

August 29, 2024

Community Development Department
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

**Subject: Revised Applicant Letter - 3805 State Street
The Neighborhood at State and Hope, PLN2024-00227
APN: 051-010-012, -013, and -014**

Staff Hearing Officer:

Please accept this as our revised Applicant Letter and Project Description with applicable changes made in red.

The 14.9-acre site at 3805 State Street and 110 S. Hope Avenue, APN's 051-010-012, -013 & -014, is currently developed with a multi-story commercial structure (Macy's), four additional commercial structures containing various retail, office and restaurant space, and on-site parking. The proposed project involves demolishing the existing multi-story structure (Macy's) and associated parking, located at 3805 State Street (APN 051-010-013), and constructing a 684-unit, mixed-use rental housing project under the City of Santa Barbara Average Unit Density (AUD) Incentive Program and SB 330. Existing wireless facilities are proposed to be removed and uses discontinued as part of this application. The project is comprised of market, moderate and very-low affordable rate units and a variety of retail, dining, commercial and public spaces with associated parking. The development will include approximately 29,435 gross square feet of commercial space and approximately 568,624 gross square feet of residential space consisting of 94 studio, 381 one-bedroom, 192 two-bedroom, 17 three-bedroom bedroom units, a total of 856 parking spaces, 108 commercial parking spaces and 14 loading spaces, 704 residential bicycle parking spaces, 39 commercial bicycle spaces including 30 for restaurant/bar/café/fast casual, 5 for retail and 4 for a neighborhood market, an open yard design area of approximately 38,625 square feet with common shared amenities and approximately 61,479 square feet of open space, park and plazas. The project will consist of six separate buildings at varying heights from two to six stories (Buildings A1-3, B, C, D) with two levels of subterranean parking for residential use and two ground level garages for commercial use. Site grading in the amount of approximately 98,000 cubic yards of cut and approximately 24,500 cubic yards of fill will be required to establish appropriate site drainage, infrastructure, and access throughout the site. Sidewalks, walkways and bicycle lanes to be improved and installed throughout the site for pedestrian entry and multiple existing ingress/egress points for vehicle entry to be improved and/or adjusted. The project site is zoned C-G/USS (Commercial General/ Upper State Street Area Overlay) and has a General Plan Land Use Plan designation of Commercial/High Density Residential (28-36 du/ac) with a Priority Housing Overlay (37-63 du/ac).

The project also includes a Vesting Tentative Subdivision Parcel Map to split the single legal lot into two legal lots using their existing tax parcel lines. The separate parcels will allow for development of the project that is not encumbered by an existing ground lease until 2077.

Due to infrastructure improvements and underground parking, the project at 3805 State Street will be constructed in one phase. Redevelopment of other parcels within La Cumbre Plaza are either encumbered by a long term ground lease or owned by other parties and beyond the control of this applicant.

Affordability of the units comply with the State Bonus Density Law and the City's Inclusionary Housing Requirements per the following calculations:

AUD Priority Housing Overlay- 811 sq ft = 63 units/acre
8.7 acres x 63 = 548.1 (548)
7% Very Low-Income Units = 25% Density Bonus
548 x 1.25 = 685. **685 Total Units Allowed**

- City requires 10% of the Base Density units for AUD to be income-restricted at Moderate-Income. $548 \times 10\% = 54.8 = 55$ Units
- 7% of Base Density will be income restricted at very-low = $38.36 = 39$ units. The very-low income units will be included in the City's 10% income-restricted requirement.
- 3% of the Base Density will be income-restricted at Moderate-Income = 16 units
- Total Income Restricted Units: **39 Units (Very-Low Income); 16 Units (Moderate-Income)**

Per State Density Bonus law, the project proposes the following waivers and concessions:

- A waiver of the City Charter Section 1506, AUD & C-G/USSO Zone Height Restriction: The project proposes to develop buildings at a maximum 78' 9" at various, internalized locations and therefore requests a waiver of the City's 45 foot height limit.
- ~~A waiver of the C-G/USSO Zone Floor Area Restriction for structures over 2 stories: The proposed project exceeds two stories for a maximum of six stories. The buildings onsite are proposed to have more floor area than that of a 2-story building on the lot.~~
- A waiver of the AUD & C-G/USSO Zone Setbacks: The project proposes to design portions of structure within the 10-foot front setbacks along State Street, Hope Avenue and Plaza Avenue, as portions of the structure encroach within the 10-foot front setback from the right-of-way and dedication to the City.
- A waiver of the AUD alternative open yard requirement of 15% of net lot area equaling 56,845 sf, and proposes 38,625 sf, 10.2%.
- The project reserves the right to request and apply a concession to the development.

The City of Santa Barbara provides the following criteria for Story Pole Exemptions:

- Structures are clearly consistent in terms of size, bulk, and scale with other buildings in the surrounding neighborhood.
- Structures are the same height as, or smaller than, existing buildings in the neighborhood.
- *The proposed structures will not involve blockage or substantial reduction of an important public scenic view.*
- *The proposed structures will not be on or project above a topographic ridgeline.*
- *The existing condition of the site (dense vegetation, existing buildings, etc.) does not allow for adequate story pole installation. In this case, one or more of the other types of visual aids will be required*

The project meets 3 of the above criteria:

- 1) the existing condition of the site (existing pavement, existing buildings, etc.) does not allow for adequate story pole installation;
- 2) the proposed structures will not block or reduce any designated public scenic views; and
- 3) the structures will not be located above a topographic ridgeline. Additional 3-D renderings have been included in the project plans as an alternative visual aid.

