



Public Comment Received for:
Item III: 3805 State Street
PRE2022-00216

Name of Sender	Distributed prior to hearing	Distributed during the hearing	Distributed after the hearing
1. Steve & Cecilia Fort	x		
2. Kasey Downey	x		
3. Dennis Doordan	x		
4. Steven Johnson	x		
5. Carson Bruno	x		
6. Rebecca Tannebring Tucker	x		
7. Patricia Saley	x		
8. Nina Meyer	x		
9. Paulina Conn	x		

From: [Steve Fort](#)
To: [Community Development PC Secretary](#)
Subject: Public Comment - 4/18/24 PC Agenda - Item III State & Hope
Date: Saturday, April 13, 2024 9:37:46 AM

Chair Baucke & Commissioners,

Please accept the following comments related to Item III, the State & Hope multi-family housing project.

We live in the neighborhood on Grove Lane and are very interested in the project. We support housing on the site, and hope the result is a project that provides much needed affordable and market rate housing, amenities for the neighborhood, and helps to revitalize the entire Upper State area.

It is important to begin by reminding decision makers that efforts that took place to eliminate the possibility of specific plan for the entire site are unfortunate and troubling. 600 plus units is a lot of units, especially when the Sears site is considered. Overall, lack of a specific plan most likely negatively impacts the area and neighbors.

We ask the Planning Commission (PC) to give strong consideration to the comments made by the ABR, notably ABR member Richard Six, at their hearing on March 4, 2024. Note comments related to the need for additional work on massing and articulation to improve street frontages and ensure the quality of interior plaza and paseo spaces. Also, comments related to concern that public spaces would be shaded due to orientation and massing.

Similar to the comments we submitted to ABR, we ask that the PC and decision makers give specific attention to the following:

<!--[if !supportLists]-->• <!--[endif]-->Streetscapes that interact well with State Street and surrounding streets and development.

<!--[if !supportLists]-->• <!--[endif]-->Public spaces that have dimensions to be useful not only for commercial tenants, but also reasonably sized groups, events, entertainment, etc.

<!--[if !supportLists]-->• <!--[endif]-->Open, visible connections from public space to State Street. The project should serve as an amenity for the entire neighborhood.

<!--[if !supportLists]-->• <!--[endif]-->Public spaces that take advantage of natural light.

<!--[if !supportLists]-->• <!--[endif]-->Architecture and design that relates to Santa Barbara but isn't necessarily tied to downtown; variety, color, interesting lighting, trees that will become specimens, street furniture, etc.

<!--[if !supportLists]-->• <!--[endif]-->Don't let the threat of vagrants limit design and outdoor furniture.

Finally, there seems to be a consensus the community deserves more restricted affordable units. With all these units proposed, the height limit exceeded, and the anticipated impacts, what is the neighborhood getting in return? What is the community benefit? Affordable units and a project that is an also an amenity for those being impacted are critical.

The project has the potential to be the focal point of Upper State. We have faith in the project team and City staff and decision makers to deliver such a project.

Sincerely,

Steve & Cecilia Fort
816 Grove Lane

Public Comment #2

From: [Kasey Downey](#)
To: [Community Development PC Secretary](#)
Subject: The Neighborhood at State and Hope
Date: Saturday, April 13, 2024 4:06:19 PM

[You don't often get email from kcdiane07@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

I'm emailing to say that I support The Neighborhood project at State and Hope. I'm a resident of the Groves (Peach and Apple Grove Lanes) so I gave the project team the feedback that we would greatly appreciate them adding a playground to the design. As there are no playgrounds on the south side of State Street between Los Positas and Five Points Shopping Center. And there are 20+ kids age 8 and younger in our neighborhood alone.

