



City of Santa Barbara

PLANNING COMMISSION

MINUTES

APRIL 3, 2025

1:00 P.M.

City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

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

CITY COUNCIL LIAISON:

Mike Jordan

STAFF:

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Jasper Carman, Commission Secretary

CALL TO ORDER

Chair Wardlow called the meeting to order at 1:02 p.m.

I. ROLL CALL

Chair Devon Wardlow, Vice Chair Lucille Boss, Commissioners Brian Barnwell, John M. Baucke, Donald DeLuccio, and Lesley Wiscomb

Absent: Commissioner Benjamin Peterson

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Jessica Grant, Supervising Transportation Planner
Patsy Price, Contract Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Jasper Carman, Commission Secretary

II. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

No announcements.

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

1. March 13, 2025 Planning Commission Minutes
2. March 20, 2025 Planning Commission Minutes

MOTION: DeLuccio / Wiscomb

Approve the minutes as amended.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Peterson)

D. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:05 p.m., and as no one wished to speak, it closed.

Written correspondence from Richard Battles was acknowledged.

E. Ceremonial Item: Recognition of Sheila Lodge

Public comment opened at 1:20 p.m., and the following individuals spoke:

1. Geordie Scully
2. Steve Johnson

Public comment closed at 1:22 p.m.

Ceremony held.

III. CONCEPT REVIEW

ACTUAL TIME: 1:28 P.M.

3845 STATE ST – LA CUMBRE SOUTH HOMES

Assessor's Parcel Number: 051-010-008

Zoning Designation: C-G/USS

Application Number: PRE2024-00182

Applicant: Dave Eadie / Kennedy Wilson

Owner: Riviera Dairy Property, LLC
Owen Riparetti, Representing Member

The project proposes to demolish two existing commercial structures (former Sears store and auto center) and surrounding parking areas located at 3845 State Street that are part of the La Cumbre Plaza shopping center, and construct a 443-unit rental housing development including 36 studio, 183 one-bedroom, 201 two-bedroom, and 23 three-bedroom units in two buildings under the Average Unit-Size Density Incentive Program. The project also includes a 10,000 square foot leasing and amenities building, courtyards and other outdoor common areas

providing open yard areas for residents, and a multiuse path along Arroyo Burro Creek on the eastern side of the property. The project would be constructed in two phases.

Since the pre-application was initially submitted, the applicant has determined that the project site is part of a larger legal lot that includes APN 051-010-007. The applicant intends to include a request for a tentative parcel map with the formal Planning Application to split the lot, thereby creating a new 9.45-acre lot for the development. The other lot would continue to operate as part of the existing shopping center.

The project is being presented to the Planning Commission for AUD concept review and comments only; no decisions will be made at this meeting.

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

Patsy Price, Contract Planner, gave the Staff presentation. Jessica Grant, Supervising Transportation Planner, was available to answer questions.

Dave Eadie, Kennedy Wilson; Scott Baker, RELM Studio; and RC Alley, AO Architects gave the Applicant presentation, and were joined by Jeremy Salts, Stantec.

Public comment opened at 2:02 p.m., and the following individuals spoke:

1. Dennis Hamilton
2. Anne Hubbard
3. Steve Johnson

Written correspondence from Steve Johnson, Dennis Hamilton, Susan Shields, Paul Costales, and Graham Lyons was acknowledged.

Public comment closed at 2:12 p.m.

*** THE COMMISSION RECESSED FROM 3:36 TO 3:46 P.M. ***

MOTION: Boss / DeLuccio

1. A specific plan for La Cumbre Plaza would have been helpful.
2. The Commission encourages coordination efforts with the 3805 State St. (Macy's) project.
3. The Commission found it difficult to comment on the project design because it is still very conceptual and does not show context in regard to other buildings in the area.
4. The hardscaping of the wrapped-building type is a potential concern, but the design is interesting and makes good use of space.
5. The Commission requests a community room in the amenities building.
6. The open space, courtyards, pathways, pool, and multi-use trail are appreciated, but the project needs more public open space or public connectivity.
7. The Commission appreciates units opening to the courtyard rather than the freeway.
8. There is a need for a dedicated play area.
9. The Commission encourages architectural style variations, and recommends the applicant explore moving the massing to the center, potentially away from the Calle Real/La Cumbre corner.
10. The plans should include section views showing the surrounding area, including La Cumbre Road, Calle Real, and Highway 101.

11. The project will be a visual improvement to the area.
12. The Commission appreciates the landscaping and the areas for people to work outside.
13. Make the towers look more similar to the Santa Barbara Courthouse tower.
14. Most ABR comments have been addressed but the massing, porosity, and access still need to be addressed.
15. The "large site" standards planning principles in the Objective Design Standards of the Land Use Element, specifically creation of blocks, should be incorporated to break up the building into smaller pieces.
16. The Housing Element calls for interspersing deed restricted units throughout all buildings; the project should not cluster them to one area.
17. The Commission has concerns about Housing Element Goal HE2 (Prioritize Affordable Housing) impacts, specifically on local schools.
18. The Commission is disappointed with the low number of affordable units, and that the income-restricted units proposed are only deed restricted to the moderate-income level; requests that the applicant consider including some low-income units and additional affordable units to avoid losing out on the opportunity to provide more affordable housing for the community.
19. The Commission has some concerns with consistency with the Environmental Resources and Conservation Elements, as well as some concerns about the environmental impacts pertaining to the creek; the Commission has some concerns about creek restoration. Requests that the applicant review ER5.1 to make sure building consistent with green energy, ER6.6 for solar requirements, and C-DF2.4 in regard to permeable and pervious surfaces.
20. The Commission has concerns about timing and impacts of both the 3805 State St. (Macy's) and 3845 State St. (Sears) projects from an environmental review context.
21. Incorporation of goals from the Circulation Element, namely Circulation Element Policy CE13.1, will be very important on this site and in this area.
22. The Commission requests the access near the creek be designed as a road, not a driveway.
23. General access and circulation in the area could be improved to increase connectivity with Gardens on Hope, the movie theatre, and other spaces in the area.
24. Consider circulation/access exhibits displayed by Commissioner Baucke, to break up the buildings; there is a need for more connectivity in the broader area.
25. The Commission requests a dog/animal area and play area per the Open Space Element; the Commission appreciates the lawn space.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Peterson)

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:24 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner DeLuccio reported on the Staff Hearing Officer meeting of April 2, 2025.

2. Other Committee and Liaison Reports

No reports.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. ADJOURNMENT

Chair Wardlow adjourned the meeting at 4:26 p.m.

Submitted by,



Jasper Carman, Commission Secretary