



City of Santa Barbara
PLANNING COMMISSION
AGENDA
APRIL 18, 2024

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

John M. Baucke, *Chair*
Devon Wardlow, *Vice Chair*
Brian Barnwell
Lucille Boss
Donald DeLuccio
Sheila Lodge
Lesley Wiscomb

CITY COUNCIL LIAISON:

Mike Jordan

STAFF:

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Mariah Johnson, Commission Secretary

NOTICES

A. TUESDAY, APRIL 16, 2024

8:00 A.M.

SITE VISIT

3805 STATE STREET
Contact: Patsy Price
PPrice@SantaBarbaraCA.gov
(805) 564-5470, ext. 4582

The Planning Commission will visit the project site scheduled for review at the Thursday meeting. No public testimony will be taken, but the public is invited to attend. Contact the Case Planner for additional information.

PLEASE BE ADVISED

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos.

WRITTEN PUBLIC COMMENT: Public comments may be submitted via email to PCSecretary@SantaBarbaraCA.gov before the beginning of the Meeting. All public comments submitted via email will be provided to the Commission and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS) addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged. **Please note that the Commission may not have time to review written comments received after 4:30 p.m. the Tuesday before the meeting.**

All public comment that is received before 4:30 p.m. the Tuesday before the meeting will be published on the City's website at SantaBarbaraCA.gov/PC. Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City's website. **Note: comments will be published online the way they are received and without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.**

VERBAL PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Commission, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Commission's subject matter jurisdiction. General public comment and public comment for matters that are on the agenda is limited to 3 minutes per person. **Pooling of time is not allowed for matters not listed on the agenda; pooling is allowed for in-person or virtual public comment on items listed on the agenda, up to a maximum of 5 minutes total.**

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

VIRTUAL PUBLIC COMMENT PARTICIPATION: Members of the public wishing to participate during public comment virtually (electronic participation) must “raise their hand” in the Zoom platform by selecting the virtual hand icon, or by pressing *9 if calling by phone. When persons are called on to speak, the speaker will be notified that they can now unmute themselves in order to begin speaking. To unmute select the ‘mute/unmute’ icon or press “Alt+A” on the keyboard; If using a phone press *6 to unmute.

ZOOM LINK FOR VIRTUAL PUBLIC COMMENT PARTICIPATION*:

https://santabarbaraca.gov.zoom.us/webinar/register/WN_9f_HpWs4TEOM4ko_hQ7zCQ

Phone number: +1 669 900 6833 | Webinar ID: 846 3278 2179

**applicants and applicant teams are required to participate in person.*

INTERESTED PARTIES: If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to PCSecretary@SantaBarbaraCA.gov, 2. Call the PC Secretary at (805) 564-5470, ext. 7543, or 3. Submit a written request via US Postal Service (USPS) addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review online at SantaBarbaraCA.gov/PC. You may contact City Planning staff at (805) 564-5578 for general questions about the status of a case.

PUBLIC HEARING PROCEDURE: The following review steps explain the general sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Presentation (15 Minutes); 3. Applicant Presentation (15 minutes); 4. Public Comment; 5. Questions from the Commission; 6. Commission Discussion; and 7. Commission Action.

SPANISH INTERPRETATION: If you need interpretation of your communications to Planning Commission from Spanish into English, please contact the PC Secretary at 805-564-5309 or by email at PCSecretary@SantaBarbaraCA.gov. If possible, notification of at least 48 hours will usually enable the City to make arrangements.

INTERPRETACIÓN EN ESPAÑOL: Si necesita una interpretación del español al inglés, para sus comunicaciones a la Comisión de Planificación, comuníquese con la Oficina del Secretario de la Comisión de Planificación al 805-564-5309, o por correo electrónico a PCSecretary@SantaBarbaraCA.gov. Si es posible, la notificación de al menos 48 horas generalmente permitirá a la Ciudad hacer los arreglos.

AMERICANS WITH DISABILITIES ACT: If you need services or staff assistance to attend or participate in this meeting, contact the City Administrator’s Office at (805) 564 5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead-time to arrange.

APPEALS: Decisions of the Planning Commission may be appealed to the City Council. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk’s office at Clerk@SantaBarbaraCA.gov as soon as possible. **Appeals may be filed in person at the City Clerk’s office at City Hall or in writing via email to Clerk@SantaBarbaraCA.gov and by first class mail postage prepaid within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals and associated fee postmarked after the 10th calendar day will not be accepted.**

NOTE TO INTERESTED PARTIES: Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

NOTICE: On Thursday, April 11, 2024 this Agenda was posted on the outdoor bulletin board at City Hall, 735 Anacapa Street, and online at SantaBarbaraCA.gov/PC.

NOTICE OF DIGITAL PLANS

Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposes without obtaining the permission of the copyright holder.

I. ROLL CALL

II. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
 - 1. [March 14, 2024 Planning Commission Minutes](#)
 - 2. [March 21, 2024 Planning Commission Minutes](#)
 - 3. [Planning Commission Resolution No. 004-24
1553 Shoreline Drive](#)
 - 4. [Planning Commission Resolution No. 005-24
531 E Ortega Street](#)
 - 5. [Planning Commission Resolution No. 006-24
324 W Montecito Street](#)
- D. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

III. NEW ITEM

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
 Owner: MCP Santa Barbara, LLC; Matthew Taylor, Managing Member
 Applicant: Gelare Macon, Flowers & Associates, Inc.

The 14.9-acre site is currently developed with a multi-story commercial structure (Macy’s), four commercial structures that are part of La Cumbre Plaza, and on-site parking. The proposed project involves demolition of the Macy’s building and on-site parking and construction of a 642-unit mixed-use housing project under the City’s Average Unit-Size Density (AUD) Incentive Program, including moderate- and very-low-income affordable units, senior option units, market-rate units, and a variety of retail, dining, commercial and public spaces. A subdivision of the single legal lot into two parcels, thereby creating a new 8.7-acre site for the new development, is proposed. The project includes approximately 27,748 gross square feet of commercial space, 76 studio, 341 one-bedroom, 205 two-bedroom, 20 three-bedroom units, a total of 1,039 parking spaces, 13 loading spaces, 642 bicycle parking spaces, and an open yard design area of approximately 36,727 square feet with common shared amenities. The project would consist of

six separate buildings at varying heights from one to six stories. The project qualifies for a density bonus and incentives and concessions under State density bonus law and is proposing several development standard waivers. Site grading in the amount of approximately 104,000 cubic yards of cut and 15,000 cubic yards of fill would be required to establish appropriate site drainage, infrastructure, and access throughout the site. Sidewalks, walkways and bicycle facilities would be enhanced and/or installed as well as enhancements to multiple ingress/egress points for vehicle entry.

The project is being presented to the Planning Commission for AUD concept review and comments only pursuant to SBMC §30.150.060; no decisions will be made at this meeting, nor will any determination be made regarding environmental review of the proposed project.

Staff Contact: Patsy Price, Contract Planner
PPrice@SantaBarbaraCA.gov, (805) 564-5470, ext. 4582

Staff Report*

**Available for viewing online at SantaBarbaraCA.gov/PC*

IV. ADMINISTRATIVE AGENDA

- A. Committee and Liaison Reports.
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports
- B. Discussion on Subcommittees and Workshops

V. ADJOURNMENT