Best,

Kasey Downey
Email: kcdiane07@gmail.com
Mobile: +1-805-450-6297

April 12, 2024

To: Planning Commission

PCSecretray@SantaBarbaraCA.gov

Fr: Dennis Doordan, 242 Calle Esperanza, Santa Barbara, CA 93105

RE: 3805 State Street PRE2022-00216

Commissioners:

I live on Calle Esperanza and my house backs up to Hope Avenue. I can see La Cumbre Plaza from the second story of my home; I know this area well. The Macy's site is an obvious location for a high-density residential & commercial development. This is not a NIMBY lament about new construction. It is a plea for good, comprehensive planning which is the purview of the Planning Commission. The proposed development at La Cumbre is clearly aligned with the recent trend for denser, taller developments sited along major public transit routes. The linkage of denser development to the accessibility of public transit is a core tenet of the State of California's efforts to promote the construction of more housing. I am concerned that the linkage of new housing to adequate transit arrangements in this project is weak. I am concerned about the impact of the proposed development on upper State Street and how the proposed development "plugs into" the existing street network; in particular, how mass transit, automotive, e-bike, bicycles, and pedestrian circulation along with the locations marked parcel delivery spaces & retail loading on the plans are layered together along State Street.

The proposal under review includes 642 residential units, 642 bicycle parking spaces and over 1000 parking spaces for cars. Given these numbers, it is reasonable to assume that this area along upper State Street will grow dramatically in population (and therefore increased traffic moving in multiple modalities) over the next decade. The Macy's site is among the first, but certainly not the last, of big new developments around La Cumbre Plaza, and only the latest addition to new residential developments along this stretch of outer State Street¹. It is also reasonable to assume that public transit and bicycle traffic will increase substantially. Again, it is reasonable to assume that 642 residential units combined with 27,748 square feet of new commercial space will generate substantial pedestrian movement in and out of the development and increased demand for public transit connections; there will be need for more, not fewer, buses on State Street. The April 11, 2024, PC Staff Report notes: *City staff and MTD are working with the applicant on strong connections to transit, as the subject site is adjacent to a High Priority Transit Corridor.* So, where are the provisions for strong mass transit connections in this plan? Positioning bus stops on top of the existing bike lanes along the edge of State Street in front of a large new urban neighborhood will create problems, not eliminate them. Transit planning that might have been adequate when La Cumbre was a shopping plaza will not be adequate when La Cumbre is a residential community of the density projected. The location of bus stops needs to be indicated on site plans and relationship between lanes that will carry bus traffic and bike lanes clarified. Neighborhood residents are very familiar with the congestion caused by inadequate provisions for buses, cars, and bicycles along State Street. The congestion caused by one commercial

¹ The list includes: The Marc at 3885 State; Estancia at 3714 State; HASB The Gardens on Hope, 251 S. Hope; upcoming HBSA projects at 15 S. Hope & 200 N. La Cumbre & 3883 La Cumbre Plaza Lane. All of these projects are within easy convenient walking distance of the Macy's site.

establishment – Chick-fil-A – is a well-known example (to Chick-fil-A's credit, it has worked to remedy the situation). The proposed development at La Cumbre dwarfs the Chick-fil-A situation. Multiple modes of transportation will need to be accommodated. The creation of one right turn lane in-bound at State and Hope is inadequate

In a January 9, 2023, letter to The Independent detailing the City's support for new development on the Macy's site, Mayor Rowse wrote: *The surrounding community deserves deliberate and sustainable planning. A project of this magnitude will have impacts that will transform the north side of the city well into the next century.* The mayor is correct about the impact of this development and about the community's right to deliberate and sustainable planning. To expect an existing roadway design that calls for bicycles, e-bikes, buses, and automobiles to negotiate the same narrow space along the side of State Street, a system that barely works at present, to handle a transformative development of this size with the addition of single right turn lane at State and Hope seems naively optimistic.

Thank you for your attention to these concerns.

Public Comment #4

To: Planning Commission, City of Santa Barbara
Subject: Concept review of 3805 State St (April 18, 2024)

The staff report (pages 7 and 8) notes that both the Land Use Element (via policy LG4) and the Housing Element (via policy 2.5) encourage smaller rental units. The explanation of AUD zoning given on page 11 of the Land Use Element recommends an average unit size of 600 sqft in the Priority Overlay zone. Smaller units were recommended by the 2015 PC Housing Subcommittee.

But AUD zoning does exactly the opposite. A defect in the AUD density table makes projects with average unit size 600 sqft financially impossible.

The 3805 State St project perfectly demonstrates this defect.
Its proposed design will result in **zero** moderate income market rate units.

A related issue: the Housing Element site inventory.
The site inventory entry for 3805 State St shows a capacity of 685 units, with 17 for moderate income.
The site inventory entry for 3845 State St shows a capacity of 535 units, with 131 for moderate income.
Why the great disparity?

