



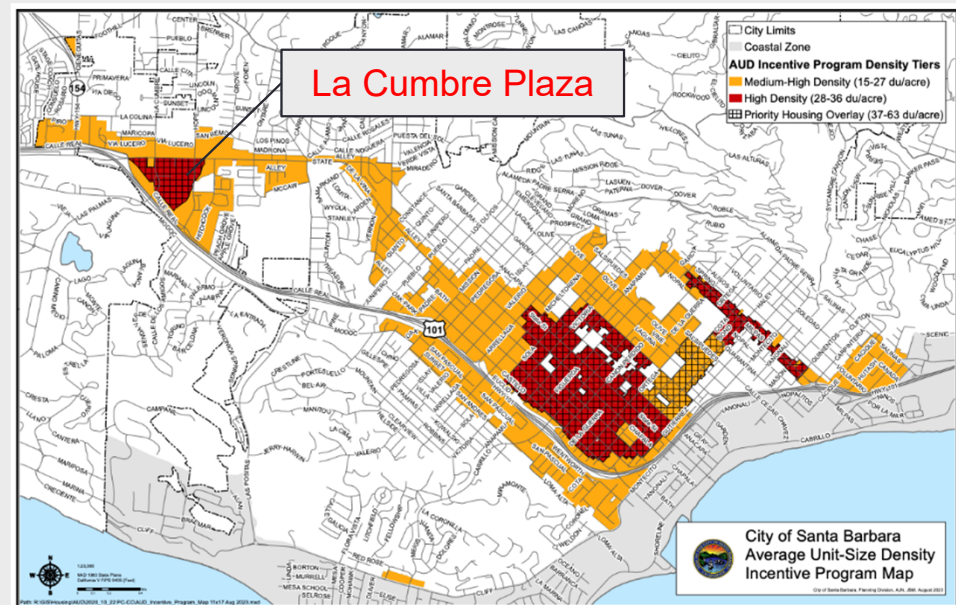
COMMUNITY DEVELOPMENT DEPARTMENT

3805 STATE STREET

Planning Commission – April 18, 2024

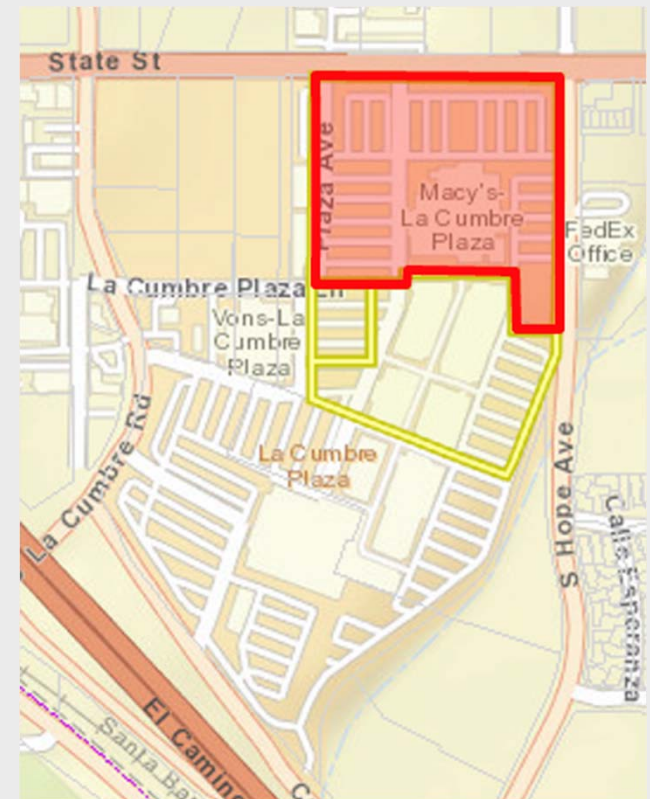
La Cumbre Plaza Shopping Center

- 31-acre site
- 8 parcels
- Upper State Street Area
- AUD Program - Priority Housing Overlay



La Cumbre Plaza – Macy's Site

- 3805 State Street
- Lot split of 14.9-acres
- 8.7-acre redevelopment site
- Mixed-Use using AUD & State density bonus
 - 642 residential rental units
 - Mix of retail, dining, commercial and public spaces





Required Concept Review

- Planning Commission Concept Review is required because:
 - Rental housing project proposed under Average Unit-Size Density (AUD) Incentive Program in Priority Housing Overlay area;
 - Lot is larger than 15,000 sf; and
 - Does not require another discretionary approval by the Planning Commission



Purpose of Concept Review

- Comments and recommendation by majority vote on:
 - The proposed design and improvement of the project, and
 - The project's consistency with the City's General Plan

