

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

May 14, 2025

RE: La Cumbre South Homes (3845 State Street) – Application for Housing Development Project

Dear Ms. Price:

On November 20, 2024, Kennedy Wilson submitted two applications for La Cumbre South Homes: a Preliminary Housing Development (SB-330) application package and a Pre-Application Package for the City's Average Unit-Size Density (AUD) Incentive Program.

On December 20, 2024, we received "Pre-Application Review Team (PRT) Comments #1" for the SB-330 application. On January 8, 2025, we reviewed those comments in two calls with City staff.

On March 3, 2025, the Architectural Board of Review (ABR) conducted Concept Review for the Pre-Application and on April 3, 2025, the Planning Commission conducted Concept Review for La Cumbre South Homes.

Numerous ABR suggestions were implemented, including a simplified traditional "horizontal" vocabulary, further development of the exterior "commons" and strengthening of the pedestrian connections throughout the project. The Planning Commission comments covered a broad range of items, many of which were process oriented. The set of plans accompanying this application integrates a number of the various design items discussed by the Planning Commission, while leaving the essential programmatic elements, and those tethered by site and regulatory constraints, intact.

The Plans and supporting documentation being submitted today have been revised from those submitted on November 20, 2024, to:

- Address all Pre-Application Review Team (PRT) Comments #1
- Reflect requests of City staff during the January 8, 2025, calls
- Respond to design considerations of the Architectural Board of Review
- Address considerations of the Planning Commission
- Incorporate all items identified in the City's "Project Plan Submittal Guide"

A Tentative Parcel Map together with Preliminary Civil Improvement Plans are being submitted as part of this application. The Map establishes APN 051-010-008 as a 9.45-acre lot divided from the adjacent remainder area (APN 051-010-007).

A detailed project description for La Cumbre South Homes is attached.

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The City prepared an Environmental Impact Report and multiple subsequent addenda in support of the land use program that is described in the General Plan's Land Use and Housing Elements, which include multi-family residential use on the La Cumbre Plaza site at the densities contemplated by the La Cumbre South Homes project (the "Proposed Project").

As contemplated by CEQA and the state's housing laws, we propose to make appropriate use of the City's prior environmental analysis. Accordingly, we have prepared a checklist and supporting site-specific environmental analyses to assist the City in determining whether there are any new or more significant impacts from the Proposed Project beyond those previously identified and mitigated through the City's General Plan-related environmental reviews. The accompanying draft Addendum, checklist, and supporting technical analyses provide support for this CEQA evaluation.

On November 20, 2024, we received an email from the Planning Division, providing a pre-application number for the SB-330 application (PRE2024-00183). That email states:

After submitting this pre-application to the City, you have up to 180 days to offer a full Planning (PLN) Application, or this pre-application will automatically expire. The 180-day expiration date for this Pre-Application is Monday, May 19, 2025.

The full Planning (PLN) Application for the development is being submitted today, ahead of the deadline of May 19, 2025. We look forward to having our application deemed complete.

Also, note that we filed a Tree Removal Permit Application on May 6, 2025 with Nathan Slack, the City's Urban Forest Superintendent.

During your 30-day review process to determine application completeness, we will always make ourselves available to field any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Eadie", with a stylized flourish at the end.

Dave Eadie, Senior Vice President
Entitlement and Development

Attachment: Project Description

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Enclosures:

1. Planning Application Submittal Package (with all accompanying materials)
2. La Cumbre South Homes: Compliance with Upper State Street Area Design Guidelines" (dated May 14, 2025)
3. "La Cumbre South Homes: Compliance with Architectural Board of Review General Design Guidelines"
4. Project Compatibility Analysis
5. "La Cumbre South Homes: Compliance with City of Santa Barbara General Plan" (dated May 14, 2025)
6. "LCSH Design Standards for Development Near Highway 101 (dated May 14, 2025)
7. Preliminary Title Report dated 4/8/25)
8. "La Cumbre South Homes Parking Assessment", a Technical Memorandum prepared by Fehr & Peers (dated May 6, 2025)
9. "La Cumbre South Homes Phase 1 Archaeological Resources Report" (prepared by Rincon, February 2025)
10. "La Cumbre South Homes Project, Air Quality and Greenhouse Gas Emissions Study (prepared by Rincon, April 2025)
11. "La Cumbre South Homes: Freeway and Gas Station Risk Assessment" (prepared by Rincon, dated April, 2025
12. "Arborist Report for La Cumbre South Homes" (prepared by Rincon, February 24, 2025)
13. "Biological Resources Assessment for La Cumbre South Homes" (prepared by Rincon, February 18, 2025)
14. "Geotechnical Investigation: Proposed Residential Development, 3845 State Street" (prepared by GeoCon, March 18, 2025; note: submitted for City review in March)
15. "Fault Rupture Hazard Investigation Report: Proposed Residential Development, La Cumbre Plaza, 3845 State Street" (prepared by GeoCon, March 18, 2025; note: submitted for City review in March).
16. Letter from Kennedy Wilson stating that LCSH is not a hazardous waste site (dated May 14, 2025)
17. "Phase I Environmental Site Assessment Report, La Cumbre Plaza, 3845 State Street" (prepared by Partner Engineering and Science, February 4, 2025)
18. County of Santa Barbara Environmental Health Services letter reviewing Phase 1 Environmental Site Assessment Report, March 6, 2025
19. "La Cumbre South Homes LCSH) and School District Impact Considerations"
20. "La Cumbre South Homes Project Noise and Vibration Study" (prepared by Rincon, April 2025)
21. "Preliminary Water Demand Study" (prepared by Stantec, dated May 2025)
22. "La Cumbre South Homes: 3845 State Street, Pre-Application Review Team (PRT) Comments # 1 (12/20/24) and Applicant Responses (5/14/25)"
23. "La Cumbre South Homes (3845 State Street) – Story Pole Exemption Request" (letter from Kennedy Wilson, dated 5/14/25)
24. "Preliminary Sewer Study" (prepared by Stantec, dated May 2025)
25. "La Cumbre South Homes Traffic Impact Study" (prepared by Fehr and Peers, dated April 7, 2025)

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26. "La Cumbre South Homes VTM Screening Assessment" (prepared by Fehr & Peers, dated May 6, 2025)
27. "La Cumbre South Homes Preliminary Hydrology & Stormwater Quality Report" (prepared by Stantec, dated May 2025)
28. "Tentative Parcel Map and Preliminary Civil Improvement Plans" (prepared by Stantec, dated May 12, 2025)

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