To be consistent with RHNA goals, the 3805 State St project should include 123 moderate income units.
Why does the survey show 17, rather than 123?

Please note the relevance of Housing Element Program HE-15.

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

AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM

The purpose of an Average Unit-Size Density Incentive Program is to encourage smaller, more affordable units through established unit sizes, while allowing flexibility for larger units, which help subsidize the cost of the smaller units. Under this program, there are two multi-family land use designations: Medium-High Residential and High Residential and an additional Priority Housing Overlay. When combined with other uses, such as commercial or office, these residential uses are characterized as mixed-use.

For mixed-use designations, the non-residential portion of a project is calculated independent of the residential density. The amount of non-residential square footage is regulated through the Development Plan Ordinance, and the overall scale and design of the proposed structure (both residential and non-residential) is regulated by Municipal Code and Design Review Process (height, setbacks, parking, etc.), including findings of neighborhood compatibility.

The multi-family residential and mixed-use land use designations calculate residential densities based on average unit sizes. For example, in the Medium High Density designation the range could be from 1,450 square feet project average for the lowest densities to 805 square feet for the highest densities. In the High Density designation, the range could be from 1,245 square feet project average for the lowest densities to 970 square feet for the highest densities. In addition, the Priority Housing Overlay could allow additional units above the High Density incentive program if built at 600 square feet.

For each land use designation the target unit size is approximately 1,000 square feet, sufficient to accommodate two bedrooms. In 2009, two bedroom units were the most highly demanded unit type on the market, given the City's historically low 2.35 persons per household demographic (compared to 2.72 for the county and 2.92 for the state), and the financial advantages of joint tenancy or home/office use.

The permitted densities under this incentive program are both minimums and maximums per the respective designation. Larger sized units are permitted within each "average unit size" category, although a corresponding number of smaller units are then required in order to achieve the "average size". Single family homes and multi-family projects that develop at the base density of 12 - 18 dwelling units per acre are exempted from the minimum requirement and are not subject to unit size limitations.

Therefore, the residential density for any given project under this program is calculated by the number of average size units that can fit into the building envelope (or volume of space) that is established by development review standards including design review considerations. The smaller the average size unit, the greater the density up to a maximum of either 27 du/ac under the Medium High Density designation, 36 du/ac under the High Density designation, or 63 du/ac under the Priority Housing Overlay.

Additional density incentives are also available for all affordable projects, on a project-by-project basis consistent with the City's Affordable Housing Policies and Procedures.

Public Comment #5

From: [Carson Bruno](#)
To: [Community Development PC Secretary](#)
Subject: Thursday, April 18 Planning Commission Written Public Comment
Date: Monday, April 15, 2024 11:44:15 AM

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Hello -

I am unable to attend in person the Thursday, April 18 Santa Barbara Planning Commission meeting and would like to submit this written public comment in support of **The Neighborhood at State & Hope**.

As a Santa Barbara resident who lives at State and La Cumbre, I write to enthusiastically support the proposed project at the La Cumbre Plaza currently occupied by Macy's.

I have been impressed by the community outreach that **The Neighborhood at State & Hope** team have conducted in explaining what this mixed-used development will be and am encouraged by how this project can positively impact and enhance this portion of the Santa Barbara community.

Daily, I go on neighborhood walks. Aesthetically, the current state of this city plot is absolutely eye-sore. But more importantly, the lack of multi-modal housing and commercial activity in the area poses a significant threat to the livability of the City. This project will enhance the walkability and bikeability of the region - a necessity for Santa Barbara to do its part in combating the effects of climate change - while also creating a vibrant community in which to live, work, shop, and play. The best aspect about Santa Barbara is the community and currently this portion of Santa Barbara lacks character and community. **The Neighborhood at State & Hope** will change that.

Santa Barbara needs more projects like this, and I write to encourage the Commissioners to provide feedback that will enhance this project, not water it down. **The Neighborhood at State & Hope** presents an opportunity for Santa Barbara to invest in livable community development and warrants the City's positive support.

Thank you,

Carson Bruno (he/him/his)
carson.jf.bruno@gmail.com



Public Comment #6

From: [Rebecca Tucker](#)
To: [Community Development PC Secretary](#)
Subject: Comment re April 18 Planning Commission Conceptual Review Hearing Response
Date: Tuesday, April 16, 2024 8:22:40 PM

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I respectfully am submitting comments for consideration regarding the upcoming April 18 Planning Commission Conceptual Review Hearing Response

I firmly support revitalizing Upper State Street with infill housing.

