
805-699-5364
319 W Cota, SB 93101

MADRONE VENTURES

November 17, 2022

Rosie Dyste
City of Santa Barbara
PO Box 1990
San Barbara, CA 93102-1990

Dear Rosie Dyste,

I am an owner representative of 1130 Punta Gorda St, Santa Barbara, CA and we are requesting that the Planning Commission consider this site for a High-Density Residential designation under the 2023-2031 Draft Housing Element.

As a mandatory part of the jurisdiction's General Plan assessment, the Housing Element's purpose has always been to identify suitable sites that will help implement the city and state's commitment to housing needs. The continued densification of 1130 Punta Gorda St is an opportunity to help the city of Santa Barbara meet these goals.

Presently, this 1.26-acre site accommodates 40 manufactured housing units. At an existing 32 du/acre, the site is currently being utilized in congruence with the High-Density Residential designation of 27-36 du/acre, so the proposed Medium-Density Residential designation of 15-27 du/acre, would result in an effective downzoning of the property as it stands. The notion of using this site as a manufactured home development prompted this density, but with a shorter useful life of 10-15 years for this use, we want to ensure that this site can maintain its current density into the future.

Lastly, we would like to highlight the location of our site. Our Punta Gorda site is located on the fringe of the Medium-Density Residential zone that abuts the 101 Freeway. Not only would this site minimize impact on any single-family homes, but also it could help to create a buffer between the neighborhood and the freeway in terms of noise and scale.

We kindly ask that your department considers securing the density that already exists on this site, by designating it as High-Density Residential in your 2023-2031 Housing Element Draft. The urgent and foreseeable need for housing will be an ongoing issue in the city of Santa Barbara and this site has the capability to meet these needs in a thoughtful and deliberate way.

Sincerely,



Dusan Miletich

President

dusan@madroneventures.com

tel: 408.901.0949

From: [Beth Hassenplug](#)
To: [Housing Element Update](#)
Subject: Housing Element and Childcare
Date: Wednesday, December 14, 2022 10:29:50 AM

You don't often get email from bhassenplug@fpcsb.org. [Learn why this is important](#)

EXTERNAL

Dear Ms. Dyste,

I am the Director at the preschool housed at the First Presbyterian Church up at State and Constance. We serve 80 families but childcare is desperately needed by many more families in Santa Barbara. As a member of the Child Care Planning Council I hope that you will read the letter below about how the city can support childcare by including language in the housing element update. Please let me know if you have any questions or would like to learn more about how we can support local business and families with quality care in Santa Barbara.

Thank You,

Beth Hassenplug

Director

First Presbyterian Early Childhood Center

805 687-6362



November 15, 2022

RE: Policy recommendations for Housing Element Updates

Dear City and County Leaders,

Local governments have a unique and powerful role in ensuring that their communities have the child care needed by families. Adding strong, concrete child care policies in multiple elements of the General Plan will guide the development of the other aligned policies and ordinances, including zoning, further reinforcing the jurisdiction's intent for full access to child care.

On behalf of the Santa Barbara County Child Care Planning Council (CCPC), the publicly appointed, state-mandated local child care planning entity for Santa Barbara County, **we are writing to**

encourage your city/county to include policies that support the development of child care facilities in your updated Housing Element. For working families with young children, having accessible child care near their home reduces traffic and commute times, and generally improves the quality of life for these residents. Including policies that are supportive of child care in or near housing is a straightforward way for cities to contribute to creating sustainable communities where families with young children can thrive. Your city/county's Housing Element update provides an opportunity to address the housing and child care needs of all working families, while examining the housing and child care needs of special populations, such as single-parents and female-headed households, in particular.

High-quality child care is essential to families and to vibrant economic development, yet operators of potential new child care facilities face numerous barriers to opening new programs to meet community needs. While many of the challenges for child care facilities development are similar to housing, the child care sector lacks the mandates, financing resources and expertise that exist for housing developers. One of the biggest challenges is finding a location for a child care facility. Ideally, child care facilities are located in or near housing and close to family-friendly transportation options. Co-locating child care with housing and other developments is an effective and efficient way to incentivize housing and build child care facilities.

