



# City of Santa Barbara

## STATE STREET ADVISORY COMMITTEE MINUTES AUGUST 21, 2023

4:00 P.M.

This Meeting was Conducted Electronically  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

### COMMITTEE MEMBERS:

Dave Davis, Chair  
Ken Saxon, Vice Chair  
Dianne Black  
Hillary Blackerby  
Roxana Bonderson  
Roger Durling  
Nadra Ehrman  
Robin Elander  
Ed Lenvik  
Peter Lewis  
Kristen Miller  
Susanne Tejada  
Meagan Harmon, Councilmember  
Mike Jordan, Councilmember  
Kristen Sneddon, Councilmember  
Michael Becker (alternate)  
Marge Cafarelli (alternate)

### STAFF:

Elias Isaacson, Community Development Director  
Tava Ostrenger, Assistant City Attorney  
Tess Harris, State Street Master Planner  
Greta Walters, Administrative Assistant

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## CALL TO ORDER

Chair Davis called the meeting to order at 4:07 p.m.

### I. ATTENDANCE

Members present: Chair Davis, Vice Chair Saxon, Committee Members Black, Blackerby, Durling, Elander, Lenvik, Lewis, Miller, Tejada (arrived 4:10), Gutierrez, Harmon, Jordan, Becker (alternate), Cafarelli (alternate)

Members absent: Bonderson, Ehrman

Staff present: Timmy Bolton, Brian Bosse, Samuel Furtner, Jessica Grant, Elias Isaacson, Cliff Maurer, Tava Ostrenger, Tess Harris, and Greta Walters

### II. PRELIMINARY MATTERS

#### A. Chair's Opening Remarks

1. Chair Davis complimented staff on the extent of their public outreach and thanked the public for all of their involvement and feedback.
2. Vice Chair Saxon shared important points the State Street Advisory Committee (SSAC) has gleaned from public comment and highlighted areas of growing consensus. Mr. Saxon reported that three key issues vital to central to a revitalized, redesigned downtown have been identified: mobility, housing, and districts.

#### B. Agenda Review

Ms. Harris announced the following:

1. Today's meeting will focus on the vision and design concepts for State Street promenade, with special attention given to district identities and elements. The discussion will include a review of the SSAC's upcoming schedule. The next meeting will address transportation.
2. Possible upcoming meeting dates will be presented.

C. Review, consideration, and approval of the State Street Advisory Committee minutes:

Motion: Approve the minutes of the State Street Advisory Committee meeting of **May 22, 2023**, as submitted.

Action: Durling / Blackerby, 12/0/1. (None opposed. Black abstained. Bonderson, Ehrman absent.) Motion carried.

D. Review, consideration, and approval of the State Street Advisory Committee minutes:

Motion: Approve the minutes of the State Street Advisory Committee meeting of **May 24, 2023**, as submitted.

Action: Durling / Blackerby, 13/0/0. (None opposed. None abstained. Bonderson, Ehrman absent.) Motion carried.

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

Public comment opened at 4:23 p.m., and as no one wished to speak, it closed.

The following individuals spoke:

1. Barbara Flanagan
2. Randolph Evered
3. Jim Marston
4. Patrick Casey

Public comment closed at 4:30 p.m.

### III. **AGENDA ITEMS**

A. Vision and Concepts for the State Street Promenade

Actual time: 4:30 p.m.

State Street Master Planner Tess Harris gave the Staff presentation. Ms. Harris and Matt Shawaker and Bill Estes, both of consulting firm MIG, Inc., made a presentation of the current concept plan. The plan included a 20- to 24-foot corridor but did not indicate how that corridor would be used. Ms. Harris, Mr. Shawaker, and Mr. Estes responded to the SSAC members' clarifying questions about the State Street concepts.

Ms. Harris read into the record names of individuals who have submitted public comment.

Public comment opened at 5:49 p.m., and the following individuals spoke:

1. Lisa Knox Burns
2. Marilyn Loperfido
3. Robert Else
4. Molly Pearson
5. Richard Yates
6. Valerie Green
7. Melville Sahyun
8. Michael Shaumburg
9. Ian Baucke
10. Ann Peterson
11. Joseph Gigantino, Jr. (read by Ms. Harris)
12. Edie Caldwell
13. Daiquiri Beebe (read by Ms. Harris)
14. Karen Lockett
15. Lorien Davy
16. Sullivan Israel
17. Patrick Casey
18. Lee Heller

Public comment closed at 6:23 p.m.

SSAC members shared their perspectives on the vision for the State Street promenade proposed today and provided feedback on prospective districts' boundaries and design features.

### **COMMITTEE MEMBER COMMENTS:**

- **Vision for the Overall State Street Promenade**

Committee members expressed overwhelming support of the overall vision for the State Street Master Plan. No opposition to the vision was expressed, and text changes mentioned during the meeting have been incorporated into the vision statement below:

*Create State is about creating a central gathering place for community – people centric, focusing on community connections, liveliness, and the space as the venue.*

*It is: a healthy and thriving part of Santa Barbara; a defining place of Santa Barbara's identity; accessible to all types of people, families, generations, income levels, and abilities; a place memories are made; a place to see people and experience community, a gathering place, the spine of Downtown, the Grand Paseo, a must experience and re-experience; sustainable; fun for everyone!*

*It feels: safe, inviting, accessible, bustling, local, clean, and sophisticated.*

*It provides: dining; retail activity that will ensure the success and economic stability of Santa Barbara; music; art; local culture; play spaces; open spaces; a place for walking, for biking, for people with all abilities to move up and down the street; a spine for downtown; recognized districts; a park-like experience; a gathering place for the community; connection to side street businesses; connection to the beach.*