Housing is a major climate, economic, and social justice issue. Please support quality rental housing and a vibrant neighborhood near services, schools, transit, and jobs. We need to move forward on housing as a community and stop delaying projects to the point they don't pencil or become another luxury hotel.

Thank you,

Rebecca Tannebring Tucker

Santa Barbara resident since 2008

Zip 93105

becca.tannebring@gmail.com

From: [Patricia Saley](#)
To: [Community Development PC Secretary](#)
Cc: [Patsy Price](#)
Subject: 4/18/24 PC Agenda - Item III State & Hope
Date: Wednesday, April 17, 2024 1:19:50 PM

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Dear Planning Commissioners,

You have before you on Thursday one of the largest projects ever proposed in Santa Barbara. The “ground rules” for this proposal are different than others in the past, given local government’s limited discretion under the State Bonus Density Law and other State legislation intended to expedite housing production. That said, it is really important to review this proposal carefully as it would change the character of the Outer State Street area and set a precedent Citywide. I respectfully request that you consider these issues in your deliberations tomorrow:

1. Housing Affordability - Common sense tells us that the more units proposed, the cheaper each unit is to build as the fixed costs are spread across more units. This project proposes 642 units, of which only 54 or 8.4% (per the applicant’s letter) are deed-restricted affordable. The Keyser-Marston economic study demonstrated that there is a multiplier effect from market-rate housing that generates demand for additional affordable housing at a rate of 20 Affordable units per 100 market units built, or 20%. The scale of the project argues for a greater percentage of affordable units, particularly since 8.4% deed-restricted affordable unit would be insufficient to meet the project's own demand, let alone make a dent in the deficit in the city. General Plan consistency is part of your review including Housing Element Policy H2.2: “Increase Production of Affordable Housing - Encourage and provide development opportunities and incentives to increase production of affordable housing.” Please encourage the applicant to increase the percentage of affordable to, at a minimum, offset its own demand of 20% Affordable units (or 128 units).

2. Environmental Review - If ever a project calls for a thorough environmental analysis, it is this one. The goal is not to impede the processing of the project, but to ensure that City decision-makers and residents understand the potential impacts and associated mitigation measures, as CEQA intends. Areas that merit project-specific analysis include:

- **On-site and nearby circulation** - Dennis Doorman’s letter outlines the concerns of multi-modal transportation in the vicinity and the potential effects of 642 additional units and new commercial space in this busy area.
- **Parks and recreation** - This part of Outer State Street does not have parks or large public spaces. MacKenzie Park is approximately 1 mile from the site but no other park or open space is nearby. This proposal includes a one-third reduction in open space in this already deficient area, which would make a finding of consistency with Parks and Recreation GP policies difficult to make. The ABR comments relating to project open space are particularly relevant and hopefully will lead to a redesign to maximize the usable open space onsite, including possibly adding a public park.
- **School age population** - The project is located within the Hope School District boundary. The proposal includes 225 two- and three-bedroom units (35% of total) that could reasonably house school-age children. My understanding is that the Hope District is a “basic aid” district meaning it is primarily funded from property taxes and not based on Average Daily Attendance which would directly compensate the district for each new child attending. I’m sure the district will be very involved in this process and will comment on anticipated impacts and mitigation.

3. Design and height - Thinking of the precedent this project would set, where the height limits in the Charter are waived, is unsettling. The State legislature's thinking was apparently that taller buildings would produce more housing and affordability, although this project proposes only 8.4% deed-restricted affordable units. The existing tower on the Macy's building is some 75' tall and the proposal seeks to exceed that by one or two feet. The overall design of the project is important, especially as this is the first of what may be many projects of this density.

To close, I'd like to reiterate what Steve and Cecilia Fort wrote in their April 13th email to you:

"Finally, there seems to be a consensus that the community deserves more restricted affordable units. With all these units proposed, the height limit exceeded, and the anticipated impacts, what is the neighborhood getting in return? What is the community benefit? Affordable units and a project that is also an amenity for those being impacted are critical."

