

# LA CUMBRE SOUTH HOMES

SANTA BARBARA

SECOND PLANNING APPLICATION

AUGUST 28, 2025



PROJECT VEHICULAR PARKING SUMMARY		
RESIDENTIAL STALLS		
PARKING AREA	STALLS REQUIRED	STALLS PROVIDED
NORTH BUILDING	56	56
SOUTH BUILDING	422	422
<b>TOTAL</b>	<b>478</b>	<b>478</b>

NORTH BUILDING VEHICLE PARKING SUMMARY						
RESIDENTIAL STALLS REQUIRED						
UNIT TYPE	NUMBER OF UNITS	RATIO	TOTAL STALLS			
2 BEDROOM	39	1.00	39			
3 BEDROOM	7	2.00	14			
<b>TOTAL</b>	<b>46</b>		<b>53</b>			
<b>TOTAL RESIDENTIAL STALLS REQUIRED</b>		<b>1.15 RATIO</b>	<b>53</b>			
ACCESSIBLE STALLS REQUIRED						
USE TYPE	QUANTITY	RATIO	REQUIRED	NUMBER OF REQUIRED		
				STD.	VAN	
RESIDENTIAL (ASSIGNED)	53	0.02	3	2	1	
<b>TOTAL ACCESSIBLE STALLS REQUIRED:</b>				<b>3</b>	<b>2</b>	<b>1</b>
<b>NOTE:</b> THE REQUIRED ADA STALLS ARE PROVIDED IN ADDITION TO THE TOTAL STALLS REQUIRED BY SBMC § 30.175.030.1.1. ONE (1) VAN ADA STALL FOR EVERY SIX (6) ADA STALLS REQUIRED.						
<b>GRAND TOTAL STALLS REQUIRED:</b>				<b>56</b>		

SOUTH BUILDING VEHICLE PARKING SUMMARY						
RESIDENTIAL STALLS REQUIRED						
UNIT TYPE	NUMBER OF UNITS	RATIO	TOTAL STALLS			
STUDIOS	35	1.00	35			
1 BEDROOM	194	1.00	194			
2 BEDROOM	152	1.00	152			
3 BEDROOM	16	2.00	32			
<b>TOTAL</b>	<b>397</b>		<b>413</b>			
<b>TOTAL RESIDENTIAL STALLS REQUIRED</b>		<b>1.04 RATIO</b>	<b>413</b>			
ACCESSIBLE STALLS REQUIRED						
USE TYPE	QUANTITY	RATIO	REQUIRED	NUMBER OF REQUIRED		
				STD.	VAN	
RESIDENTIAL (ASSIGNED)	413	0.02	9	7	2	
<b>TOTAL ACCESSIBLE STALLS REQUIRED:</b>				<b>9</b>	<b>7</b>	<b>2</b>
<b>NOTE:</b> THE REQUIRED ADA STALLS ARE PROVIDED IN ADDITION TO THE TOTAL STALLS REQUIRED BY SBMC § 30.175.030.1.1. ONE (1) VAN ADA STALL FOR EVERY SIX (6) ADA STALLS REQUIRED.						
<b>GRAND TOTAL STALLS REQUIRED:</b>				<b>422</b>		

