



**From:** [Kathy Patmore](#)  
**To:** [Community Development ABRsecretary](#)  
**Cc:** [hello@stateandhope.com](mailto:hello@stateandhope.com)  
**Subject:** The Neighborhood at State & Hope  
**Date:** Thursday, February 29, 2024 4:47:52 PM

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Dear Architectural Board of Review members,

I am writing today to you about The Neighborhood at State & Hope on your March 4 agenda. I have operated a dental practice in Santa Barbara since 1992, a little over a mile from the project site. With the proximity of the project to my office, I have taken time to review the Taylors' proposal and support it wholeheartedly.

Additionally I am a landlord and am constantly faced with good tenants needing closer housing to their work, particularly Cottage Hospital nurses. There's just never enough for the hospital staff.

Finally, I really do think that there are tenants who will embrace the car free life that this particular development enables.

Please provide constructive feedback to the Taylors and project their team so they can move forward with bringing these needed homes to the community as quickly as possible.

Sincerely,  
Kathy Patmore D.D.S.

**From:** [Nina Meyer](#)  
**To:** [Community Development ABRsecretary](#)  
**Subject:** The Neighborhood - State & Hope (Comment)  
**Date:** Friday, March 1, 2024 12:51:59 PM  
**Importance:** High

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Comment:

March 1, 2024

Nina Meyer (Former Owner – Skin Deep Beauty Products, Gifts & Salons)  
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 both as business owners and San Roque residents beginning in the 1960's, I would like to comment on the proposed development of The Neighborhood – State & Hope by Jim and Matthew Taylor.

During our many years in business, we experienced various decades of change in 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 with their many years of commercial, residential, and recreational development experience as they 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

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**From:** [Steve Fort](#)  
**To:** [Community Development ABRsecretary](#)  
**Subject:** Public Comment - 3/4/24 ABR - Item 1 - State & Hope  
**Date:** Saturday, March 2, 2024 10:04:48 AM

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Chair Anderson & ABR Members,

Please accept the following comments related to Item 1., 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 housing and is an asset to the neighborhood, provides amenities for the neighborhood, and helps to revitalize the entire Upper State area.

We ask that the ABR give specific attention to the following:

• Streetscapes that interact well with State Street and surrounding streets and development. We note the porte cochere on the site plan Sheet L100 and A104 at Hope Avenue, but it may not be shown on the elevation on Sheet A404 (?).

• Public spaces that have dimensions to be useful not only for commercial tenants, but also reasonably sized groups, events, entertainment, etc.

• Open, visible connections from public space to State Street. The project should serve as an amenity for the entire neighborhood.

• Public spaces that take advantage of natural light.

• 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. Don't let the threat of vagrants limit design and furniture.

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

Stina Hans  
4490 Via Alegre  
Santa Barbara, Ca. 93110  
[stinahans@icloud.com](mailto:stinahans@icloud.com)  
805.451.5677

March 4, 2024

Re: The Neighborhood/Taylor project

To Whom it May Concern:

I am writing today to you about The Neighborhood at State & Hope on today's agenda. I have taken time to review the Taylors' proposal and think it would be a significant improvement for this empty parking lot, which is an eyesore. This project will make Upper State more pleasant and will attract businesses supporting foot/bike traffic, making this area a destination rather than a bleak, dangerous, and anonymous urban corridor.

I like the design because it feels like a neighborhood with individual buildings at varied heights. It makes the project feel like a typical City block integrated into Upper State while providing enough housing to make a real impact in Santa Barbara's rental market.

I also like that homes are within walking or biking distance to grocery shopping, health services, retail, and dining; there is no need for short daily trips.

The way the buildings are situated center the taller buildings in the middle, which minimizes the visual impact while creating enough housing units to make an impact. I like this approach over a big boxy building.

Please give constructive feedback today so this project can move forward to help bring new housing to our community.

Thank you.

*Stina Hans*

Stina Hans

**From:** [Robby Nielsen](#)  
**To:** [Community Development ABRsecretary](#)  
**Subject:** State & Hope Application  
**Date:** Monday, March 4, 2024 1:58:06 PM

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You don't often get email from robbynielsen@gmail.com. [Learn why this is important](#)

Dear Architectural Board of Review members,

I am writing you today in strong support of the proposed development for the Macy's lot at La Cumbre Plaza. I hold no special capacity relative to this project, merely fourth generation resident whose family is based in the San Roque neighborhood.

I believe this project embodies some of the most needed changes to our larger Santa Barbara community - mixed use and pedestrian focused - and will be a large step in the right direction for uptown.

In particular, I appreciated:

- The focus on paseos and outdoor space.
- Achieving putting all parking below ground.
- The classic Santa Barbara style with interesting facades full of arcades and patios.
  - I'd want to encourage the architects to continue to work to break up each elevation vertically. I have a distaste for projects of this scale that end up looking like they were 'copy pasted'.

I believe this project is setting the appropriate precedent for future projects in our town and have no qualms with their request for exception to the height requirement given the sunken nature of the lot.

-Rob Nielsen