*It represents: Santa Barbara's sustainable values and experiences that are unique to Santa Barbara; Santa Barbara as an innovative space and model community.*

*It reflects: the Chumash and other indigenous people; the history of Santa Barbara; the diversity of our community and is welcoming to them all.*

- **Three Unique Districts and their Boundaries, Identities, and Elements**

Most SSAC members were supportive of the three district concepts for the State Street Master Plan project area as proposed and emphasized the need for each district to have unique features that are identifiable with the concepts reflecting these differences. One member expressed a preference for two districts. Two members expressed an interest in seeing improvements culminate at Victoria Street instead of at Sola Street. Based on the feedback provided at the August 21, 2023, SSAC meeting, staff will move forward with a three-district concept. While the naming of each district was critiqued by a few members and may change, the locations of each district are as follows:

- Arts District: Carrillo to Sola Streets (1000 – 1300 blocks of State Street)
- Civic District: Ortega to Carrillo Streets (700 – 900 blocks of State Street)
- Old Town: Highway 101 underpass to Ortega Streets (300 – 600 blocks of State Street)

Some members expressed a need to further study economic vitality, how the design is influenced by economics, and how the concepts integrate retail.

- **Greatest Design Changes and Programming to Occur in the Center**

Most SSAC members supported catalyzing the center by focusing the greatest changes and programming in the Civic District. A majority of SSAC members expressed an interest in prioritizing the greatest investment and first improvements in this area. One member expressed an interest in seeing the center designed with a meandering alignment rather than a rectilinear approach. One member expressed an interest in seeing more detail on the various connections to the Civic District.

- **Amplification of Existing Success in Old Town and the Arts District**

Most SSAC members supported amplifying the existing successes in these two districts.

- **Enhancing Connection along Anapamu Street between Anacapa and State Street**

A majority of SSAC members expressed support for enhancements to Anapamu Street; however, some viewed these improvements as lower priority. One member expressed an interest in seeing improvements on additional 0 blocks, such as East Canon Perdido (for two blocks), West Victoria, and West Ortega.

- **Creating a Large Community Space in the Civic District**

While there was overall support for creating a large-scale event/community space in the Civic District, some SSAC members expressed concern about competition with De La Guerra Plaza. Although a few members expressed support for this type of a connection, most SSAC members did not express this as a priority for the conceptual design.

- **Gateway to the Promenade on the 400 Block**

The SSAC generally supported a gateway element on the 400 block of State Street, at State Street and Gutierrez, and multiple committee members expressed an interest in prioritizing improvements to this block. Some committee members commented that there are multiple gateways into the project area from throughout the City that should be incorporated into the design, including Carrillo Street from the MTD Transit Center. Some members commented on the need to further study the 400 block, including landscape opportunities. Staff will study opportunities for additional gateway locations in the project area.
- **Other Topics of Discussion:**
  - **Housing**

Some SSAC members commented on the opportunity to leverage the Civic District for larger spaces and elements like El Paseo and Paseo Nuevo for housing and live + work spaces. Some members also stated that the project should identify opportunities for affordable housing (more than the existing 10 percent AUD inclusionary requirement), policy changes that support housing, such as adaptive reuse, and how public and private partnerships could be leveraged.
  - **Historic Elements**

Multiple SSAC members indicated that historic elements and architecture should be highlighted, including why structures were built and how they had been used. SSAC members commented that they would like to see further study of connections to paseos.
  - **Renaming of Districts**

Committee members expressed an interest in re-naming some of the districts. In particular, comments were made to rename the Civic District to something that captures the historical elements of the area and connections to each other. Some SSAC members also indicated that they did not like the name of the Old Town District.
  - **Moments of Joy and Park-like Elements**

Committee members expressed overwhelming support and interest in the moments of joy and park-like elements shown in the concepts. In particular, a number of Committee members highlighted an interest in a water feature due to the sound it provides as well as the destination of a water element (specific water feature/element still to be defined). One member indicated that a water feature could be used as the tool to differentiate spaces. SSAC members also expressed support for cooling elements, like shade structures, and play elements, such as the Channel Islands play structure included in one of the sketches.
  - **Public Restrooms**

Many SSAC members expressed a need for additional public restrooms and family spaces in the design.
  - **Other Design Elements and Additional Comments**

A few SSAC members expressed support for additional lighting, and one member stated that sound and additional color should be considered in the design.

A few SSAC members wanted to ensure that pedestrians would have more than eight feet on either side of the street as the pedestrian width throughout the project. Although transportation elements were not discussed at this meeting, a SSAC member expressed an interest in a shuttle on State Street.

A few SSAC members expressed general support to rethink the patios in the Old Town District to consolidate patio and public amenity zones in order to create larger, more programmable space.

A few SSAC members suggested that each district should have prominent wayfinding/signage for businesses.

One SSAC member stated an interest in further exploring the possibilities for schools, additional grass area and landscaping, and community seating.

One SSAC member wanted further clarification on the existing and proposed trees in the design.

One SSAC member indicated that they would like to see further study of connections to existing mid-block outdoor spaces.

**STAFF COMMENTS:** Ms. Harris presented tentative future meeting dates and announced that confirmation of those dates and times will follow.

Chair Davis requested that the mobility discussion at the next meeting facilitates the vision and concepts discussed at tonight's meeting, without dictating solutions.

#### **IV. ADJOURNMENT**

Chair Davis adjourned the meeting at 7:50 p.m.