VICINITY MAP



PROJECT SETBACK SUMMARY				
SECTION	SETBACK TYPE	CURRENT	UPPER STATE STREET AREA (USS) OVERLAY ZONE - CHAPTER 30.85	PROPOSED
AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM CHAPTER 30.150	FRONT	10' - PER USS \$ 30,150,090	SETBACKS. INTERIOR SETBACK REQUIREMENTS OF THE BASE ZONE SHALL APPLY. FRONT SETBACKS SHALL BE THE GREATER OF THE BASE ZONE OR THE FOLLOWING FRONT SETBACK REQUIREMENTS: 1. PORTIONS OF STRUCTURES NOT EXCEEDING 15' IN HEIGHT: 10' 2. ANY PORTION OF A STRUCTURE MORE THAN 15' IN HEIGHT: 20' 3. UNCOVERED PARKING: 10'	10'
	INTERIOR	10' (PER BASE ZONE)		10'
§ 30.20.030	FRONT	RESIDENTIAL DEVELOPMENT: -1ST/ 2ND FLOOR: 10' -PORTIONS OF STRUCTURE ABOVE 2ND STORY: 20' -COVERED PARKING: 10' -COVERED PARKING (STREET FACING): 20' MIXED USE: 0	SETBACKS. INTERIOR SETBACK REQUIREMENTS OF THE BASE ZONE SHALL APPLY. FRONT SETBACKS SHALL BE THE GREATER OF THE BASE ZONE OR THE FOLLOWING FRONT SETBACK REQUIREMENTS: 1. PORTIONS OF STRUCTURES NOT EXCEEDING 15' IN HEIGHT: 10' 2. ANY PORTION OF A STRUCTURE MORE THAN 15' IN HEIGHT: 20' 3. UNCOVERED PARKING: 10'	10'
	INTERIOR	RESIDENTIAL DEVELOPMENT: -1ST/ 2ND FLOOR: 6' -PORTIONS OF STRUCTURE ABOVE 2ND STORY: 10' -COVERED PARKING: 6' MIXED USE: 0		10'
§ 30.175.060	UNCOVERED PARKING	UNCOVERED AUTOMOBILE AND BICYCLE PARKING SHALL OBSERVE THE SAME SETBACKS AS COVERED PARKING IN THE ZONE.		

PROJECT BUILDING HEIGHT SUMMARY			
SECTION	CURRENT	BUILDING	PROPOSED
§ 30.25.030	45' 60 FOR COMMUNITY BENEFIT PROJECT OR COMMUNITY BENEFIT HOUSING PROJECT	NORTH BUILDING	45'
		SOUTH BUILDING	45'
		AMENITY BUILDING	42'

OPEN YARD SUMMARY				
SECTION	CURRENT		PROPOSED	
§ 30.140.140	PRIVATE OPEN YARDS FIRST LEVEL STUDIO: 100 SF 1 BR: 120 SF 2 BR: 140 SF 3 BR: 160 SF MIN. 10'X10'	PRIVATE OPEN YARDS UPPER LEVELS STUDIO: 60 SF 1 BR: 72 SF 2 BR: 84 SF 3 BR: 96 SF MIN. 6'X6'	STUDIO: 100 1 BR: 120 2 BR: 140 3 BR: 160 MIN 10' X 10'	STUDIO: 60 1 BR: 72 2 BR: 84 3 BR: 96 MIN 6' X 6'
	AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM CHAPTER 30.150 & § 30.175.040		COMPLY	
AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM CHAPTER 30.150 & § 30.175.040	ON LOTS DEVELOPED WITH FOUR OR MORE RESIDENTIAL UNITS, ONE ADDITIONAL AREA, LOCATED ON GRADE OR ON A ROOF DECK, IS REQUIRED WITH MINIMUM DIMENSIONS OF 15 FEET LONG AND 15 FEET WIDE FOR USE AS A COMMON OPEN YARD ACCESSIBLE TO ALL RESIDENTIAL UNITS ON THE LOT.			COMPLY

LOT COVERAGE SUMMARY		
TOTAL COVERAGE (SQ. FT.)	695,113	58%

PROJECT RESIDENTIAL SUMMARY			
UNITS TYPE	AVERAGE AREA (SQ. FT.)	NO. OF UNITS	%
STUDIOS	546	35	8%
1 BEDROOM	729	194	44%
2 BEDROOM	988	191	43%
3 BEDROOM	1,196	23	5%
<b>TOTAL</b>	<b>850 AVERAGE</b>	<b>443</b>	<b>100%</b>

NORTH BLDG GROSS BUILDING AREA			
LEVEL	RESIDENTIAL	PARKING GARAGE	TOTAL GROSS FLOOR AREA (SQ. FT.)
LEVEL 1	14,193	4,854	19,047
LEVEL 2	19,307	-	19,307
LEVEL 3	19,307	-	19,307
LEVEL 4	19,307	-	19,307
<b>TOTAL</b>	<b>72,114</b>	<b>4,854</b>	<b>76,968</b>

