

LA CUMBRE SOUTH HOMES

SANTA BARBARA
UPDATED PLAN SET
OCTOBER 23, 2025



KENNEDY WILSON

Stantec RELM AO

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

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	
TOTAL	46			53	
TOTAL RESIDENTIAL STALLS REQUIRED		1.15 RATIO		53	
ACCESSIBLE STALLS REQUIRED					
USE TYPE	QUANTITY	RATIO	REQUIRED	NUMBER OF REQUIRED	
				STD.	VAN
RESIDENTIAL (ASSIGNED)	53	0.02	3	2	1
TOTAL ACCESSIBLE STALLS REQUIRED:			3	2	1
NOTE: 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.					
GRAND TOTAL STALLS REQUIRED:					56

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	
TOTAL	397			413	
TOTAL RESIDENTIAL STALLS REQUIRED		1.04 RATIO		413	
ACCESSIBLE STALLS REQUIRED					
USE TYPE	QUANTITY	RATIO	REQUIRED	NUMBER OF REQUIRED	
				STD.	VAN
RESIDENTIAL (ASSIGNED)	413	0.02	9	7	2
TOTAL ACCESSIBLE STALLS REQUIRED:			9	7	2
NOTE: 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.					
GRAND TOTAL STALLS REQUIRED:					422

VICINITY MAP



PROJECT SETBACK SUMMARY			
SECTION	SETBACK TYPE	REQUIRED	PROPOSED
AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM CHAPTER 30.150.E.1.a.ii	FRONT	10'	10'
AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM CHAPTER 30.150.E.1.b	INTERIOR SETBACK ADJACENT TO NON-RESIDENTIAL ZONE	10' (Per Base Zone)	MIN 10'
AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM CHAPTER 30.150.E.1.c	INTERIOR SETBACK ADJACENT TO RESIDENTIAL ZONE	UNIFORM 6'	MIN 10'
PROJECT BUILDING HEIGHT SUMMARY			
SECTION	REQUIRED	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	REQUIRED	PROPOSED	
§ 30.150.090.G.2.b.iii	(1) MINIMUM AREA, 15% OF THE NET LOT AREA LOCATED ON THE GROUND OR ON DECKS OF ANY HEIGHT, INCLUDING ROOF DECKS; AND	64,948 SF	
	2) MINIMUM DIMENSIONS, AT LEAST ONE AREA WITH A MINIMUM DIMENSION OF 20 FEET LONG AND 20 FEET WIDE, LOCATED ON THE GROUND OR ON ANY FLOOR OF THE BUILDING OR STRUCTURE, INCLUDING ROOF DECKS, THAT ARE ACCESSIBLE TO ALL UNITS FOR USE AS A COMMON OPEN YARD AREA MUST BE PROVIDED.	97,685 SF	
	(3) STANDARDS AND LOCATION, EXCEPT THOSE FOR PRIVATE OPEN YARDS IN SECTIONS 30.140.140.D.4 AND 30.140.140.E.5, AND THE ON-GRADE REQUIREMENT IN SECTION 30.140.140.E.2, ALL OTHER OPEN YARD STANDARDS AND LOCATION REQUIREMENTS, PURSUANT TO SUBSECTIONS 30.140.140.D AND E, STANDARDS AND LOCATION, SHALL BE MET.	COMPLY	
LOT COVERAGE SUMMARY			
TOTAL COVERAGE (SQ. FT.)	695,113	62%	

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%
TOTAL	850 AVERAGE	443	100%

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
TOTAL	72,114	4,854	76,968

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
TOTAL	468,356	139,671	608,027

LA CUMBRE SOUTH HOMES	
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.	
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:	9.942 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 ¹	
TOTAL DEMOLISHED	149,776 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:	443 UNITS
NORTH BUILDING TOTAL UNITS - RENTAL	46 UNITS
MARKET RATE UNITS	42 UNITS
MODERATE-INCOME AFFORDABLE	4 UNITS
SOUTH BUILDING TOTAL UNITS - RENTAL	397 UNITS
MARKET RATE UNITS	357 UNITS
MODERATE-INCOME AFFORDABLE	39 UNITS
1 NET AND GROSS AREA ARE NOT DIFFERENTIATED IN THE SUBSTANTIATION DOCUMENTS AND THEREFORE, NET IS THE SAME AS GROSS.	
NOTE: 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