Thank you,

Patricia Saley, AICP

From: [Nina Meyer](#)
To: [Community Development PC Secretary](#)
Subject: Sanata Barbara Planning Commission Hearing (April 18, 2024): The Neighborhood - State & Hope
Date: Wednesday, April 17, 2024 1:20:08 PM

Comment:

April 17, 2024

Nina Meyer (Former Owner – Skin Deep Beauty Products, Gifts & Salons)

RE: The Neighborhood – State & Hope

Santa Barbara, California

My sisters and I opened our business 43 years (1980) ago in the San Roque Plaza (3405 State Street) – Skin Deep Beauty Products, Gifts & Salons. Although we retired last year, thousands of our customers will continue to enjoy Skin Deep as the new owners carry on serving the Northside/State Street residents and all of Santa Barbara County. As we have a long and heartfelt concern for the Northside as business owners and San Roque residents beginning in the 1960's, I would like to comment on Jim and Matthew Taylor's proposed development of The Neighborhood – State & Hope.

During our many years in business, we experienced various decades of change throughout our Upper State Street commercial neighborhood. In the early years (1970 – 1990) there was a thriving variety of retail stores, restaurants, offices and other professional business operations in this area. At that time The Northside Business Association lead by Harold Sumida (Sumida Nursery) was a brilliant driving force in supporting business owners to promote successful growth. La Cumbre Plaza was a vibrant, beautiful, and very popular shopping and dining destination for all of Santa Barbara and far beyond. For a variety of reasons, the business landscape drastically changed over time and many operations ceased to exist at La Cumbre Plaza and in the nearby vicinity. This created a dismal and frustrating environment – for business owners who continued to remain open and for many customers in our community. Although we maintained a very loyal customer base, we observed a drastic decline of customers who were visiting tourists and others who left the area due to a lack of needed housing. Fortunately, in more recent years there has been a slow but noticeable renaissance of new stores and several restaurants nearby but not at La Cumbre Plaza – which has remained dormant for the most part other than a few anchor tenants that thankfully remain.

Along with a somewhat negative business environment on Upper State Street in earlier years as described above, for many years we were challenged with finding employees who could afford to live nearby or generally anywhere in Santa Barbara or Goleta. Many of our staff commuted to Ventura and Lompoc so that they could afford to work with us. We lost many valued employees (and customers) because of their need to leave the area in order to afford the cost of living. The Taylor's new development will reinvigorate the Northside

with a much needed combination of residential housing together with commercial operations. The beautiful contemporary design of The Neighborhood will compliment Santa Barbara's Spanish architectural influence and enhance all surrounding areas. It will become a wonderful opportunity for nearby residents, local workforce employees, visitors, and customers to shop, dine, live and enjoy a lovely new venue. This development will also draw many new customers to support other areas of the Northside for shopping, dining and other services.

As we are longtime Santa Barbara residents of more than 60 years, we are grateful to the Taylor Family for proposing The Neighborhood – State & Hope. With their many years of commercial, residential, and recreational development experience they will carefully and successfully bring this exceptional property to its very best use for our entire community.

Sincerely,
Nina Meyer

Nina Meyer

(Formerly) Owner/Training & Promotions Director

ninameyer822@gmail.com

(805) 687-9497

www.skindeepsalon.com



From: [Peter Conn](#)
To: [Community Development PC Secretary](#)
Subject: 3805 State St.
Date: Wednesday, April 17, 2024 2:50:59 PM

Dear Planning Commission,

If a six story building is allowed at 3805 State St., it has to be in what is now the Macy's sunken parking lot along State Street, in order that the above street level part be no higher than the ordinance allowed height limit.

I would like to see some park space with grass and trees for children to play.

Paseos only is not enough high quality open space for families.

This project seems very dense.

Hopefully a tree canopy and other greenery will help cool the area much better than what is there now.

Now there is a high heat island effect. Heat islands need to be eliminated not created nor continued.

I am not addressing the traffic congestion as that is obvious.

There is congestion now without thousands of potential new dwelling units for this whole shopping center piece of land even if this first phase is under 700 units.

We need affordable work force housing not market rate housing.

I'm against any development project that gets special bonus density having any of the units being market rate.

Market rate is not needed. There is adequate available.

Thank you.

Sincerely yours,

Paulina Conn
long time resident of Santa Barbara