Housing affordability also affects the child care sector. In our high-cost area, family child care providers, those who provide licensed child care in their homes, may struggle to afford their rent or mortgage. As older providers retire, new providers cannot afford to buy homes in our communities. Those who rent a house or apartment often face business instability. In addition, child care programs across Santa Barbara County are struggling to hire enough workers to serve families' needs. Dedicating space for family child care at reasonable lease or purchase rates can ensure our communities have adequate spaces to meet the need.

In examining Housing Elements from throughout California, we have noted that a number of cities and counties have included goals and policies that support the development of child care in or near housing. We have compiled sample policies in the document below in hopes that your city/county will include a number of them in your Housing Element update. Resources are available to help with that integration.

We hope you find the information helpful. If you have questions or would like further support for connecting child care and housing in your city/county, please contact me, or any of the Planning Council's Facilities Committee members (below)

Sincerely,
Christian Patterson, Coordinator
Santa Barbara County Child Care Planning Council
cpatterson@sbceo.org (805) 705-3756 (cell)

SBCCCPC Facilities Committee Members:

Beth Hassenplug, First Presbyterian Children's Center
Eileen Monahan, Child Care Consultant
Jacqui Banta, Children's Resource and Referral
Jennifer MacDonald, Communitify
Janelle Willis, Santa Barbara County Education Office
Michelle Graham, Children's Resource and Referral
Robin Palmerston, former Child Care Center Operator
Raquel Valdez, Santa Maria Bonita Unified School District



Sample Housing Element Language to Support Child Care near Housing

The following policies are grouped by level of intensity and potential impact, each building on the last.

Jurisdictions are encouraged to create a comprehensive plan for child care, and adopt as many of the following housing element policy changes as necessary to ensure a strong impact on child care access and meet the city's child care vision.

- 1. Basic: identifying the linkage between housing and child care availability; and, if needed, ensuring alignment with state law in regard to Large Family Child Care Homes.**
 - Support family housing that addresses residents' needs for child care, youth services, recreation opportunities and access to transit.
 - Ensure that zoning code and permitting practices are consistent with [state law](#) (2019) that prohibits use permits, business licenses, or other barriers for Large Family Child Care Homes and/or child care centers.
 - Maintain the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as child care centers and municipal services.
 - Facilitate and encourage the development of larger rental units appropriate for families with children, including the provision of supportive services such as family child care.

Support the provision of child care services, employment training, rental assistance, and other supportive services to enable households to be self-sufficient.

- Promote sustainable communities through locating housing near employment, transportation, child care and other community services.

2. Supportive: reducing barriers in zoning, permitting processes, fees, etc.; and promoting existing housing-related resources to Family Child Care Home Providers.

- Encourage the siting and development of child care centers and family child care homes in all residential, mixed-use, and other zones where residences are permitted, for the convenience of families.
- Encourage the establishment of child care centers in appropriate locations and consider modified zoning standards and review procedures and other incentives to facilitate their development.
- Reduce permitting requirements or allow child care centers by right in some zones (and building types).
- Allow child care facilities to serve as traffic mitigation measures.
- Encourage the inclusion of space for child care in new housing developments, including affordable housing developments.
- Promote existing housing-related programs to Family Child Care Home providers and child care centers, including but not limited to: fair housing counseling, housing rehabilitation loans, renovation/repair, first-time homebuyer and down payment assistance.

3. Proactive: engaging developers to build space for child care; providing land/financing.

- Provide incentives for developers to provide child care facilities or services as part of new residential, commercial, and industrial developments, including but not limited to: density bonuses, increases in floor area ratios, parking reduction, community benefits credit, traffic impact fee exemption, expedited entitlements, or modifications to zoning regulations.
- Assess the demand for child care created by new housing developments.
- Work proactively with all housing developers to incorporate, where feasible, child care that serves families of all incomes and children of all ages.
- Include child care facility space as a priority or required component in Request for Proposals (RFPs) for city land and Notices of Funding Available (NOFA) for affordable housing developments.
- Support inclusion of specially designed and located housing units, in multi-family projects, for licensed Family Child Care Home providers.