LA CUMBRE SOUTH HOMES

SANTA BARBARA, CA

OVERALL PROJECT SUMMARY



A03

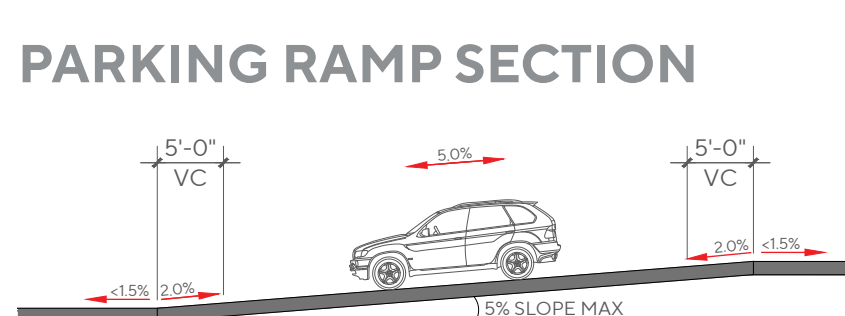
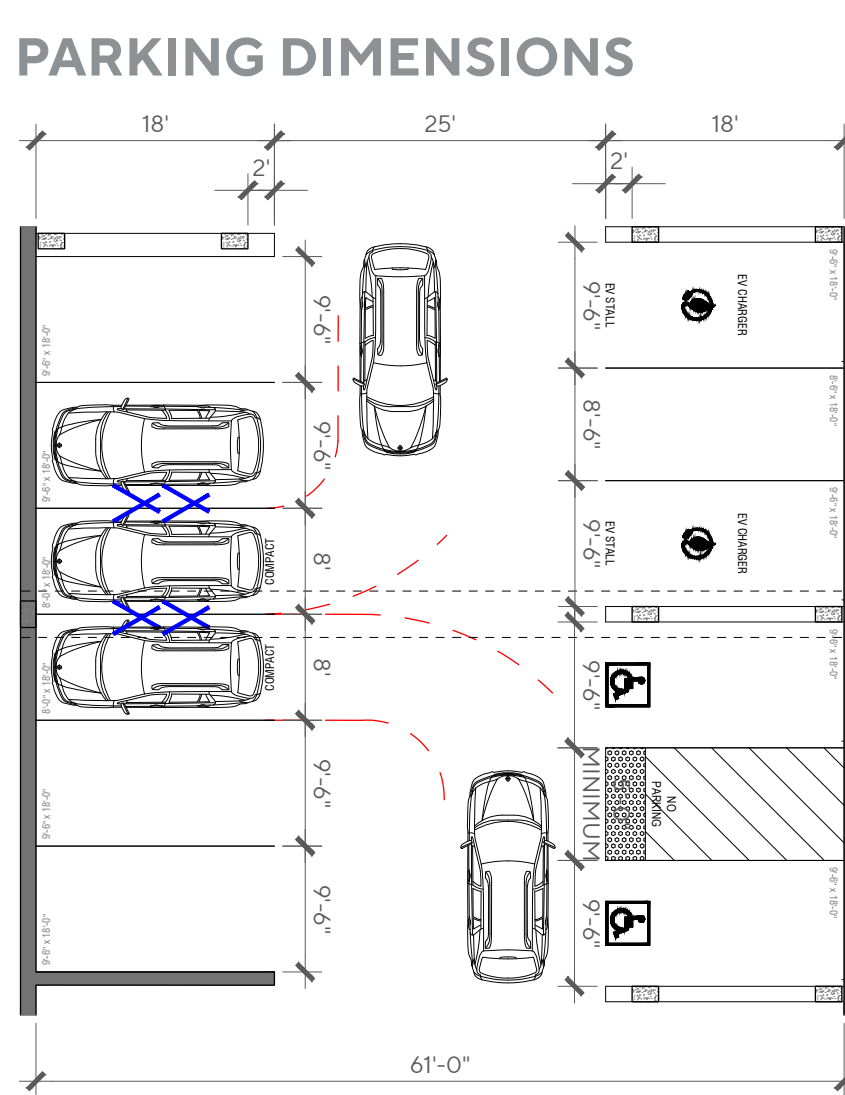
JOB NO. 2024-692

DATE 10-23-2025

KENNEDY WILSON



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



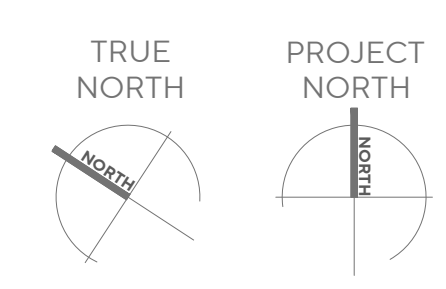
PARKING DESIGN STANDARDS

THE PROVIDED STALLS COMPLY WITH THE SBMC REGARDING STALL AND DRIVE AISLE DIMENSIONS FOR COMPACT AS WELL AS STANDARD STALLS. A 12" WIDTH INCREASE PER CODE FOR STALLS NEXT TO WALLS IS PROVIDED.

COMPACT STALLS DIMENSIONS ARE 8'X18'

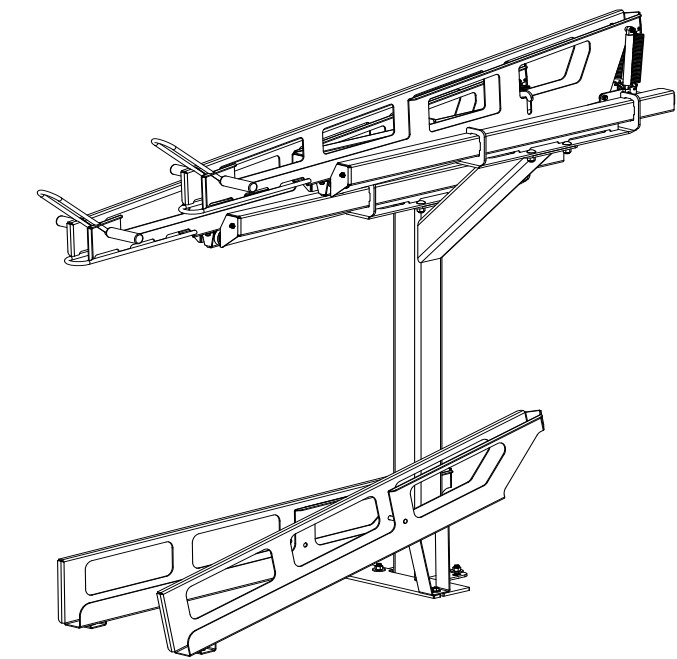
STANDARD STALL DIMENSIONS ARE 8'-6"X18' AND 9'-6"X18' WHEN NEXT TO A COLUMN.

