Project Description: La Cumbre South Homes
May 14, 2025

Project Location

La Cumbre South Homes (LCSH) is located on a 9.389-acre site at 3845 State Street. To the north of LCSH is existing retail development associated with La Cumbre Plaza. Calle Real runs along the southern border, S. La Cumbre Road is adjacent to the western boundary and Arroyo Burro Creek runs along the eastern boundary. U.S. Highway 101 (US 101) is located approximately 100 feet to the south-southwest of LCSH. The project site is also approximately 0.70 mile east of State Route 154 (SR 154) and 1.25 miles northeast of State Route 194 (SR 194). Local access to LCSH is provided by Calle Real, S. La Cumbre Road, State Street, and South Hope Avenue, with regional access provided by US 101, SR 154, and SR 194.

The project site is currently developed with surface parking lots and a former Sears department store and auto center building, now occupied by various commercial uses. In addition to the current structures, the project site is also improved with asphalt-paved parking areas, associated landscaping and drainage features.

Land uses surrounding the project site include commercial development to the north associated with La Cumbre Plaza, a car dealership to the east, and US 101, beyond which are residential uses, a country club, and a California Department of Transportation (Caltrans) office to the south-southwest.

The project site is zoned Commercial General/Upper State Street Area Overlay (C-G/USS). Much of the project site has a General Plan land use designation of Commercial/High Density Residential (28-36 dwelling units per acre [du/ac]) with a Priority Housing Overlay (37-63 du/ac). The portion of the site within a 250-foot buffer of US 101 has a General Plan land use designation of Commercial/Medium High Density Residential (15-27 du/ac).

Project Objectives

The purpose of LCSH is to construct two 4-story multi-family residential buildings, as well as a resident amenity building (with leasing office), and parking to provide high-quality housing that would help to fill the City's needed housing stock. Specific objectives include the following:

- Design the project to be compliant with the City of Santa Barbara's established planning objectives, including its Municipal Code and General Plan.

- Reflect the Santa Barbara Land Use Element's direction by developing the highest residential densities in the City, given the project's proximity to existing services and major transit corridors. The project will be designed to reflect the Average Unit-Size Density Incentive Program, which facilitates the construction of smaller housing units through increased density.

- Provide 10% of the residential apartments for moderate income households, assisting in fulfilling the City's housing needs established by SCAG's Regional Housing Needs Assessment.

- Incorporate into the project Santa Barbara's applicable General Plan policies and mitigation measures contained in the Final EIR for the Santa Barbara General Plan, thus minimizing potential environmental impacts.

- Provide high-quality residential apartment housing in close proximity to and seamlessly integrated with commercial shopping, fostering a vibrant, mixed-use environment. Emphasizing smooth integration between private and public spaces, with thoughtfully planned open areas that focus on pedestrian connections and walkability ensures that residents can easily access amenities, creating a convenient and accessible living experience that encourages a dynamic, interconnected neighborhood.

- Connect the project to the other portions of La Cumbre Plaza through the development of bicycle and pedestrian connections to the surrounding street system and emerging mixed-use developments.

- Reconfigure the existing access drive along Arroyo Burro Creek to allow for the creation of a landscaped, multi-use path accommodating both pedestrians and bicycles. The reconfigured access drive will continue to serve as access to the remainder of properties within La Cumbre Plaza.

- Design the project based on two important ideas: The design celebrates Santa Barbara's Spanish architectural vernacular of white plaster buildings and clay roofs, and its legacy of expansive Mediterranean-inspired gardens borne of the idyllic climate. The architecture will incorporate features such as arches, columns, and recessed windows, while maintaining compatibility with the neighborhood and enhancing the city's unique charm were light, Mediterranean-inspired colors are used.

- Design the project to reflect the character of Upper State Street by complying with the City's applicable Upper State Street Area Design Guidelines and promoting a cohesive, pedestrian-friendly environment. In addition to thoughtful architectural details, the buildings will be set within a verdant and occupiable landscape that will offer visual interest and reinforce human scale. The goal is to create a vibrant, attractive streetscape that complements the city's overall architectural and landscape vernacular.

Project Characteristics

The project involves demolition of existing structures on the project site and the construction of two 4-story multi-family residential buildings, as well as a leasing office, parking, and residential amenities (refer to attached Site Plan). A total of 443 residential units would be constructed, 10 percent of which would be for moderate income households.