SOUTH BLDG GROSS BUILDING AREA			
LEVEL	RESIDENTIAL	PARKING STRUCTURE	TOTAL GROSS FLOOR AREA (SQ. FT.)
LEVEL 1	73,568	10,331	83,899
LEVEL 2	118,056	34,751	152,807
LEVEL 3	115,177	34,751	149,927
LEVEL 4	115,177	34,751	149,927
LEVEL 5	46,378	25,089	71,467
<b>TOTAL</b>	<b>468,356</b>	<b>139,671</b>	<b>608,027</b>

LA CUMBRE SOUTH HOMES	
<b>LA CUMBRE SOUTH HOMES IS A 443-UNIT RESIDENTIAL DEVELOPMENT FEATURING 3 BUILDINGS; A 1-STORY TYPE V-B LEASING OFFICE AND AMENITIES, A 4-STORY TYPE V-A TUCK-UNDER BUILDING, AND A 4-STORY TYPE V-A WRAP DEVELOPMENT SURROUNDING A 5-STORY TYPE I-B PARKING STRUCTURE. NEAR THE LEASING/AMENITY BUILDING, A POOL AND AMENITY SPACE PROVIDES A RECREATIONAL SPACE AND LEISURE FACILITIES FOR THE RESIDENTS.</b>	
PROJECT ADDRESS: 3845 STATE STREET SANTA BARBARA, CA 93105	
APN	051-010-008
ZONING:	C-G (C-2) COMMERCIAL GENERAL (USS)- UPPER STATE STREET AREA OVERLAY ZONE
GROSS LAND AREA:	10,348 ACRES
NET LAND AREA:	9,202 ACRES
BUILDING AREA (GFA):	
NORTH BUILDING	72,114 SQ. FT.
SOUTH BUILDING	468,356 SQ. FT.
LEASING OFFICE/AMENITY BUILDING	± 10,000 SQ. FT.
EXISTING NONRESIDENTIAL <sup>1</sup>	
TOTAL DEMOLISHED	<b>149,776</b> SQ. FT.
SEARS	142,461 SQ. FT.
AUTO CENTER	7,315 SQ. FT.
TOTAL REMAINING	0 SQ. FT.
PARKING STRUCTURE/GARAGES AREA:	
NORTH BUILDING	4,854 SQ. FT.
SOUTH BUILDING	139,671 SQ. FT.
TOTAL RENTAL UNITS:	<b>443</b> UNITS
NORTH BUILDING TOTAL UNITS - RENTAL	<b>46</b> UNITS
MARKET RATE UNITS	42 UNITS
MODERATE-INCOME AFFORDABLE	4 UNITS
SOUTH BUILDING TOTAL UNITS - RENTAL	<b>397</b> UNITS
MARKET RATE UNITS	357 UNITS
MODERATE-INCOME AFFORDABLE	39 UNITS
<b>1</b> NET AND GROSS AREA ARE NOT DIFFERENTIATED IN THE SUBSTANTIATION DOCUMENTS AND THEREFORE, NET IS THE SAME AS GROSS.	
<b>NOTE:</b> PROJECT WILL NOT BE A PART OF CTCAC FUNDING.	

DENSITY SUMMARY 250' SETBACK AREA FROM FREEWAY	
TOTAL UNIT COUNT	59 UNITS
SITE (GROSS)	2.24 AC
SITE (NET)	2.24 AC
DENSITY (GROSS)	26 DU/AC
DENSITY (NET)	26 DU/AC

DENSITY SUMMARY EXCLUDING 250' SETBACK AREA FROM FREEWAY	
TOTAL UNIT COUNT	384 UNITS
SITE (GROSS)	8.10 AC
SITE (NET)	7.70 AC
DENSITY (GROSS)	47 DU/AC
DENSITY (NET)	49 DU/AC



