



Public Comment Received for:
Item 1: 3845 State St. (Sears Site)
(PRE2024-00182)

[illegible]

February 26, 2025

TO: Members of the Santa Barbara Architectural Board

FROM: Cindy McCann and Alan Wade, homeowners

RE: Development project located at 3845 State Street, Santa Barbara

Dear Members of the Board,

Recently we had an opportunity to view the plans and speak to the planner for the development project proposed for the former Sears building and parking lot. Listed below are our concerns about the current plan:

Santa Barbara has a shortage of housing, especially for those individuals/families that are earning less than approx. \$112,000 annually. The new development is allocating 10% of the project (44 units) for low-income households, which doesn't address the needs of the community. Many of the City firefighters, police officers, staff, and medical personnel are not able to live in the community they serve. Is it possible to deed restrict an addition portion of the project for these workers?

With the possible addition of more units on the Macy's site, the current artery streets will become more impacted than they currently are. Are there plans to widen Hope, La Cumbre and Calle Real to accommodate the additional vehicles?

What are the impacts to the households and commercial projects in relation to utilities, water and sewer?

Unfortunately, we have a conflict in scheduling and can not attend the Hearing set for March 3rd.

Thank you for your time in reading through our concerns.

Sincerely,

Cindy McCann

DENNIS CLARK HAMILTON
251 South Hope Avenue, Apt. 115
Santa Barbara, CA 93105

Public Comment #2

CITY OF SANTA BARBARA
ARCHITECTURAL BOARD OF REVIEW
P.O. Box 1990
SANTA BARBARA, CA 93102

FEBRUARY 24, 2025

DEAR ABR SECRETARY,

My NAME is DENNIS HAMILTON. SINCE 1966, I HAVE LIVED IN SANTA BARBARA. CURRENTLY, I LIVE IN THE HOUSING AUTHORITY building ON SOUTH HOPE AVENUE, WHICH IS DIRECTLY ACROSS FROM THE SEAR'S SITE IN THE LA CUMBRE SHOPPING CENTER.

I AM VERY CONCERNED ABOUT THE PROPOSED REDEVELOPMENT OF PROPERTY AT 3845 STATE STREET. My studio APARTMENT, HAVING A PATIO, REAR DOOR, AND A REAR WINDOW, IS VERY CLOSE TO THE SEAR'S SITE. DEMOLITION OF THE SEAR'S SITE AND THE ADJOINING BUILDINGS, FOLLOWED BY CONSTRUCTION OF THE NEW RENTAL HOUSING WILL TAKE MANY MONTHS.

This noisy and dusty activity will medically and financially INJURE ME. PLEASE SEE THE ATTACHED COPY OF MY DOCTOR'S STATEMENT DATED OCTOBER 22, 2019.

THEREFORE, I AM NOTIFYING YOU THAT I'M AGAINST MR. EADIE'S AND MR. WILSON'S PROPOSAL TO DEVELOP THE AFORESAID PROPERTY. I REQUEST TO BE PLACED ON THE "INTERESTED PARTY" LIST.

TRULY,

Dennis Clark Hamilton

DENNIS CLARK HAMILTON
251 South Hope Avenue, Apt. 115
Santa Barbara, CA 93105

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 **COPY**

10/22/19

RE: DENNIS HAMILTON (1/20/40)

To Whom It May Concern,

This correspondence is meant to inform you of several conditions that my patient, Dennis Hamilton, suffers from. These conditions impair his ability to live independently and he requires assistance for these disabilities. They include, but are not limited to, Post-Traumatic Stress Disorder, Major Depressive Disorder, Idiopathic Peripheral Neuropathy, and Degenerative Spine Disease. Your sympathy is much appreciated.

Truly,



Alex E. Morf, MD

DENNIS CLARK HAMILTON
251 South Hope Avenue, Apt. 115
Santa Barbara, CA 93105

To: ABR, City of Santa Barbara
Subject: Concept review of 4845 State

The site is listed in the Housing Element Suitable Sites Inventory.
The allocation for moderate income is 131 units.

Housing Element Program HE-15 makes sites in the Suitable Sites Inventory subject to a **test**:

"the City **cannot ... approve development** ... for sites ... with fewer units ... than identified as possible in the inventory, **unless findings are made ...**".

The **test**: "the Housing Element's remaining sites have sufficient capacity to accommodate remaining unmet RHNA for each income level".

Satisfying the test will be difficult.

Steven A. Johnson
319 W. Cota St
SB CA 93101