From: [Spencer Brandt](#)
To: [Housing Element Update](#)
Subject: FW: Possible Montecito location for affordable housing
Date: Thursday, March 9, 2023 4:04:39 PM

[You don't often get email from sbrandt@countyofsb.org. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL

Hello, I am passing along this comment we received from a constituent. Best,

Spencer Brandt
District Representative
1st District Supervisor Das Williams

County of Santa Barbara
105 E. Anapamu Street
Santa Barbara, CA 93101
sbrandt@countyofsb.org

The content of this email is confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. Any views, opinions or conclusions expressed in this message are those of the individual sender and do not necessarily reflect the views of the County of Santa Barbara, its subsidiaries or affiliates. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

-----Original Message-----

From: Loretta <lorredd@cox.net>
Sent: Thursday, March 9, 2023 12:55 PM
To: Supervisor Das Williams <SupervisorWilliams@countyofsb.org>
Subject: Possible Montecito location for affordable housing

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Das, during my early years in Santa Barbara, I lived on Summit Road in Montecito. Across Alston, there is a rarely used park called Hale. With the right setbacks and design, it would make a good site for an affordable housing project. Though I imagine the neighbors would howl, it is relatively obscure but only one street above Hot Springs (public transport, CVS and Vons). You or your staff may want to go walk it and assess. Just a thought.
Loretta Redd

Sent from my iPad

From: [Megan Arciniega](#)
To: [Rosie Dyste](#)
Cc: [Daniel Gullett](#)
Subject: FW: La Cumbre Plaza Development
Date: Wednesday, March 15, 2023 5:39:07 PM

Hi Rosie,

We received the following public comment, in part related to the La Cumbre development, but also regarding the Housing Element. I'm passing the comments onto you at the request of the sender.

Megan

Megan E. Arciniega, AICP

Project Planner

CITY OF SANTA BARBARA, Community Development

(805) 560-7587 | MArciniega@SantaBarbaraCA.gov

From: NPost <npost2@cox.net>
Sent: Wednesday, March 15, 2023 2:45 PM
To: Megan Arciniega <marciniega@santabarbaraca.gov>
Subject: RE: La Cumbre Plaza Development

EXTERNAL

Hi Megan:

Do you pass on concerns to the planning department? I'm not 100% opposed to some housing at La Cumbre Plaza, but I think the housing element has gone too far with a potential 2,000 housing units for this shopping center. As you know, Lower State Street is dead. Paseo Nuevo is dead, and La Cumbre Plaza will be largely eviscerated by the development of Macy's, Sears, and mall owners' properties. If you don't mind, I'll start sending you my concerns, and perhaps you can direct them to the appropriate person's. Not that they will any attention. They tend to go deaf.

I see that a City Council member from Goleta believes that the number of housing units proposed for Goleta as compared to Santa Barbara is inequitable. SB BOS member, Das Williams, responding to a letter I send him on the subject, replied, "**I agree in that it is ridiculous to say that Goleta is getting more than its share when Santa Barbara is getting 8001 units.**"

I would say that the number of housing units proposed for La Cumbre Plaza is inequitable for those living in the upper State Street area. ***If it can be changed, it should be.*** Some of these units should be moved to Paseo Nuevo. If they put a good number of these units in Paseo Nuevo, perhaps we could rebuild a vital

State Street. State Street was ruined, I believe, by La Cumbre Plaza and Paseo Nuevo. It sucked the life out of State Street. We used to have department stores on State, including Sears (albeit a small one) and Penny's (fairly large), Montgomery Wards (small one) I. Magnin's, and Silverwood's, Lerner's, Sak's Fifth Avenue etc. Now we have a 99 Cent store. Are we exchanging Macy's for a 99 Cent store?