EV PARKING - EV EQUIPMENT WILL NOT ENCRACH INTO THE REQUIRED PARKING DIMENSIONS.



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	
TOTAL	46				53	
TOTAL RESIDENTIAL STALLS REQUIRED			1.15 RATIO		53	
ACCESSIBLE STALLS REQUIRED						
USE TYPE	QUANTITY	RATIO	REQUIRED	NUMBER OF REQUIRED		
				STD.	VAN	
RESIDENTIAL (ASSIGNED)	53	0.02	3	2	1	
TOTAL ACCESSIBLE STALLS REQUIRED:			3	2	1	
NOTE: 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.						
GRAND TOTAL STALLS REQUIRED:					56	
EV STALLS REQUIRED						
EV CATEGORY		NUMBERS OF STALLS		RATIO	REQUIRED	
RESIDENTIAL						
CHARGERS		56		10%	6	
RECEPTACLES				40%	23	
RESIDENTIAL EVCS STALLS REQUIRED				50%	29	
NOTE: THE REQUIRED EV STALLS ARE INCLUDED IN PARKING COUNT.						
RESIDENTIAL STALLS PROVIDED						
PARKING	STALL COUNT PER USE					TOTAL STALLS PROVIDED
	STANDARD	COMPACT	ADA	CHARGERS	RECEPTACLES	
SURFACE	15	0	2	4	15	36
ONE-CAR GARAGE	10	0	0	2	8	20
TOTALS	25	0	2	6	23	56
TOTAL STALLS PROVIDED						
TOTAL STALLS PROVIDED						56

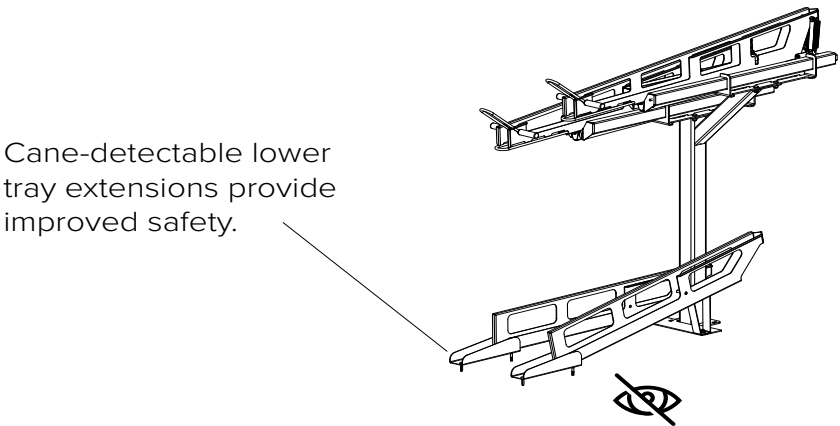
NORTH BUILDING LONG TERM BICYCLE PARKING SUMMARY			
PARKING TYPE	RATIO	SPACES REQUIRED	SPACES PROVIDED
LONG TERM BICYLCE PARKING	1 SPACE PER 1 UNIT	46	46
TOTAL LONG TERM BICYLCE PARKING		46	46
LONG TERM BIKE RACK MANUFATURER'S SPECIFICATIONS			



NOTES

1. THE DERO-DECKER SPECIFICATIONS ARE FOR REFERENCE ONLY. FINAL BICYCLE RACKS SHALL BE OF A SIMILAR TYPE, SIZE, AND CAPACITY AND SHALL COMPLY WITH ALL APPLICABLE CITY ACCESS AND PARKING DESIGN STANDARDS. THE FINAL SELECTION WILL CONSIDER E-BIKE CHARGING, FAT-TIRE BIKE ACCOMMODATION (TRAYS), AND ADA CANE-DETECTION EXTENSIONS.
2. SHORT-TERM BICYCLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE PLANS.

CAPACITY	4 Bikes per unit
MATERIALS	Uprights: 4" 11g square tube Upright base: 1/4" plate Cantilevers: 11g plate Cantilever base: 1/4" plate Trays: 11g plate
FINISHES	☐ Galvanized An after fabrication hot dipped galvanized finish is our standard option. ☐ Powder Coat Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
MOUNT OPTIONS	Surface only Each upright has one 1/4" plate feet that accept 1/2" wedge anchors
E-BIKE CHARGING	☐ Add Electrical Outlets For lower trays only (fat bike trays recommended). Wiring must be performed by a licensed electrician. Racks with electrical outlets must be installed in an area protected from rain and on a GFI circuit. The outlets provided are IP54 weatherproof and UL, CE certified. Consult local electrical codes for more detail.
FAT BIKE TRAYS	☐ Fat Bike Tray Option (Lower Level Only) Fat bike trays accommodate tires up to 5" wide. Standard trays accommodate tires up to 2.25" wide.
CANE STOPS	☐ Add cane stops Available in galvanized or powder coat finish



