



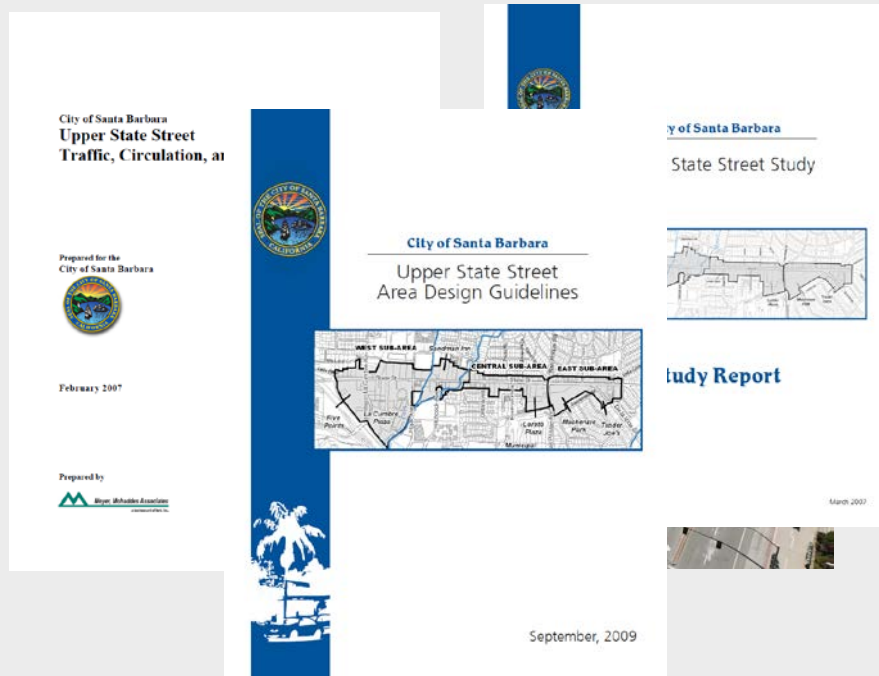
COMMUNITY DEVELOPMENT DEPARTMENT

3805 STATE STREET

Architectural Board of Review – March 4, 2024

La Cumbre Plaza Shopping Center

- 31-acre site
- 8 parcels
- Upper State Street Area
 - Area Study
 - Traffic Study
 - Design Guidelines



La Cumbre Plaza – Macy's Site

- 3805 State Street
- 8.7-acre site
- Mixed-Use
 - 642 Residential Units
 - Mix of retail, dining, commercial and public spaces



Pre-Application Design Consultation



- Single design review hearing prior to submitting a formal Planning Application
- Sketches and/or conceptual plans
- Initial feedback on broad issues
 - Architectural style
 - Size, bulk, and scale

What to Expect: Pre-Application Timeline



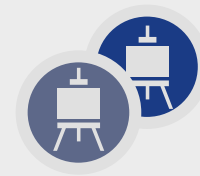
Pre-Application Review

- Several types of pre-application services/steps ranging from informal to formal
- Feedback from the City prior to applying
- Helps identify problem areas
- Provides direction
- Improves application review process

What to Expect: Planning Application Timeline



Application Review – Design (ABR)



- Architectural style
 - Roof lines
 - Massing
 - Site layout
 - Building relief
 - Windows/openings
 - Landscaping
- Street frontage
 - Integration
 - Livability
 - Open space
 - Colors/Materials

Note: multiple review hearings anticipated to break up the project elements

Application Review - Completeness



- Zoning/Density
- Operations/function
- Parking (exist./new)
- Traffic
- Circulation
 - Pedestrian
 - Bikes
 - Bus
 - Emergency
 - Deliveries
 - Garbage
- Waste Management
- Storm Water/Drainage
- Water Demand
- Infrastructure
- Accessibility
- Building/Fire Code

Application Review - Environmental



- Study potential impacts
 - Biological Resources
 - Geology/Soils
 - Water/Air Quality
 - Noise
 - Recreation
 - Utility/Service Systems
 - Cultural Resources
- Population/Housing
- Transportation
- Hazards
- Public Services
- Determine how impacts need to be addressed
- CEQA Document

