



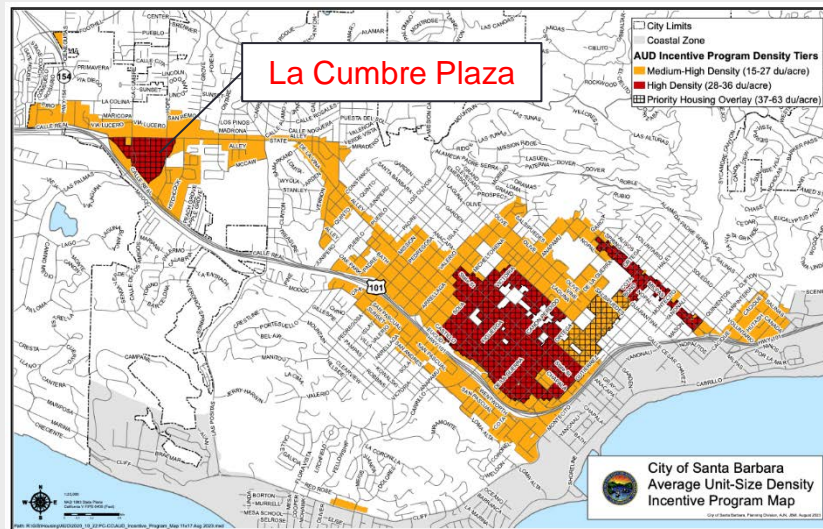
COMMUNITY DEVELOPMENT DEPARTMENT

3845 STATE STREET

Architectural Board of Review – March 3, 2025

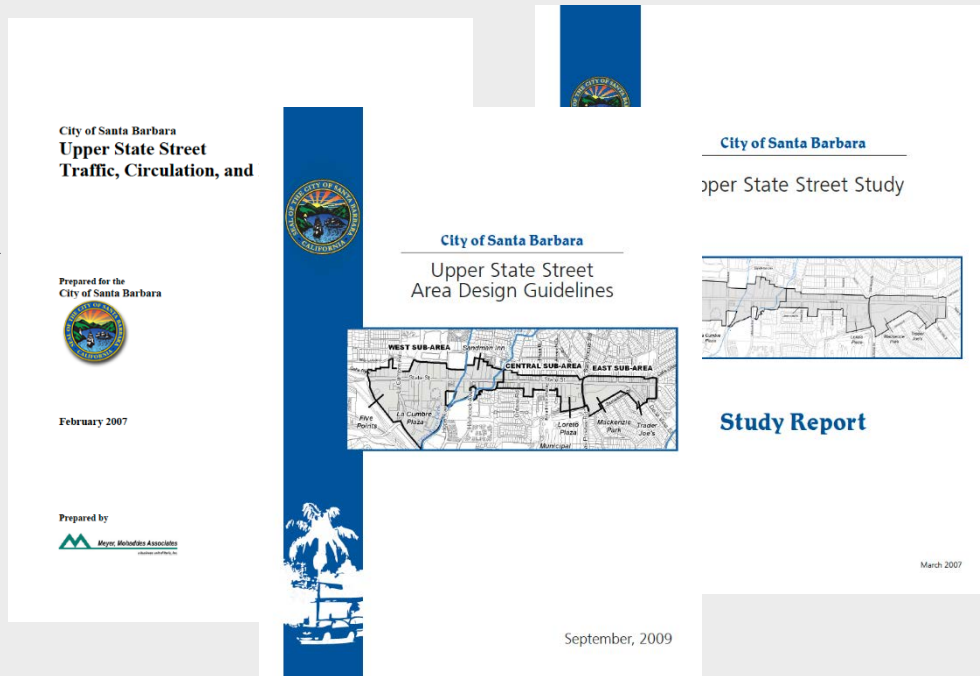
La Cumbre Plaza Shopping Center

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



La Cumbre Plaza Shopping Center

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



Pre-Application Design Consultation

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

La Cumbre Plaza – Former Sears Site

- 3845 State Street
- 9.45-acre redevelopment site
- Average Unit Size Density (AUD)
 - Portion in Priority Housing Overlay (37-63 du/ac)
 - Portion in Medium-High Density (15-27 du/ac)