Pursuant to Chapter 22.68.045 of the City of Santa Barbara Municipal Code, we suggest the following in response to the project compatibility findings to be considered by the Architectural Board of Review:

1. *Consistency with Design Guidelines. The design of the project is consistent with design guidelines applicable to the location of the project within the City.*

The project is located in the “West Sub Area” of the Upper State Street Area, wherein lies commercial corridor development adjacent to residential neighborhoods. The project is consistent with the 2009 Upper State Street Design Guidelines, Urban Design Guidelines, and Outdoor Lighting Design Guidelines. The project proposes, in addition to required open yard, various community and public open spaces on the project site, including publicly accessible plaza, paseos and a community park area in the southeast corner of the development. Multimodal transit improvements are proposed, including new right-hand turning lane at State Street and Hope Avenue doubling as an MTD transit stop, a new dedicated left-hand turning lane on Plaza Avenue to garage access, a dedicated sidewalk and parkway along La Cumbre Plaza Lane, a new pedestrian & bicycle crosswalk on Hope Avenue at La Cumbre Plaza Lane, dedicated Fire Department and Marborg circulation access, and a new dedicated Class 1 bike lane from State Street to Hope Avenue have been incorporated to facilitate improved pedestrian and traffic flow. Widened sidewalks along State Street and Hope Avenue are proposed to comply with the City’s Pedestrian Master Plan and Municipal Code (Title 22.44). Roadway pedestrian lighting along frontages, sidewalks, paseos and bike paths to be incorporated into the design. We have ensured through sensible

circulation patterns, that our neighborhood plan encourages and accommodates appropriate future redevelopment of La Cumbre Plaza.

2. *Appropriate size, mass, bulk, height, and scale. The size, mass, bulk, height, and scale of the project is appropriate for its location and its neighborhood.*

The project's size, mass, bulk, height and scale meets the intent of the municipal code, AUD Program and State Density Bonus law. The City studied and selected the site as an AUD Program Priority Housing Overlay site, along with including the site in its Housing Element Update Suitable Sites Inventory list. The project is utilizing a Density Bonus waiver to extend the maximum height of the building to 78 ft 9 in. ~~In order to allow for the AUD and Density bonus units, the project is utilizing a Floor Area Ratio waiver to allow for the additional square footage for structures over two stories.~~ Additional public open space has been added to the project from its preliminary application phase, providing relief from the massing, and will include plazas, paseos and park space in the southeast corner. Structures along State Street, Plaza Avenue and Hope Avenue have been articulated to improve street frontages with the highest elevations reserved for the center of the development. Variation in the buildings has been incorporated into the design. Widened sidewalks along State Street and Hope Avenue have been incorporated into the design and are being dedicated to the City as public right of way. Additional landscaping along street frontages has been added to increase aesthetic appeal of the site. Additional crosswalks, bikeways, walkways, a loading/rideshare turn-around, vehicular access and dedicated turning lanes have all been incorporated into the design to accommodate for the scale of the project.

3. *Sensitivity to Adjacent Landmarks and Historic Resources. The design of the project is appropriately sensitive to adjacent Federal, State, and City Landmarks and other nearby designated historic resources, including City structures of merit, sites, or natural features.*

The project is not adjacent to or near any designated historic resources and/or Federal, State or City-designated landmarks. The closest designated historical sites and landmarks are approximately 1,800 feet to the northeast (Spanish colonial residence) and approximately 2,500 feet to the north (street lamps).

4. *Public Views of the Ocean and Mountains. The design of the project responds appropriately to established scenic public vistas.*

Due to the project's location along a major commercial corridor on State Street, the project will not eliminate or obstruct views to the surrounding oceans and hillsides and established scenic vistas. There are currently no public views of the ocean in the vicinity of the project site. Views of the mountains are visible at varying degrees around the project site but are partially obstructed by existing development. Mountain views are largely along La Cumbre Road and Hope Avenue corridors, which are void of structures. The proposed development would not alter or impede either corridor, so the view of the mountains around the site would be largely maintained.

5. *Use of Open Space and Landscaping. The project includes an appropriate amount of open space and landscaping.*

Project is proposing 38,625 square feet of private open yard, utilizing a density bonus waiver to achieve this reduction from the required 15% of net area. In addition to the required open yard, the project is proposing 61,479 square feet of open space accessible to the public, including plazas, paseos, and a new park in the southeast corner of the project. The private and communal open yard areas, in addition to the public open spaces, proposed in the development would provide associated recreational benefits and would be meet the needs for both private residents and the public.

Thank you for your review of this project and we are available to answer any questions.

Sincerely,
FLOWERS & ASSOCIATES, INC.



By: Gelare Macon, AICP
Principal Planner