

November 18, 2024

Allison DeBusk, City Planner  
Planning Division  
Community Development Department  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

RE: La Cumbre South Homes (3845 State Street)

Dear Ms. DeBusk:

Kennedy Wilson Multifamily Management Group, LLC (“Kennedy Wilson”), in partnership with Riviera Dairy Property, LLC, is pleased to submit a Preliminary Application pursuant to SB-330 and an AUD Program Pre-Application, along with plans and supporting documentation, for La Cumbre South Homes.

On October 3, Kennedy Wilson overviewed La Cumbre South Homes (the “Project”) with Mayor Rowse and Councilmember Friedman. On October 28, Kennedy Wilson and Architects Orange met with you and Community Development Department Director Elias Isaacson to present the plans for La Cumbre South Homes and to obtain your initial feedback to help us ensure that our submittal packages would be accurate and complete.

I appreciate the comments you and Megan Arciniega provided to our team on the draft Preliminary Application plan set when we spoke with you on November 7. We have made revisions to our plan set to respond to comments from you and Megan.

La Cumbre South Homes is located within La Cumbre Plaza. The City’s website describes La Cumbre Plaza as follows:

La Cumbre Plaza is a 31-acre site comprising eight parcels, six of which are suitable for substantial redevelopment with residential/mixed-use development. It is within the City’s Average Unit-Size Density (AUD) Incentive Program Priority Housing Overlay (37-63 units/acre) and is included in the 2023-2031 Housing Element Suitable Sites Inventory.

The City’s Land Use Element identifies the La Cumbre Plaza/Five Points area, along with Downtown and portions of Milpas Street, as a location where the highest residential densities in the City should be located due to its proximity to existing services and major transit corridors.

The approximately 10-acre Project site (3845 State Street, the former Sears property) is one of the six parcels identified above as being “suitable for substantial redevelopment with residential/mixed-use development”. The Housing Element also identifies the project site as

being suitable for housing (Appendix G, "Suitable Sites Inventory"). La Cumbre South Homes lies south of the proposed Neighborhood at State & Hope (3805 State Street) project.

The Project site is zoned C-G/USS (Commercial General/Upper State Street Area Overlay). The General Plan designates a portion of the Project site (approximately 2.6 acres adjacent to Highway 101) as "Commercial/Medium High Density Residential" (with a density of 15-27 du/acre). The majority of the Project site is designated as "Commercial-High Density Residential" with a density of 28-36 du/acre. This designation also includes a "Priority Housing Overlay" on this portion of the Project site, which allows for a density of 37-63 du/acre pursuant to the Average Unit-Size Density Incentive Program ("AUD").

The Project complies with the General Plan and Zoning designations. In accordance with the AUD, 10% of the homes within the Project will be made available to moderate income households.

As discussed with you on October 28, in addition to the General Plan and Zoning designations, two notable constraints – and La Cumbre South Homes' solutions to those constraints – significantly influenced the site plan:

- A potentially active fault bisects the Project site in a generally southwest to northeast direction. Kennedy Wilson retained GeoCon, which took borings on the Project site in September of this year to determine the fault line location in relation to the Project. As documented on the site plan, the Project avoids the fault and setback area.

Presently, only non-habitable uses and structures are permitted within areas presumed to have an active fault. The Project, therefore, utilizes the fault and setback area for drive aisles, parking, and recreational amenities. If, upon additional geotechnical investigation, it is determined that the fault is not active (as defined in the Alquist-Priolo Earthquake Fault Zoning Act), then refinements to the site plan may be proposed in the Planning Application for the Project (within the limitations allowed pursuant to SB 330).

- To address air quality, Chapter 22.65 of the Santa Barbara Municipal Code contains "Design Standards for Development Near Highway 101", which require that main residential buildings not be located within 250 feet of Highway 101. In accordance with identified criteria, the Code allows the City to "...determine that project design features satisfactorily address air quality risks".

These Municipal Code requirements affect how La Cumbre South Homes can be situated on the Project site, and the Project has been designed to comply with Chapter 22.65 of the Municipal Code.

The design of La Cumbre South Homes is grounded in two important ideas: It celebrates Santa Barbara's Spanish architectural vernacular of white plaster buildings and clay roofs, and also its legacy of Mediterranean gardens and idyllic climate.

