



# City of Santa Barbara

## PLANNING COMMISSION

APRIL 18, 2024

1:00 P.M.  
City Hall, Council Chambers  
735 Anacapa Street  
[SantaBarbaraCA.gov](http://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  
SITE VISIT

8:00 A.M.

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

Site visit held.

## PLEASE BE ADVISED

**AGENDAS, MINUTES, & REPORTS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours.

**PLANS & ADDITIONAL INFORMATION:** The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**TELEVISION COVERAGE:** Planning Commission meetings are broadcast live on Cox Communications-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/PCVideos](http://SantaBarbaraCA.gov/PCVideos).

**APPEALS:** Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

**I. ROLL CALL**

**Roll call taken. All Commissioners were present. (Commissioner Lodge left at 4:45 p.m. and did not return.)**

**II. PRELIMINARY MATTERS**

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**No requests made.**

B. Announcements and appeals.

**No announcements made.**

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. Planning Commission March 14, 2024 Minutes

2. Planning Commission March 21, 2024 Minutes

3. Planning Commission Resolution No. 004-24  
1533 Shoreline Drive

4. Planning Commission Resolution No. 005-24  
531 E Ortega Street

5. Planning Commission Resolution No. 006-24  
324 W Montecito Street

**Approved as presented.**

**DeLuccio/ Wardlow Vote: 7/0**

**Abstain: 0**

**Absent: 0**

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.

**No one wished to speak.**

**III. NEW ITEM**

**ACTUAL TIME: 1:03 P.M.**

**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.

**Planning Commission comments and recommendations made.**  
**Barnwell/Wiscomb Vote: 7/0**  
**Abstain: 0**  
**Absent: 0**

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 5:33 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**No report given.**

2. Other Committee and Liaison Reports

**No reports given.**

B. Discussion on Subcommittees and Workshops

**No discussion held.**

V. **ADJOURNMENT**

**Meeting adjourned at 5:33 p.m.**