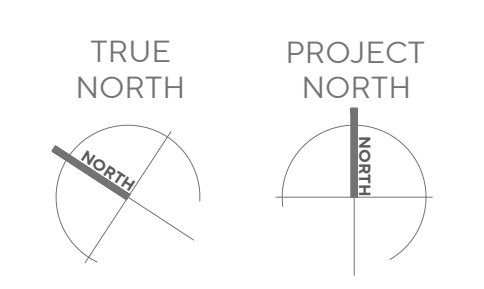
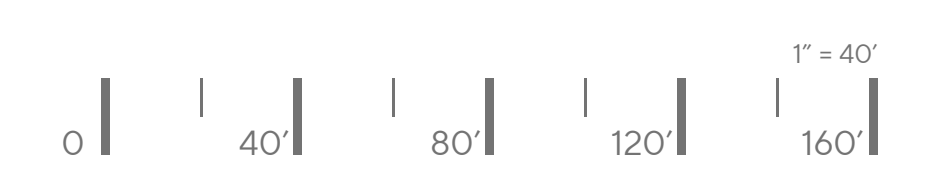
- LEGEND**
- AMENITIES
  - RESIDENTIAL
  - PARKING
  - FAULT LINE SET BACK
  - FAULT LINE
  - 250' FREEWAY SETBACK
  - PHASING LINE
  - SET BACK LINE
  - VISIBILITY RANGE