Two residential buildings will be provided on the Project site. The four-story north building with tuck under parking includes 43 two- and three-bedroom homes. The leasing/amenity building (containing approximately 10,000 square feet) is also located in the northern portion of the Project site. The southerly four-story building includes 400 homes (studios and one-, two- and three-bedroom homes) together with a wrapped parking structure. The Project include:

- 36 studio homes
- 183 one-bedroom homes
- 201 two-bedroom homes
- 23 three-bedroom homes

In accordance with the AUD, 10% of the 443 Project homes (44 homes) will be provided at affordable rents to moderate income households. These moderate income units will be dispersed evenly throughout La Cumbre South Homes and will be comparable in construction quality and exterior design to the market-rate units constructed as part of the Project, in compliance with the AUD.

The Project is anticipated to be constructed in two phases, as shown on the Conceptual Site Plan. For the south building, a 416-space parking structure will be provided. For the north building, 50 surface parking spaces will be provided.

Drawing inspiration from the region's coastal hotels and hillside estates, the Project is organized around a series of intimate garden courtyards, and an expansive arrival court and amenity space. The courtyards, wrapped by residential units and connected through a series of passageways, will be lushly planted and offer residents opportunities for entertaining, socializing and respite beyond their respective homes. Borne of the courtyard housing that Southern California made popular, the courtyards anchor and unify the community through the inherent confluence of its residents as they come and go.

The signature open space occupies the fault zone/setback area and connects both north and south segments of the Project, as well as the primary arrival from S. La Cumbre Road through to the existing retail paseos of La Cumbre Plaza. A central auto court and plaza will unify the leasing and amenity building with the south residential building, creating a celebrated sense of arrival and address that boasts a robust tree canopy and verdant understory. Beyond it, a sequence of spaces will be organized along a central promenade. A terraced event and gathering lawn will greet residents and guests, giving way to an expansive pool deck, and beach volleyball court. Importantly, the amenity space will be visually expanded by connecting it directly to the adjacent retail.

Beyond the open spaces that define the center of La Cumbre South Homes, its edges are equally important. With the Project's proximity to the 101 Freeway, its frontage along Calle Real is characterized by a thickened landscape edge, that not only reinforces the garden apartment vernacular, but provides a natural buffer capable of capturing airborne particulate matter and improving air quality for residents. Additionally, the existing access drive along Arroyo Burro Creek will be reconfigured, maintaining a 26-foot drive to accommodate emergency vehicles,

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but also allowing for the addition of a buffered, 6-foot pedestrian path. The new path will provide additional pedestrian connectivity for residents, guests and retail patrons to Calle Real, as well as offering access to an enhanced riparian landscape.

Overall, the Project will replace acres of asphalt parking lot with needed residential units, an expansive tree canopy to augment shade and air quality, and increase overall site permeability through extensive understory planting that will improve urban habitat and ecology.

During our discussion with you and Megan on November 7, we reviewed the Municipal Code's provisions relating to building height measurement. Based on that discussion, you requested that we submit an analysis of the Municipal Code in relation to building height measurement for La Cumbre South Homes. Please refer to the Attachment which provides this analysis.

Applicable policies of the General Plan, as well as applicable guidelines contained within the Upper State Street Area Design Guidelines, were reviewed in conjunction with the development of the site plan. Please refer to "La Cumbre South Homes: Compliance with City of Santa Barbara General Plan" and "La Cumbre South Homes: Compliance with Upper State Street Area Design Guidelines" attached hereto. These matrices will continue to be addressed as the Planning Application is prepared and submitted for processing.

Please let me know if you have any questions or would like further information.

Sincerely,



Dave Eadie, Senior Vice President  
Entitlement and Development

Attachment: La Cumbre South Homes Building Height Measurement

Enclosures: - Preliminary Housing Development (SB 330) Pre-Application Completed Form & Accompanying Package  
- AUD Program Pre-Application Completed Form & Accompany Package  
- "La Cumbre South Homes: Compliance with City of Santa Barbara General Plan"  
- "La Cumbre South Homes: Compliance with Upper State Street Area Design Guidelines"

C: Elias Isaacson, Community Development Director (without attachments)