Thank you for your email.

Sincerely,

Nathan Post

Below are some of my concerns:

Some things are becoming more clear regarding the proposed "Neighborhood," development at La Cumbre Plaza. It is a compact, concrete high-rise environment, surrounded by a parking lot, with minimal landscaping. ***Each unit is allowed one parking space.*** It appears as if each unit will have an upfront view of State Street, the parking lot, or another building. ***Few if any amenities have been identified. Where is the swimming pool for a potential 1,400 or more residents? Where is the Jacuzzi? Is there an exercise room? Is there a clubhouse or a place where residents can hold meetings or events like birthday parties? I don't see a blade of grass for children to play on.*** I don't see a swing set or a basketball hoop. No recreational amenities at all that I can detect. Maybe something will appear at the next hearing. Landscaping appears to be absolutely minimal. ***There is very little landscaping to soften the preponderance of concrete.*** What if one of the 1,400 residents wants to barbecue? What do people with cats and dogs do with their animals? Where can the dog do its business? As for parking, many guys have trucks they use for work. Mom probably has her own car for work, shopping, and hauling kids around. Where are they going to park their vehicles?

As you know, La Cumbre Road is flanked by La Cumbre Plaza, and Five Points. La Cumbre Plaza contains one expensive, high-end grocery store, Bristol Farms. This is not the kind of store that low and middle-income people go to on a regular basis. We have three expensive grocery stores on upper State. 1. Bristol Farms, 2. Whole Foods, and 3. Gelsen's. The parking in Five Points is insane. The parking further down State where the post office is located is insane.

Gelsen's parking is nearly as bad as Five Points. ***Five Points contains the big box hybrid store, "Smart & Final". I suspect that this is where most of the 4,000 or more people jammed into La Cumbre Plaza (once the Sears property and the mall owners' property come into play) will seek to buy groceries. Five Points parking, as I said before, is insane. It is going to be fruit loops crazy after they build 700 residences at the "Neighborhood."*** That insanity with 1,300 potential housing units to come. Two, La Cumbre Road traffic is already bad. Las Positas traffic is bad. Add 4,000 new residents, and it is likely to be totally insane.

Sent from [Mail](#) for Windows

From: [Megan Arciniega](#)
Sent: Friday, March 10, 2023 6:00 PM
To: npost2@cox.net
Subject: La Cumbre Plaza Development

Hi Nathan,

I am the planner assigned to the proposed development at La Cumbre Plaza, 3805 State Street (Macy's Building). Your email was forwarded to me. If you have any questions, you can contact me directly.

Best,
Megan



Megan E. Arciniega, AICP
Project Planner
CITY OF SANTA BARBARA, Community Development
(805) 560-7587 | MArciniega@SantaBarbaraCA.gov
SantaBarbaraCA.gov

From: [Jonathan Garvey](#)
To: [Housing Element Update](#)
Subject: Higher density on sites
Date: Wednesday, March 22, 2023 4:38:39 PM

[You don't often get email from jon@urbanrockproperties.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL

Rosie,

We spoke yesterday and I have been wanting to reach out to you on a handful of sites that we are digging into for the housing element.

We would like to go after them however the density of 27 units/acre makes a lot of the larger sites difficult to make sense on redevelopment especially where pricing is. I was curious how receptive the city would be to the higher density of 67 units/acre for sites that sit on the north side of State St such as 3840 State St. There are larger parcels located there and I think the only way to pencil something is to allow for the higher density at those sites such as what was done at the Marc across the street at 3885 State St.

Please give me a call when you can to further discuss.

Jon Garvey
Urban Rock Properties
1350 Bayshore Highway Suite 520
Burlingame, CA 94010
C-775.830.2390
jon@urbanrockproperties.com
DRE # 01913641

This email may contain material that is confidential, privileged and/or attorney work product for the sole use of the intended recipient. Any review, reliance or distribution by others or forwarding without express permission is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies.