

## **COMMUNITY DEVELOPMENT** DEPARTMENT

# **3805 STATE STREET**

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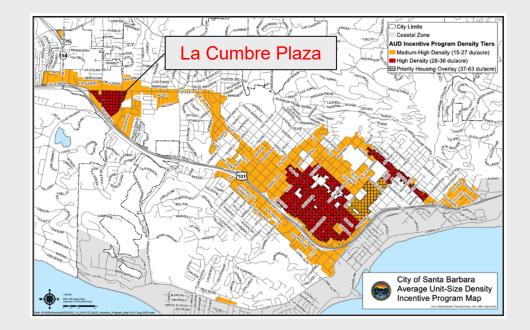
Planning Commission – April 18, 2024

#### City of SANTA BARBARA



# 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

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- 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



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# What to Expect: Planning Application Timeline



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# 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)

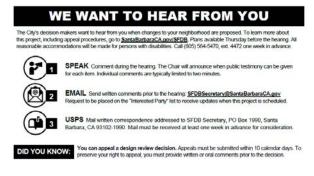


#### City of Santa Barbara Community Development Department

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) PRE2022-00216 Application Number: 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



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# What to Expect: Public Hearing Process

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

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# What to Expect: Public Hearing Process

Broadcasted hearing

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City of SANTA BARBARA

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



City of Santa Barbara HISTORIC LANDMARKS COMMISSION AGENDA

JANUARY 17, 2024 1:30 P.M David Gebhard Public Meeting Room 630 Garden Street SantaBarbaraCA gov STAFF: Tava Ostrenger, Assistant Citly Atlomey Elen Koknda, Design Review Supervisor Nicole Hemandez, Architectural Historian Heid Reide, Assistant Planner Martah Johnson, Commission Secretary

ADVISORY MEMBER: Dr. Michael Glassow CITY COUNCIL LIAISON: Kristen Sneddon PLANNING COMMISSION LIAISON: Donald DeLuccio

Government ) City Hall ) City TV & Livestrea

COMMISSION MEMBERS: Anthony Grumbine, Chair Steve Hausz, Vice Chair Keth Butler

Keith Butler Dennis Doordan Michael Drury Cass Ensberg

Ed Lenvik Charles McClure Robert Ooley

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SamBatharaCA.gov/Cht/Y. See SamBatharaCA.gov/Cit/YProzamBiligite for a rebroadcast schedule. An archived video of this meeting will be available at <u>SantaBatharaCA.gov/EuCV4606</u>,

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All public commant that is received before 4.30 p.m. the Tuesday before the meeting will be published on the C#/s weishle at <u>Samsdantarac-K.qourks\_C</u>. Comments provided via USP's or e-main will be converted to a PD' before being posted on the CP/s weishle. Noice commanses will be published on other the way they are received and weithout reductions of pericosal allowing/mg information; including but not limited to phone number, home address, and email address. CM/s submit refraction that you will be mail address.

OWEY submit intermittation that you make in the terminate previous VERBAL FUBLIC COMMENT: Pake comment on matters in telestican the agenda will occur at the beginning of the meeting. The time alloted to openal public comment at the beginning of the meeting is 30 minutes. The Board, upon migority vole, may device to hear a speaker on the grounds that the subject matter to beyond the Board's subject prindiction. General public comment and public comment for matters that are on the agenda is limited to 2 minutes per perior. Pooling of the is not allowed on the reprivate heap topic comment.

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

VIRTUAL PUBLIC COMMENT PARTNC/PATION: Members of the public wishing to partopate during public comment whatly devoting partopation must raise their hand" in the Zoom platform by selecting the what and icon, or by pressry "31 cating by ploon. When public process are called on to select. The space with the individual family pressry "21 cating by ploon. When public process are called on to select. The space with the individual family ploon first or to unmain.

https://santabarbaraca.gov.zoom.us/webinarregister/WN\_Rx40/ZruWQyKgc9FMaVi Phone number: +1 669 444 9171 | Webinar ID: 850 9805 6772

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

#### City TV & Livestream

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





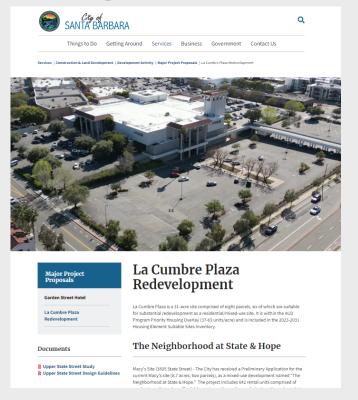




# What to Expect: Public Hearing Process

- Project webpage
   <u>https://santabarbaraca.gov/lacumbreplaza</u>
- 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 base units x 10% = 54 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 <u>s.f.</u>	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.*

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# **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

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# **General Plan Consistency**



- <u>Sustainable Neighborhood Planning (LG15)</u> 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. <u>Housing at Shopping Centers.</u> 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. <u>Promote Affordable Units.</u> 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

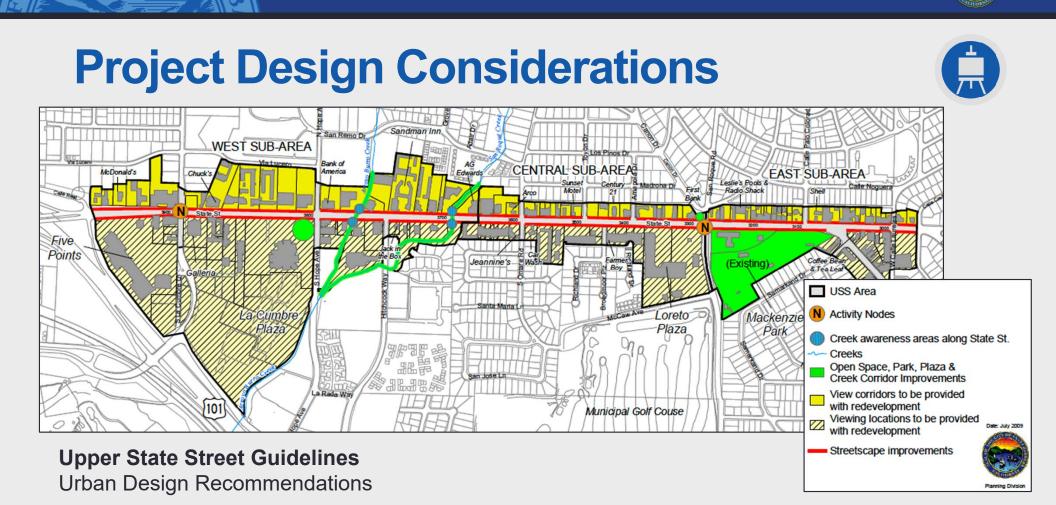
# **2015 Housing Element**



 H14. <u>Sustainable Housing</u>. 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.

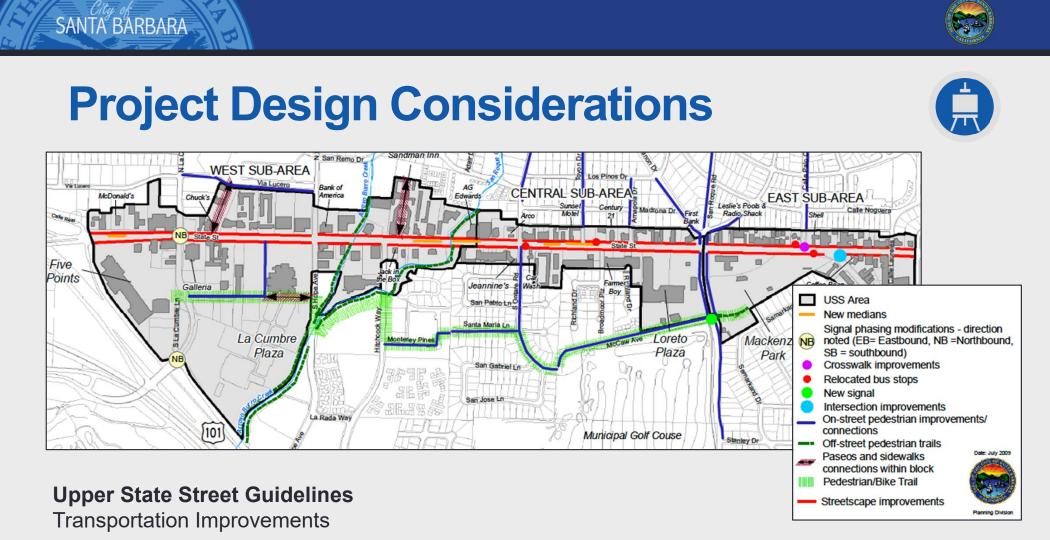
H14.1 <u>Market Rate Housing.</u> Market-level housing projects in the multi-family or commercial zones (including mixed-use) shall be encouraged to:

- 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.



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# **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

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# **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

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# **Requested Feedback**



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