What to Expect: Public Hearing Process

- Standard Noticing (first hearing only)
 - Mailed notice postcards (300 ft & interested parties with addresses)
 - Posted agendas
 - Emailed agendas (e-subscription & interested parties with emails)
 - Yellow notice placard
 - Legal ad (Land Use hearings only)
- Additional Noticing
 - Posted Rendering (AUD Projects)



City of Santa Barbara
Community Development Department
PO Box 1990
Santa Barbara, CA 93102-1990

NOTICE TO NEIGHBOR

The City of Santa Barbara **Single Family Design Board** will hold a public hearing on a design review application that may affect your property or neighborhood. Scan the QR code below for more information on this application:

Project Address:	1509 Shoreline Drive	
Assessor's Parcel Number:	045-182-008	
Zoning Designation:	E-3/S-D-3 (One-Family Residence/Coastal Overlay)	
Application Number:	PLN2021-00549	
Applicant / Owner:	Jarrett Gorin, Vanguard Planning / Michael Paskin, Paskin Family 2008 Revocable Trust	
Project Descriptio		
Staff Contact:		
Hearing Date:		
Hearing Location:		

WE WANT TO HEAR FROM YOU

The City's decision-makers want to hear from you when changes to your neighborhood are proposed. To learn more about this project, including appeal procedures, go to SantaBarbaraCA.gov/SFDB. Plans available Thursday before the hearing. All reasonable accommodations will be made for persons with disabilities. Call (805) 564-5470, ext. 4472 one week in advance.

-  **1 SPEAK** Comment during the hearing. The Chair will announce when public testimony can be given for each item. Individual comments are typically limited to two minutes.
-  **2 EMAIL** Send written comments prior to the hearing: SFDBSecretary@SantaBarbaraCA.gov. Request to be placed on the "Interested Party" list to receive updates when this project is scheduled.
-  **3 USPS** Mail written correspondence addressed to SFDB Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. Mail must be received at least one week in advance for consideration.

DID YOU KNOW: You can appeal a design review decision. Appeals must be submitted within 10 calendar days. To preserve your right to appeal, you must provide written or oral comments prior to the decision.

What to Expect: Public Hearing Process

- Online Materials
 - Hearing schedule
 - Agendas
 - Architectural drawings (plans)
 - Staff reports
 - Minutes
- Public Comment
 - Email
 - In-person
 - Virtual (Zoom participation)



The screenshot shows the City of Santa Barbara website. At the top, there is a navigation bar with links for "Things to Do", "Getting Around", "Services", "Business", "Government", and "Contact Us". Below this is a breadcrumb trail: "Home > Government > Boards and Commissions > Architectural Board of Review Agendas & Documents". The main content area is titled "Architectural Board of Review" and "Architectural Board of Review Agendas & Documents". On the left, there is a sidebar menu with links for "Agendas & Documents", "Meeting Schedule", "Roster", and "Videos". Below the sidebar is a "Contact Us" section with the following information: "Community Development ABR Secretary", "ABRSecretary@SantaBarbaraCA.gov", "Phone Number (805) 564-5470 x4472", and "Mailing Address: Community Development ABR Secretary, PO Box 1990, Santa Barbara, CA 93102-1990." There is also a "Subscribe for Agenda Posting Notifications." link. On the right, under "Current Agendas & Documents", there is a list of dropdown menus: "Public Notices", "Current Agenda", "Architectural Drawings", "Public Comment", "Minutes", and "Meeting Schedule".

What to Expect: Public Hearing Process

- Broadcasted hearing
 - Television (Cox channel 18)
 - Online streaming (viewing only)
 - Virtual participation (Zoom)
 - Recorded videos posted online
- Appealable Decisions
 - Within 10 calendar days
 - Appeal applications online
 - Contact Planning Counter for questions

Government | City Hall | City TV & Livestream

City Hall



City of Santa Barbara HISTORIC LANDMARKS COMMISSION AGENDA

JANUARY 17, 2024

1:30 P.M.

David Cochran Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:
Anthony Guntzine, Chair
Steve Hauke, Vice Chair
Keith Butler
Dennis Crockett
Michael Orny
Cass Emling
Ed Lemay
Charles McCuire
Robert Orley

ADVISORY MEMBER: Dr. Michael Glasgow
CITY COUNCIL LIAISON: Kristin Shedd
PLANNING COMMISSION LIAISON: Donald Colucco

STAFF:
Tara Oelwenger, Assistant City Attorney
Ellen KOENIGL, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Riedel, Assistant Planner
Mariah Johnson, Commission Secretary

TELEVISION COVERAGE: This meeting will be broadcast live on City TV Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTV/ProgramGuide for a retrocast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/CityTV/Video.