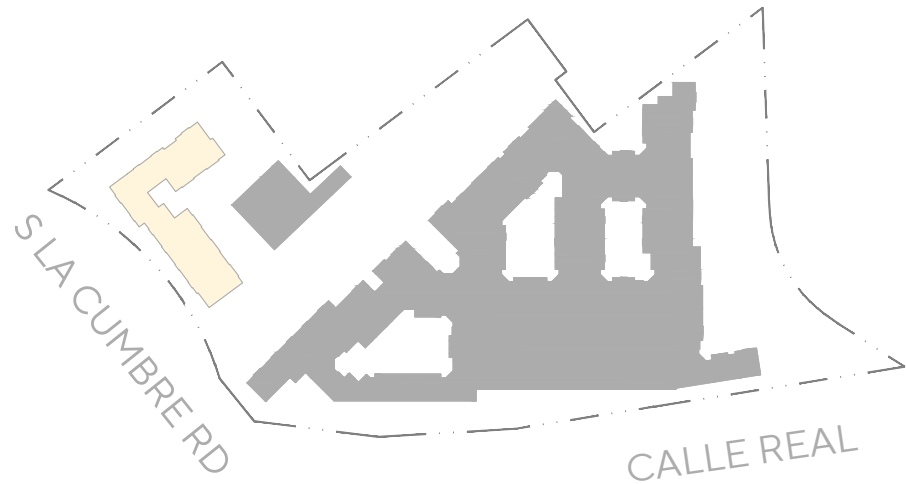
NORTH BUILDING BUILDING SUMMARY						
UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	%	TOTAL
B1	3	7	7	7	52.2%	24
B4	0	5	5	5	32.6%	15
2 BEDS	3	12	12	12	84.8%	39
C1	1	2	2	2	15.2%	7
3 BEDS	1	2	2	2	15.2%	7
SUBTOTAL	4	14	14	14	100%	46
TOTAL	46					