What to Expect: Pre-Application Timeline




What to Expect: Planning Application Timeline



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 **Planning Commission** will make a decision at a public hearing on a land use application that may affect your property or neighborhood. Scan the QR code below for more information on this application:

Project Address: 3805 State Street

Assessor's Parcel Number: 051-010-012, -013, -014

Zoning Designation: C-G (Commercial General) / USS (Upper State Street Area Overlay)

Application Number: PRE2022-00216


Applicant / Owner: Gelare Macon / MCP Santa Barbara, LLC & Macerich La Cumbre, LLC

Project Description: Redevelopment of Macy's La Cumbre Plaza site with 642-unit mixed-use development

Staff Contact: Patsy Price, PPrice@SantaBarbaraCA.gov, (805) 564-5470


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)



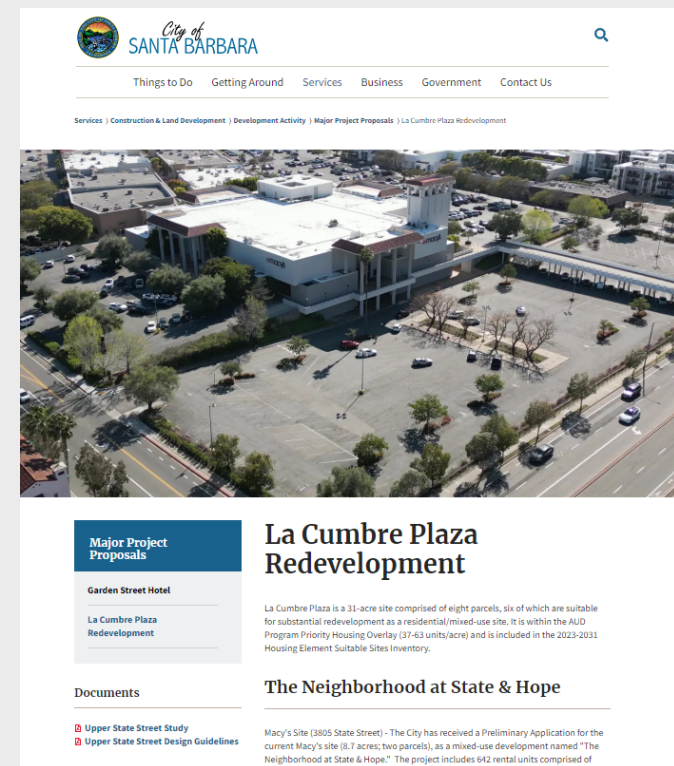
The screenshot shows the City of Santa Barbara website's Planning Commission section. The header includes the city logo and navigation links: Things to Do, Getting Around, Services, Business, Government, and Contact Us. The main content area is titled "Planning Commission Agendas & Documents" and features a sidebar with links to Agendas & Documents, Meeting Schedule, Roster, and Videos. The main content area lists "Current Agendas & Documents" with dropdown menus for Public Notices, Current Agenda, Staff Reports, Finished Agendas, Minutes, Resolutions, Meeting Schedule, and Architectural Drawings. A contact information section provides details for the Community Development, Planning Commission Secretary, including an email address (PCSecretary@SantaBarbaraCA.gov), phone number, and mailing address. A subscription form for agenda posting notifications is also present.

- Broadcasted hearing
 - Television (Cox channel 18)
 - Online streaming (viewing only)
 - Virtual participation (Zoom)
 - Recorded videos posted online
- Appealable Decisions
 - Formal actions
 - Within 10 calendar days

SantaBarbaraCA.gov

What to Expect: Public Hearing Process

- Project webpage
<https://santabarbaraca.gov/lacumbreplaza>
- To be added as an “interested party” to receive project notices
 - Provide name, email, and mailing address to:
ABRSecretary@SantaBarbaraCA.gov



Proposed Project



- 642 residential rental units
 - 5% very low, 5% moderate income
- 27,748 sf retail, dining, commercial
- Open yard areas and amenities for residents
- Public plazas & paseos
- Pedestrian, bicycle, transit, and vehicle access improvements



Zoning Consistency



- Inclusionary Units
 - AUD Incentive Program requires rental projects of 10+ units to provide at least 10% of base units (not including State density bonus units) as moderate-income affordable units
 - $540 \text{ base units} \times 10\% = 54 \text{ units}$
 - Project must be revised to include minimum of 10% moderate-income units to qualify for AUD Program