**LA CUMBRE SOUTH HOMES**

SANTA BARBARA, CA



ARCHITECTURAL SITE PLAN



**A17**

JOB NO. 2024-692  
DATE 08-28-2025



**MATERIALS**



1. STUCCO - SAND FINISH



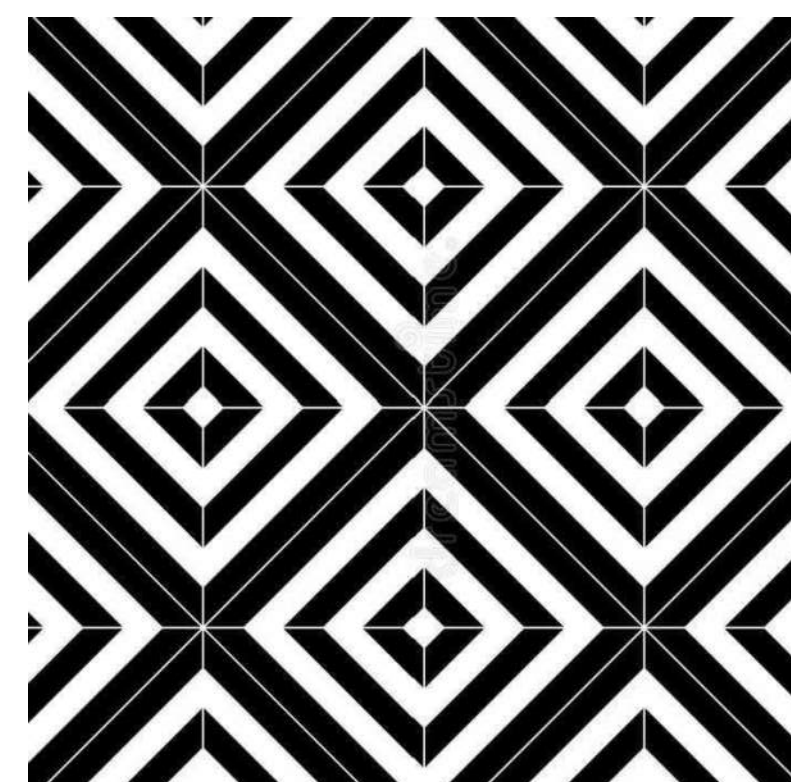
2. CONCRETE TILE ROOF



3. VINYL WINDOWS - BLACK OR EQUAL



4. METAL RAILING BLACK OR EQUAL



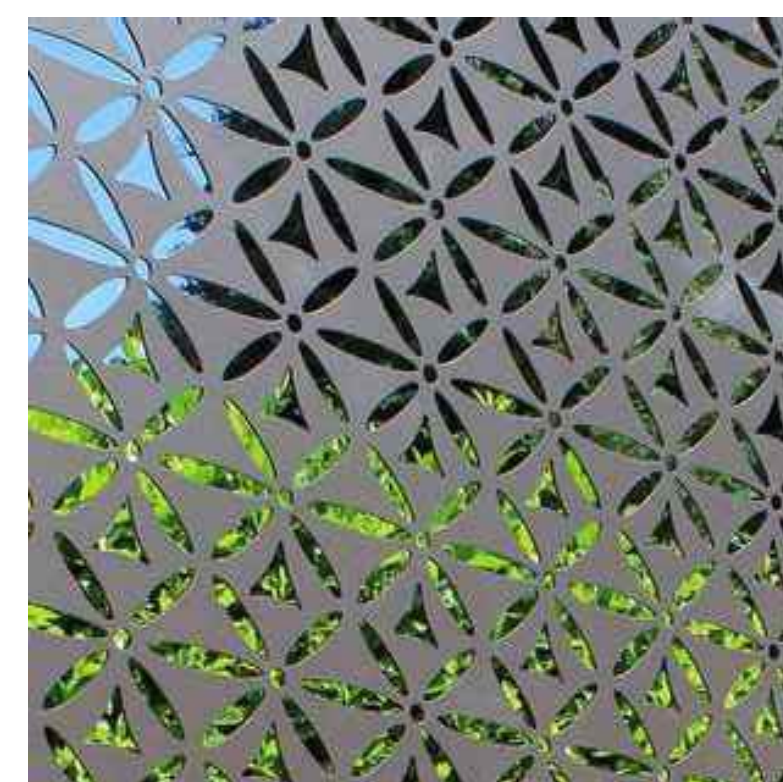
5. DECORATIVE TILE