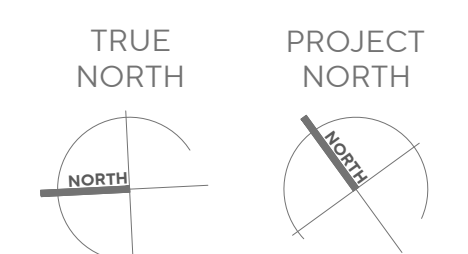
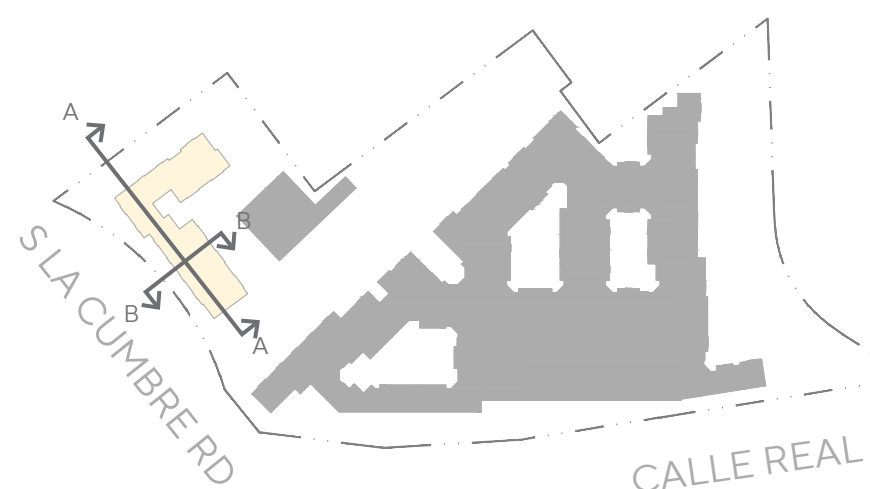
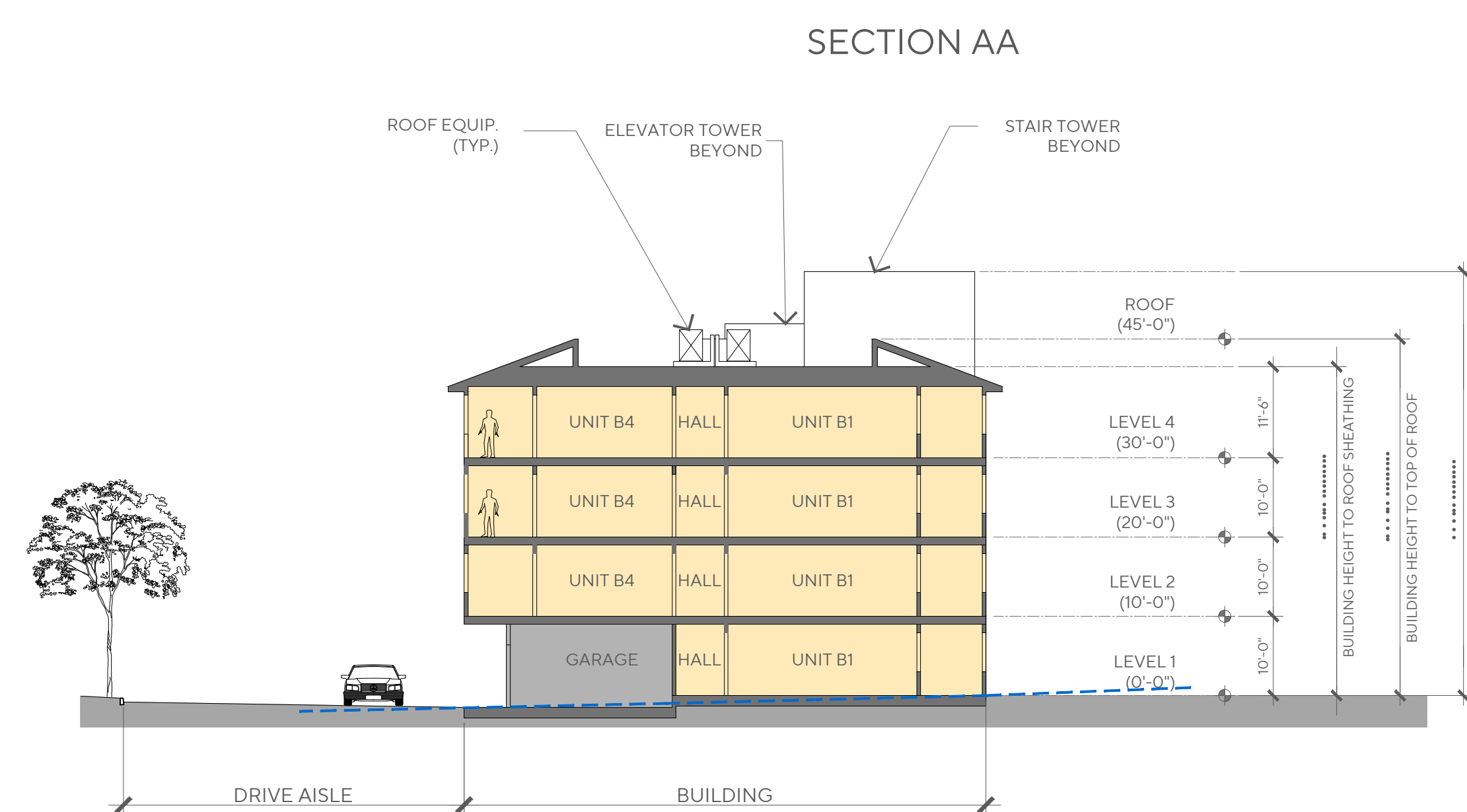
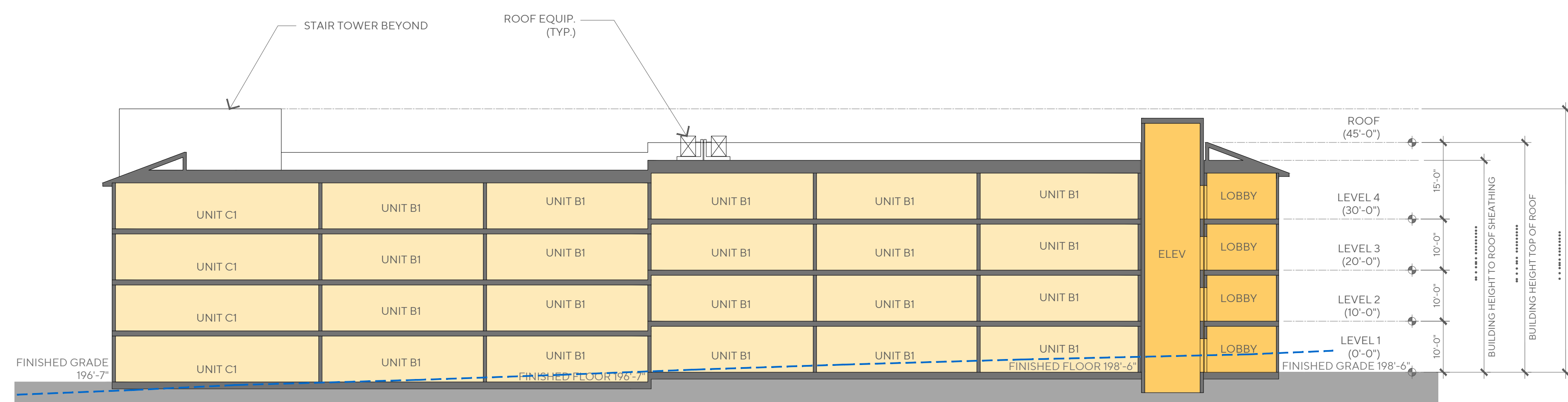
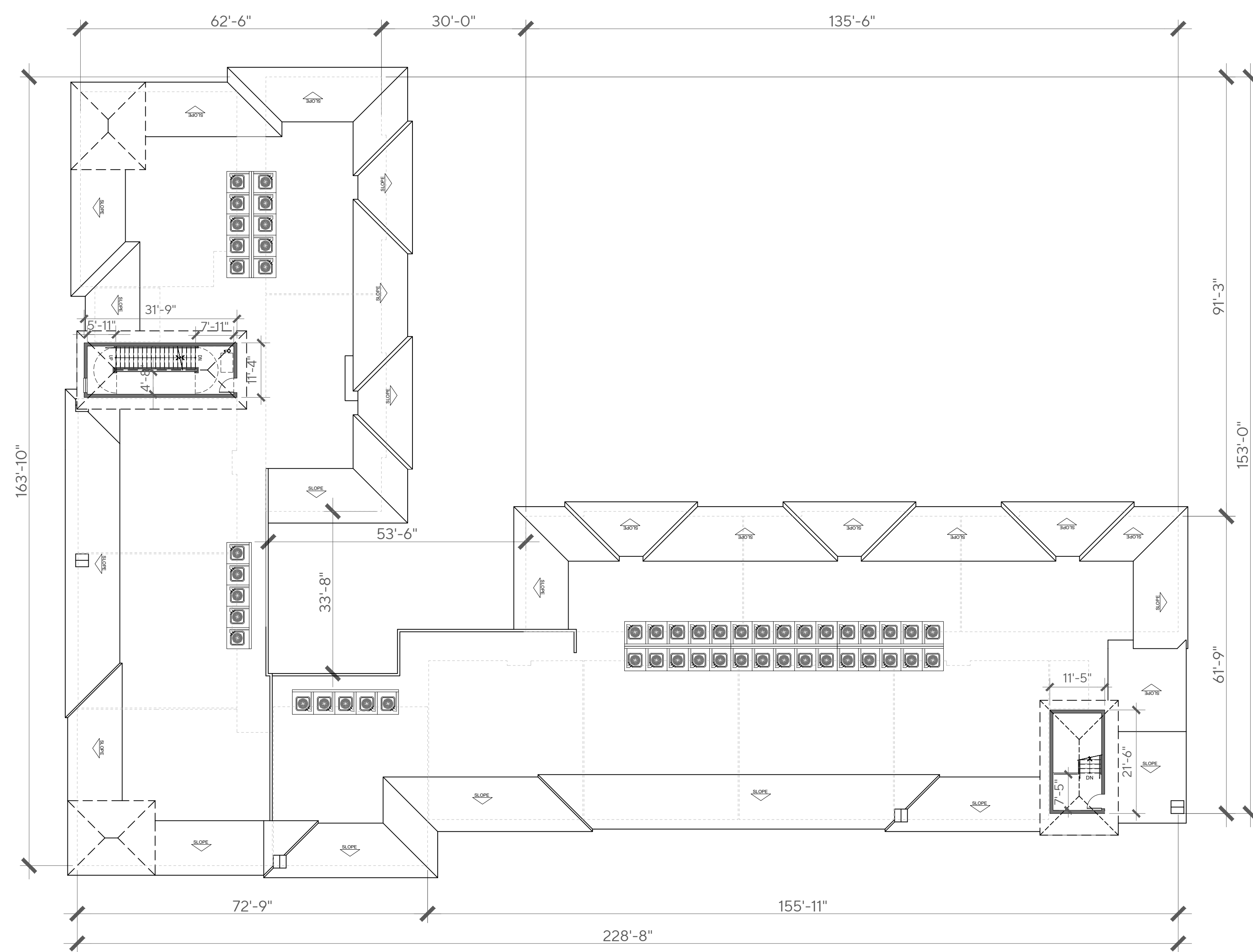
NORTH BUILDING UNIT SUMMARY				
UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	TOTAL UNIT %
B1	972	24	23,328	84.8%
B4	1,016	15	15,240	
C1	1,196	7	8,372	15.2%
TOTAL	1,020 AVERAGE	46	46,940	100%