Zoning Consistency

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front, Primary	10 feet	204 feet	5 feet*
-Front, Secondary	10 feet	143 feet	6 feet 8 inches*
-Interior	0 feet	210 feet	23 feet
Building Height	45 feet	54.5 feet Bell tower ~75 feet	76.5 feet*
Parking			
-Vehicle	767 spaces	603 spaces	1,039 spaces
-Bicycle	657 spaces	0 spaces	642 spaces
Density	62 units/acre	N/A	74 units/acre
Average Unit Size	824 s.f.	N/A	824 s.f.
Open Yard	56,846 s.f. (15% of lot area; one area with dimensions of 20 feet long and 20 feet wide)	N/A	36,727 s.f.*



General Plan Consistency

- Highest densities for residential growth in the La Cumbre Plaza/Five Points area
- Encourage & facilitate affordable, rental housing
- Encourage mix of land uses with easy access to groceries, drug stores, services, recreation & public space
- Improve traffic flow in conjunction with improved access for pedestrians, bicycles, public & private transit



General Plan Consistency

- Sustainable Neighborhood Planning (LG15) – Provide opportunities for accessibility & healthy living while reducing community's carbon footprint
 - Implementation Action – Prepare initial framework for future La Cumbre Plaza Specific Plan redevelopment as mixed commercial & residential village, considering:
 - *Transit center*
 - *Pedestrian connections*
 - *East/west vehicle circulation connections*
 - *Parking structure*
 - *Open space/public park*

2015 Housing Element



- H10.4. Housing at Shopping Centers. Promote and encourage the development of mixed-use for ownership and rental housing at shopping centers such as La Cumbre Plaza shopping center, with an emphasis on affordability, by coordinating and/or partnering with property owners and housing developers.
- H11. Promote Affordable Units. The production of affordable housing units shall be the highest priority and the City will encourage all opportunities to construct new housing units that are affordable to extremely low, very low, low, moderate and middle income owners and renters.

H11.2 Encourage rental housing by providing incentives including applying Priority Housing Overlay to La Cumbre Plaza/Five Points Area

2015 Housing Element

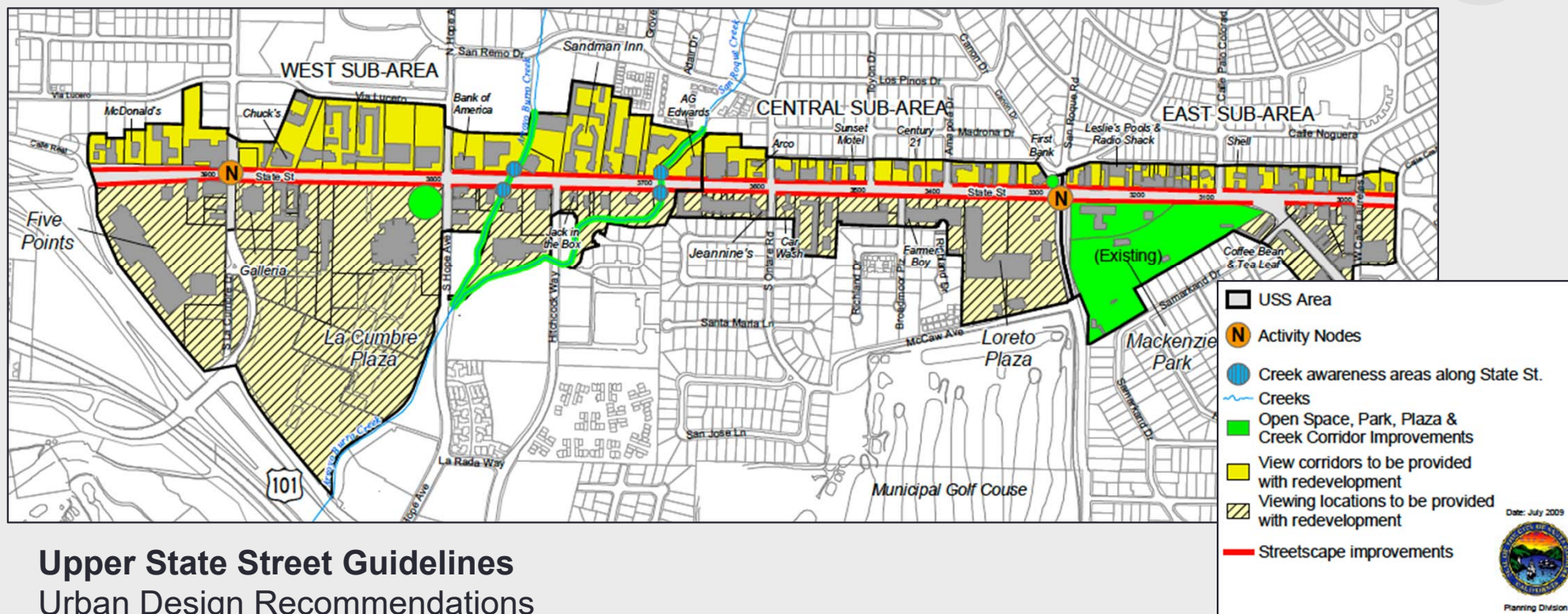


- H14. Sustainable Housing. Ensure that new market-rate residential development is consistent with the City's sustainability goal, including reduced energy and resource use, and increased affordable housing opportunities.