WRITTEN PUBLIC COMMENT: Public comments may be submitted via email to HLCSecretary@SantaBarbaraCA.gov before the beginning of the Meeting. All public comments submitted via email will be provided to the Board and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS), addressed to HLC Secretary, PO Box 1960, Santa Barbara, CA 93102-1960. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged. Please note that the HLC may not have time to review written comments received after 4:30 p.m. the Tuesday before the meeting.

All public comments that is received before 4:30 p.m. the Tuesday before the meeting will be published on the City's website at SantaBarbaraCA.gov/HLCA. Comments provided via USPS or e-mail will be converted to PDF before being posted on the City's website. Note: comments will be published online the way they are received and without redaction of personal identifying information, including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.

VERBAL PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Board, upon receipt, will may decline to hear a speaker on the grounds that the subject matter is beyond the Board's subject matter jurisdiction. General public comment and public comment for matters not on the agenda is limited to 2 minutes per person. Posting of time is not allowed for in-person or virtual public comment.

Members of the public wishing to speak in person, during general public comment or on a matter on the agenda, must submit a speaker sign to staff. The Chair will call your name when it is your turn to speak. At that time you may approach the podium and speak into the microphone.

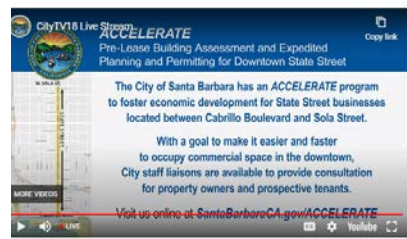
VIRTUAL PUBLIC COMMENT PARTICIPATION: Members of the public wishing to participate during public comment virtually (electronic participation) must "raise their hand" in the Zoom platform by selecting the virtual hand icon, or by pressing "9" if calling by phone. When persons are called on to speak, the speaker will be notified that they can now submit themselves as a speaker by pressing "10" to submit their name. If you are not called on to speak, "10" will not work. If you are not called on to speak, please "10" on the keyboard; if using a phone press "10" to submit.

Zoom Link for Virtual Public Comment Participation:
<https://santa-barbara.zoom.us/j/zoompubliccomment?pwd=Zk44ZjZyZmUyYkU0cUk0ZjM5MjYw.1>
Phone number: +1 669 444 9111 | Webinar ID: 850 965 5772

NOTE: Agenda schedule is subject to change as cancellations occur.

City TV & Livestream

Welcome to the City TV 24/7 live video stream! This is the same video feed that is also available on Cox channel 18.



What to Expect: Public Hearing Process

- Project Website (Not Required)
<https://santabarbaraca.gov/services/construction-land-development/development-activity/major-project-proposals/la-cumbre-plaza>
- How to be added as an “interested party” to receive agenda notices via email
 - Provide name, email, and mailing address to:
ABRSecretary@SantaBarbaraCA.gov

The screenshot shows the City of Santa Barbara website. At the top, there is a navigation menu with links for 'Things to Do', 'Getting Around', 'Services', 'Business', 'Government', and 'Contact Us'. Below the menu, there is a breadcrumb trail: 'Services > Construction & Land Development > Development Activity > Major Project Proposals > La Cumbre Plaza Redevelopment'. The main content area features an aerial photograph of the La Cumbre Plaza site. Below the photo, there is a section titled 'Major Project Proposals' with a list of projects: 'Garden Street Hotel' and 'La Cumbre Plaza Redevelopment'. To the right of this list is a detailed description of the 'La Cumbre Plaza Redevelopment' project, stating it is a 23-acre site with eight parcels, suitable for substantial redevelopment as a residential/mixed-use site. Below the description, there is a 'Documents' section with two links: 'Upper State Street Study' and 'Upper State Street Design Guidelines'. At the bottom right, there is a section titled 'The Neighborhood at State & Hope' with a description of the project's location and scope.

What to Expect: Pre-Application Timeline



Pre-Application Design Consultation



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