NORTH BUILDING PRIVATE OPEN SPACE (BALCONY)				
UNIT TYPE	BALCONY NET AREA (SQ. FT.)	NUMBER OF UNITS	BALCONY DIMENSIONS	TOTAL NET AREA (SQ. FT.)
B1	88	21	9'-7" X 9'-0"	1,848
B4	84	15	9'-10" X 8'-6"	1,260
C1	96	6	13'-4" X 7'-2"	576
TOTAL	88 AVERAGE	42		3,684

NORTH BUILDING PRIVATE OPEN SPACE (PATIO)				
UNIT TYPE	PATIO NET AREA (SQ. FT.)	NUMBER OF UNITS	PATIO DIMENSIONS	TOTAL NET AREA (SQ. FT.)
B1	156	3	19'-1" X 12'-3"	468
B4	N/A	0	-	0
C1	160	1	19'-8" X 10'-6"	160
TOTAL	157 AVERAGE	4		628

LA CUMBRE SOUTH HOMES NORTH BUILDING	
LA CUMBRE SOUTH HOMES - NORTH BUILDING IS A 46-UNIT, TYPE-V-A CONSTRUCTION, 4-STORY TUCK-UNDER BUILDING	
PROJECT ADDRESS: 3845 STATE STREET SANTA BARBARA, CA 93105	
ZONING:	C-G (C-2) COMMERCIAL GENERAL (USS)- UPPER STATE STREET AREA OVERLAY ZONE
BUILDING AREA (GFA):	
NORTH BUILDING	72,114 SQ. FT.
GARAGES AREA:	
NORTH BUILDING	4,854 SQ. FT.
TOTAL UNITS:	
NORTH BUILDING	46 UNITS







