

Via Email to: pprice@santabarbaraca.gov



Patsy Price, Contract Planner
Planning Division
Community Development Department
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

August 28, 2025

RE: La Cumbre South Homes (3845 State Street – PLN2025-00238) – Resubmittal of Planning Application for Housing Project

Dear Ms. Price:

The City accepted the Planning Application for La Cumbre South Homes on May 20, 2025. On June 19, 2025, we received a letter with the City's Land Development Team's comments on the Planning Application. That letter determined that the Planning Application was incomplete.

On June 25, 2025, a virtual meeting with the Land Development Team staff who reviewed the Planning Application was held. During that virtual meeting, specific questions related to the comment letter were discussed with staff.

In response to the Land Development Team's comments on the Planning Application, and in accordance with the specified "next steps" in that letter, we have:

- Completed the "Resubmittal Form", along with an explanation of the changes that were made to La Cumbre South Homes since the City's Land Development Team comments were provided, as well as providing a list (enclosures, below) identifying all documents that are being uploaded with the resubmittal of La Cumbre South Homes
- Provided written responses to each of the required and advisory items identified in the "Additional Information Required" list (Section VI of the City's letter), identifying how each item has been, or will be, addressed
- Provided new and updated application materials, addressing the items identified in the "Additional Information Required" list (Section VI of the City's letter)

The statutory deadline for resubmittal of the Planning Application (Preliminary Housing Application, SB 330) is September 17, 2025. The resubmittal of La Cumbre South Homes is being submitted today, well ahead of the deadline of September 17, 2025.

The Resubmittal of La Cumbre South Homes addresses all items required by the Land Development Team in order to deem the Planning Application complete.

During the Land Development Team's review of the La Cumbre South Homes Resubmittal, we will always make ourselves available to answer any questions you may have. We are anxious to commence this exciting project that will help provide much-needed housing in the city.

Patsy Price
August 28, 2025
Page 2

Sincerely,



Dave Eadie, Senior Vice President
Entitlement and Development

Documents Uploaded with this Resubmittal:

1. La Cumbre South Homes Plans (August 28, 2025)
2. Rough Earthwork Exhibit (showing cut and fill)
3. Resubmittal Form (and "La Cumbre South Homes Resubmittal Description – Changes Based on City Comments on Planning Application, dated August 28, 2025 and redline Site Plan identifying those significant changes)
4. "La Cumbre South Homes (3845 State Street), City of Santa Barbara Application Completeness Review, Submittal # 1, Applicant Responses 8/28/25"
5. Email approving (August 11, 2025), and exhibit documenting, fire hydrant locations
6. "La Cumbre South Homes Traffic Impact Study" (revised, August 2025)
7. "La Cumbre South Homes VMT Screening Technical Memorandum" (revised, August 2025)
8. Biological Resources Assessment (revised, August 18, 2025)
9. Arborist Report (revised, August 18, 2025)
10. Preliminary Hydrology & Stormwater Quality Report (revised, August 2025)
11. Updated Preliminary Title Report (July 29, 2025) for the 5-acre parcel (130 S. Hope Avenue), and (August 14, 2025) for La Cumbre South Homes (approximate 10-acre parcel)

Hard copy of Maneuvering Plan (in response to City Traffic Comment 4e) is being separately sent to Jessica Grant

C w/o Encl.: Allison DeBusk, Acting Community Development Director
Megan Arciniega, Senior Planner