6. ALUMINUM STOREFRONT

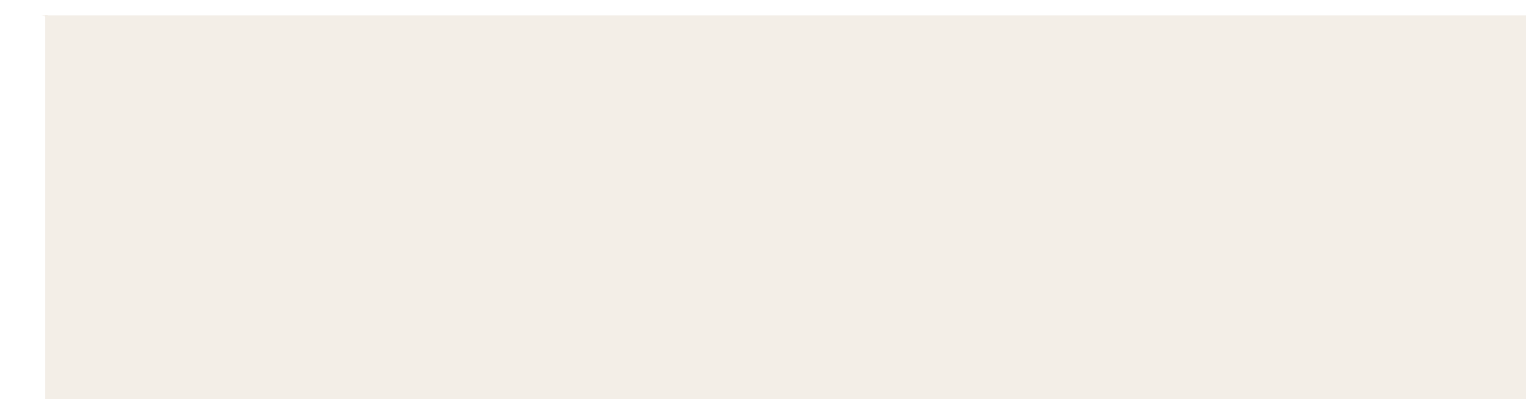


7. METAL AWNING



8. METAL SCREEN BLACK OR EQUAL

**COLORS - SHERWIN WILLIAMS**



A. SW 7100 ARCADE WHITE OR SIMILAR



C. SW 9168 ELEPHANT EAR OR SIMILAR

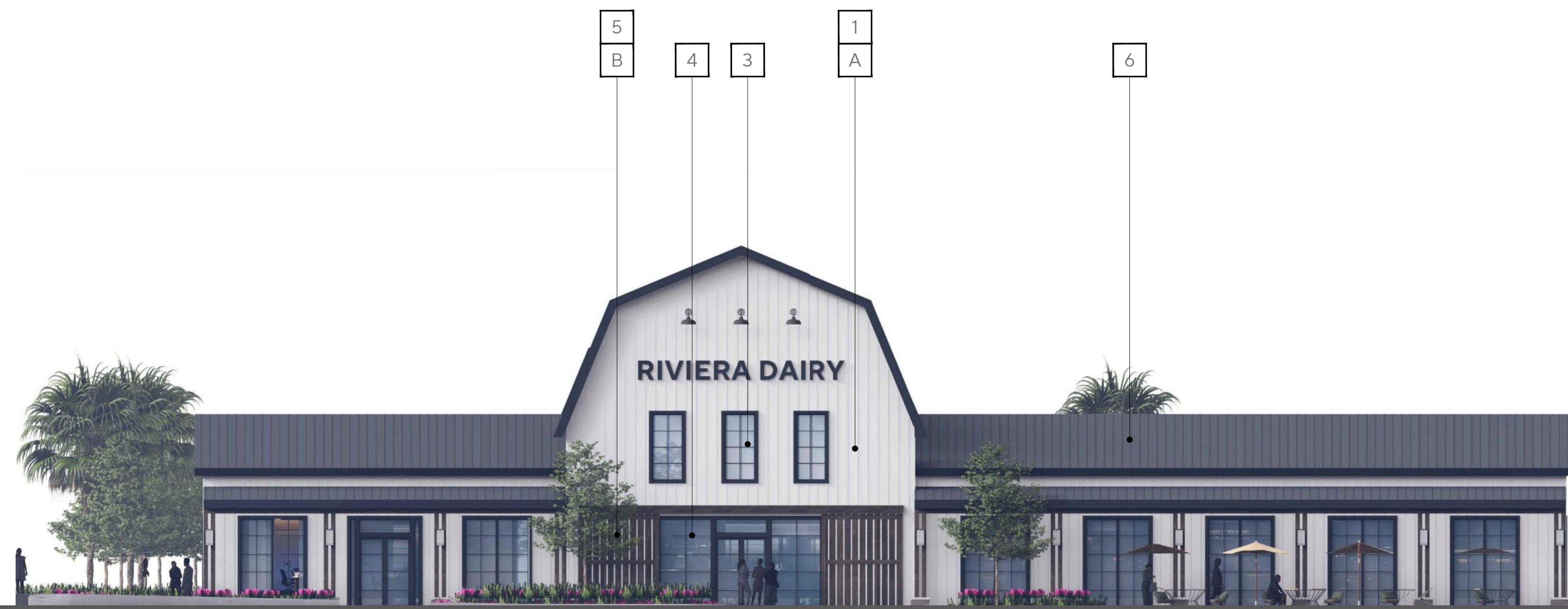


B. SW 7022 ALPACA OR SIMILAR



D. SW 6258 TRICORN BLACK OR SIMILAR