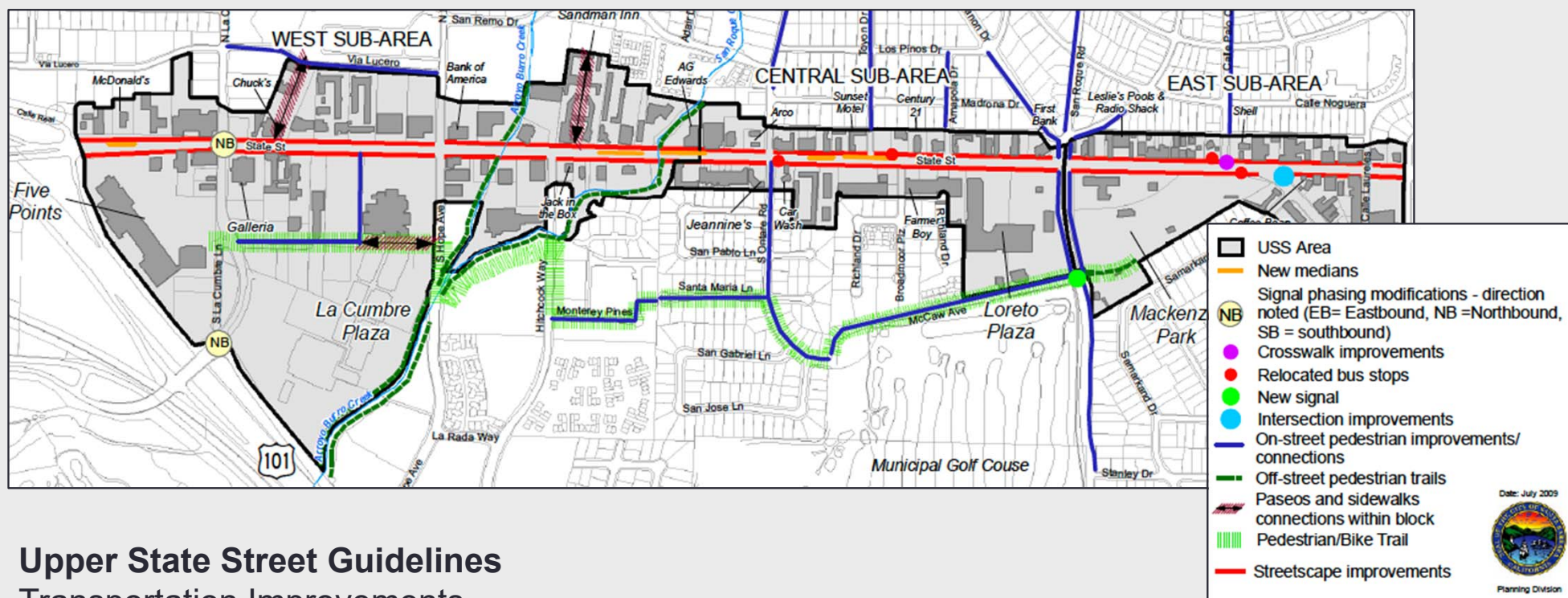
H14.1 Market Rate Housing. Market-level housing projects in the multi-family or commercial zones (including mixed-use) shall be encouraged to:

- Construct unit sizes consistent with averages and maximums set out under the City's Average Unit-Size Density Incentive Program; and
- Have access to adequate public open space within a ½-mile radius, a dedication of sufficient useable open space on-site, a contribution is made toward future parks through in-lieu fees, or a combination of any of these.

Project Design Considerations



Project Design Considerations



Upper State Street Guidelines
Transportation Improvements

ABR Comments



- Supportive of architectural style and integration of plazas & paseos
- Study massing & articulation of structures to improve frontages and ensure quality of interior plazas & paseos
- Provide greater articulation between buildings, more varied fenestration & improved pedestrian entrances
- Consider relationship to adjacent development to south & west
- Supportive of potential addition of public park space

Planning Commission Concept Review



- Comments and recommendation by majority vote on:
 - The proposed design and improvement of the project, and
 - The project's consistency with the City's General Plan

Requested Feedback



- Relationship of project to surrounding area
- Circulation & traffic improvements
- Open spaces (public & private)