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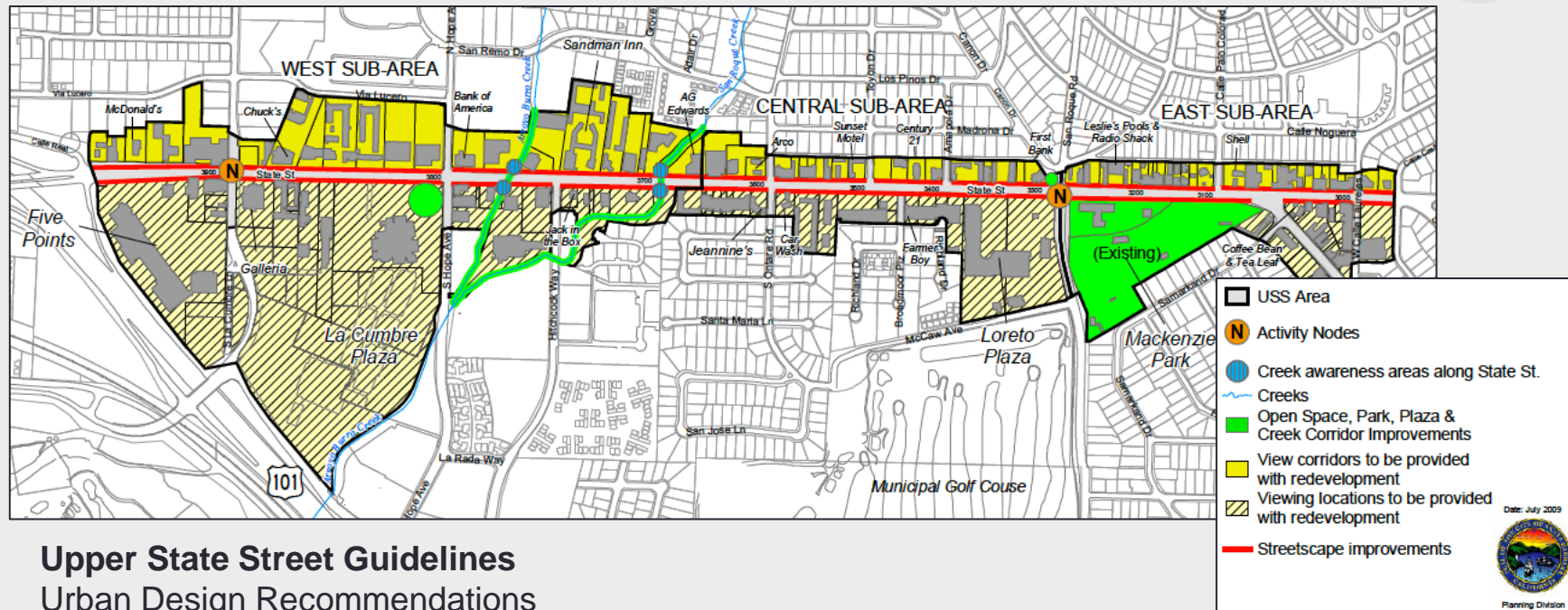
Proposed Project



- 443 residential rental units
 - 10% moderate income
- Open yard areas and amenities for residents
- Multi-use path along Arroyo Burro Creek

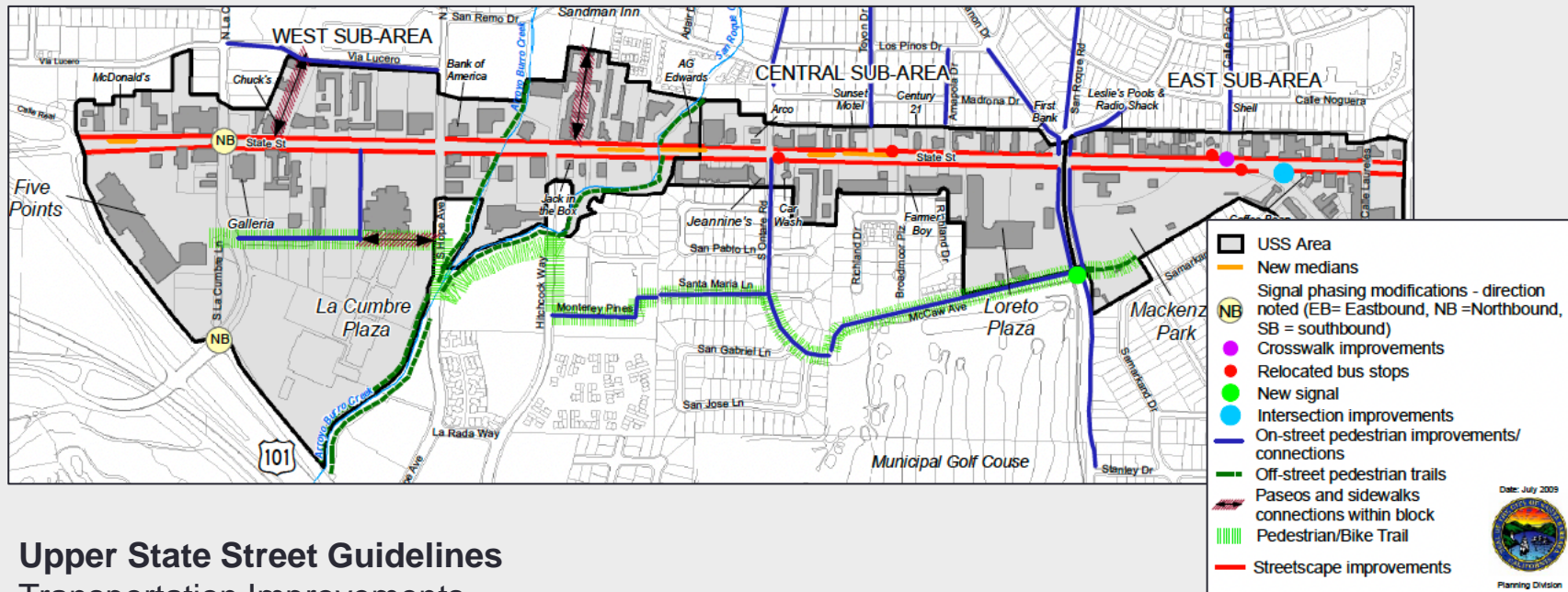


Project Design Considerations



Upper State Street Guidelines
Urban Design Recommendations

Project Design Considerations



Next Steps



- Planning Commission Concept Review – April 3rd
 - Comments on proposed design and improvements & General Plan consistency
 - Comments forwarded to ABR
- Formal Planning Application submittal