**MATERIALS**



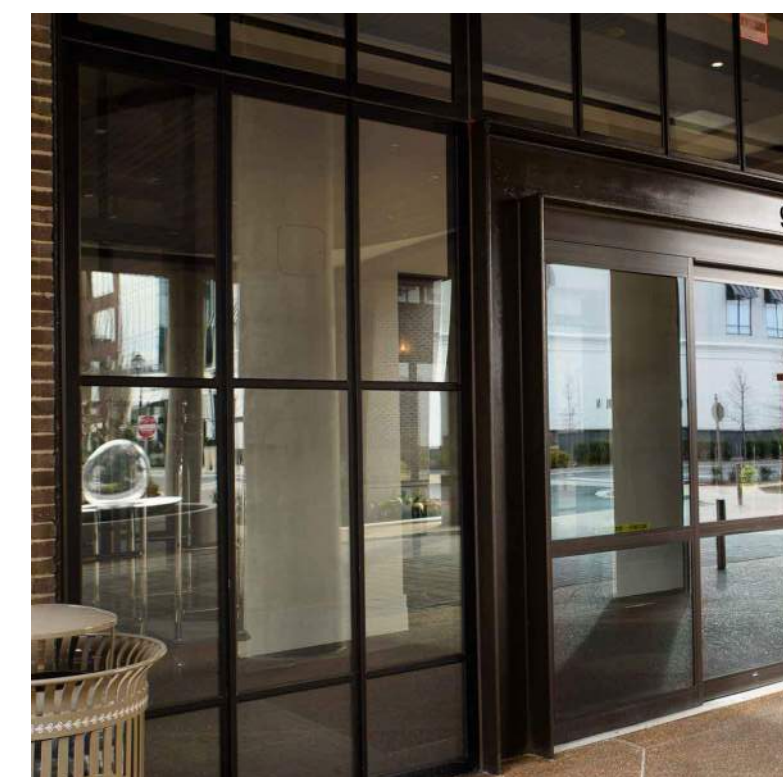
1. BOARD AND BATTEN SIDING



2. STUCCO - SAND FINISH



3. VINYL WINDOWS - INTEGRAL COLOR



4. ALUMINUM STOREFRONT

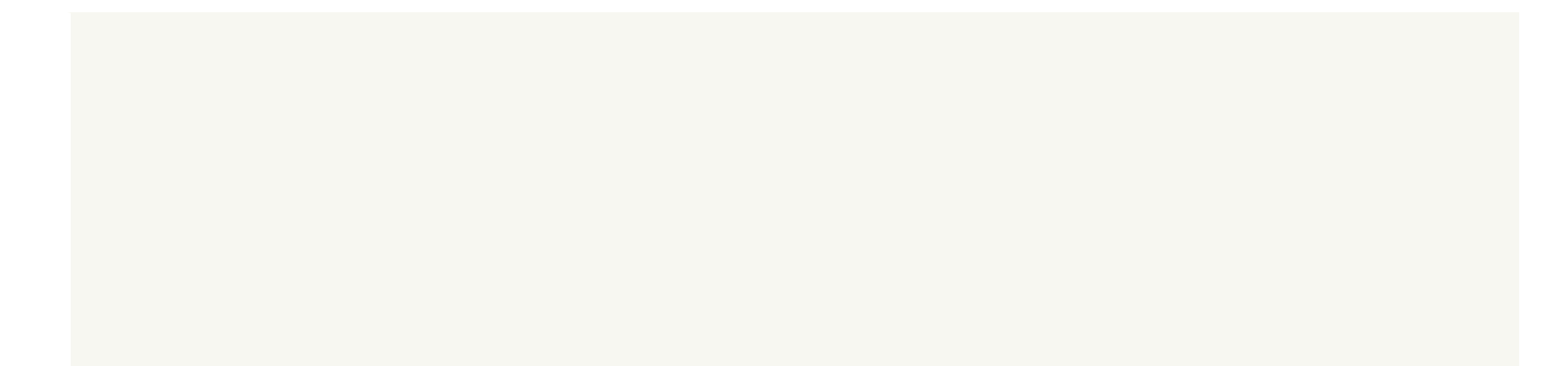


5. BARN DOORS



6. STANDING SEAM ROOF

**COLORS - SHERWIN WILLIAMS**



A. SW 7757 HIGH REFLECTIVE WHITE OR SIMILAR



B. SW 3532 HILL COUNTRY STAIN OR SIMILAR