Vehicular access to LCSH will be provided from S. La Cumbre Road and Calle Real. Four vehicular entrances are provided: two off S. La Cumbre Road and two off Calle Real, as shown on the Site Plan. The reconfigured access off S. La Cumbre Road will continue to serve as access to the remainder of properties within La Cumbre Plaza. The project includes the construction of internal roads and private driveways throughout the project site. Additionally, the project would provide a new bus shelter at the existing bus stop location on Calle Real.

The table below summarizes the project.

LCSH Project Summary

Characteristic	Details
Address	3845 State Street
APN	051-010-008
Lot Area	409,013 SF (9.389 acres)
Residential	
Residential Buildings (Gross)	541,739 SF
Height/Stories	4 stories, 45 feet maximum
Number of Residential Units	443
Residential Density (Gross)	42.81 DU/acre

250' Setback Area (Gross)	24.32 DU/acre
250' Area Excluded (Gross)	48.98 DU/ace

Residential Parking	Code Required	Provided
Parking Structure	422 spaces	422 spaces (151,471 SF)
Tuck Under	55 spaces	55 spaces (4,854 SF)
Garages (20 spaces)		
Surface (35 spaces)		
Total Vehicle Parking	477 spaces	477 spaces (156,325 SF)
Bicycle Parking	443	443

NOTE:
11 ADA stalls are included in the parking total, in accordance with SBMC §30.175.030(I). Additionally, 240 EV stalls are included in the parking total.

Leasing/Amenities	
Open Space	146,210 SF
Family Pool	1,500 SF
Lap Pool	720 SF
Spa	330 SF
Leasing and Amenity Room	± 10,000 SF

sf = square feet; DU = dwelling units

Project Design

Drawing inspiration from the region's coastal hotels and hillside estates, LCSH 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 LCSH, 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, and offer an opportunity for children's play, and resident events such as outdoor movies and gatherings. The Lawn Terrace gives way to an expansive pool deck that includes a family pool, lap pool and spa, and a linear shade trellis that will offer privacy from the adjacent parking lot. St the eastern terminus is a sand volleyball court for more active recreation. 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 LCSH, its edges are equally important. With its proximity to IS 101, 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 20-foot drive to accommodate emergency vehicles, but also allowing for the addition of a buffered, 12-foot multi-use path, while continuing to provide access to the rest of La Cumbre Plaza. The new path will provide additional pedestrian and bicycle connectivity for residents and the public to Calle Real, as well as offering access to an enhanced riparian landscape. In addition, four large and verdant courtyards are set within the building's footprint offering residents and their guests a range of outdoor social and communal spaces.

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 increase broader urban habitat and ecology. The planting palette includes plants that are native or appropriate for the local climate, disease resistant, and have seasonal qualities and low maintenance requirements.

Project Construction and Phasing

Construction of LCSH is anticipated to begin in January 2028 and to be completed by December 2033 (if phased) at the latest. Construction activities would include demolition (including demolition of the former Sears department store and auto center building), site preparation, grading, building construction, paving, and architectural coating activities.

LCSH would be constructed either continuously or in two phases. If developed continuously, demolition, site preparation, grading, utilities undergrounding, and paving is anticipated to occur between January and August 2028. Building construction would begin

in September 2028 and end in December 2030. Architectural coating are anticipated to occur between June 2030 and December 2030.

If developed in phases, the first phase would include demolition, site preparation, grading, utilities undergrounding, paving, and construction of the first half of the southern building, its associated parking structure, the northern building, and the leasing/amenity building. During the first phase, demolition, site preparation, grading, utilities undergrounding and paving across the entire project site is anticipated to occur between January and August 2028. Construction of the northern building, half of the southern building, and their associated parking would occur between September 2028 and December 2030. Homes from the first phase would then be anticipated to be ready for occupancy in early 2031. The second phase, which includes the second half of the southern building and its associated parking structure, would occur between January 2031 and December 2033. Homes from the second phase would be available for occupancy in early 2034. The same equipment would be used for building construction, paving, and architectural coating in both phases.

Construction activities would include demolition of approximately 142,461 sf of existing structures (including demolition of the former Sears department store and auto center building). The project would export approximately 41,900 cubic yards of soil during grading activities. The maximum extent of excavation would be 14 feet below ground surface. Diesel-powered construction equipment would be rated to Tier 4.