MATERIALS



1. STUCCO - SAND FINISH



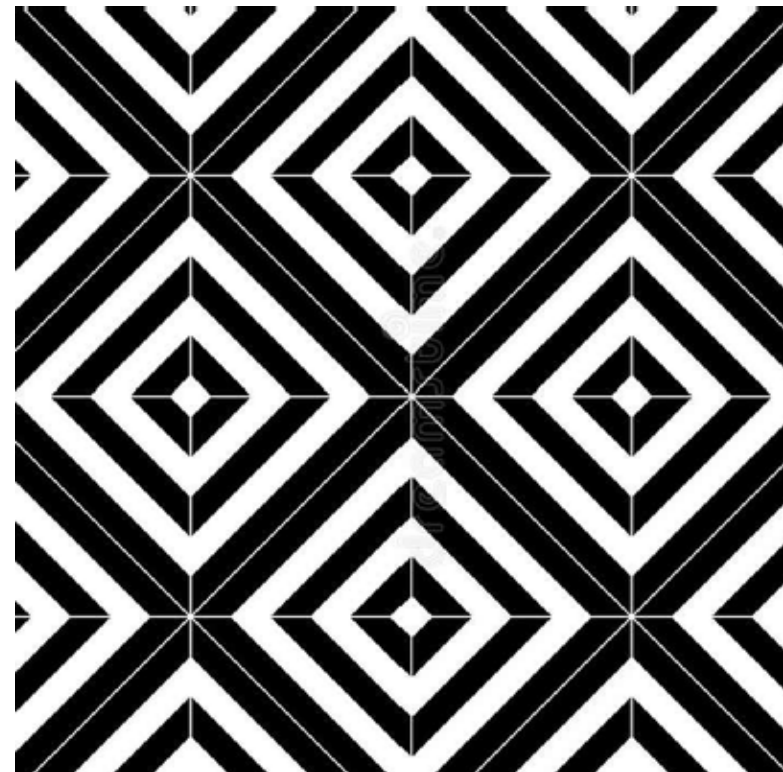
2. CONCRETE TILE
ROOF



3. VINYL WINDOWS -
INTEGRAL COLOR



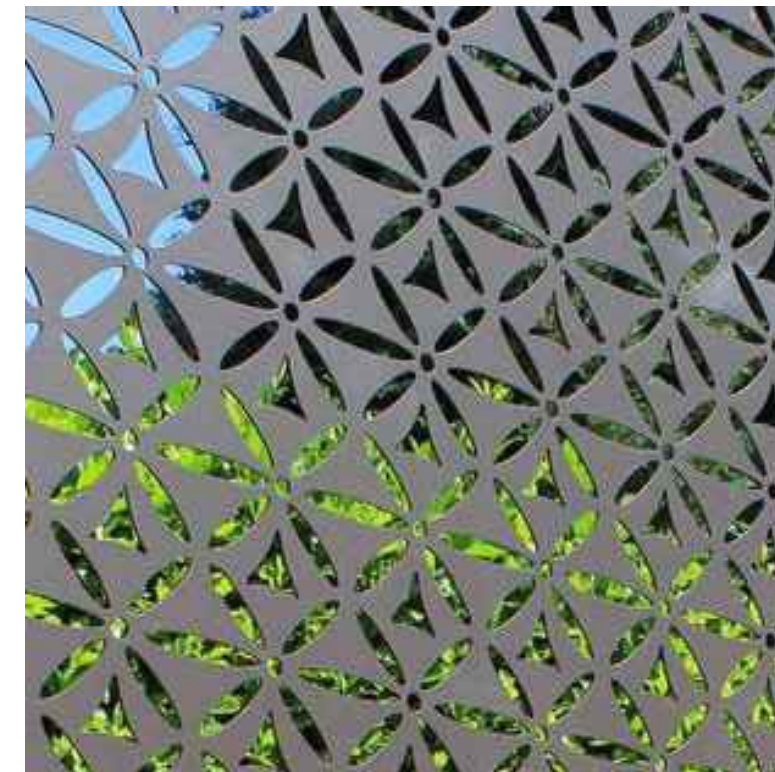
4. METAL RAILING
BLACK OR EQUAL



5. DECORATIVE TILE

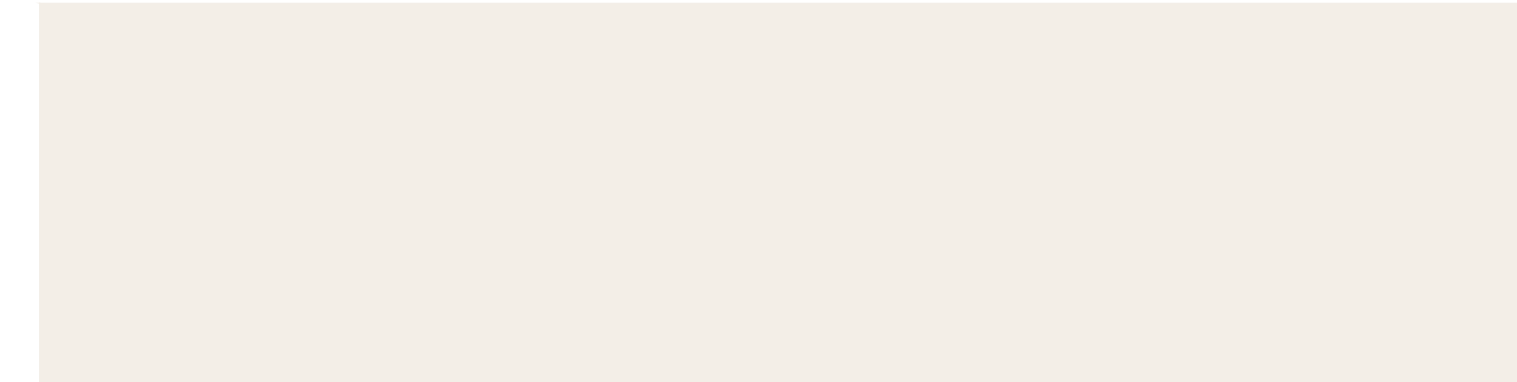


6. ALUMINUM STOREFRONT -
BLACK OR EQUAL



7. METAL SCREEN
BLACK OR EQUAL

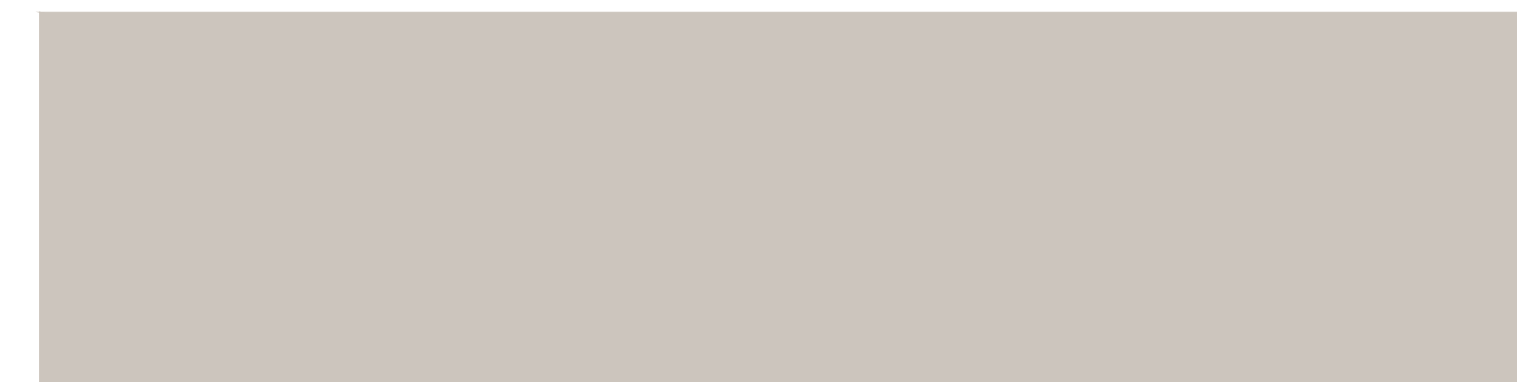
COLORS - SHERWIN WILLIAMS



A. SW 7100 ARCADE WHITE OR SIMILAR



C. SW 9168 ELEPHANT EAR OR SIMILAR



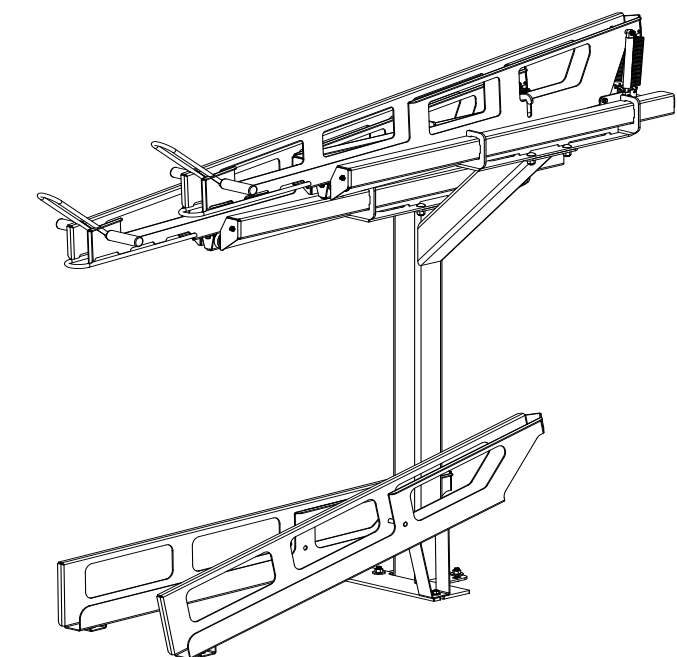
B. SW 7022 ALPACA OR SIMILAR



D. SW 6258 TRICORN BLACK OR SIMILAR

SOUTH BUILDING VEHICLE PARKING SUMMARY						
RESIDENTIAL STALLS REQUIRED						
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STUDIOS		35		1.00		35
1 BEDROOM		194		1.00		194
2 BEDROOM		152		1.00		152
3 BEDROOM		16		2.00		32
TOTAL		397				413
TOTAL RESIDENTIAL STALLS REQUIRED				1.04 RATIO		413
ACCESSIBLE STALLS REQUIRED						
USE TYPE	QUANTITY	RATIO	REQUIRED	NUMBER OF REQUIRED		
				STD.	VAN	
RESIDENTIAL (ASSIGNED)	413	0.02	9	7	2	
TOTAL ACCESSIBLE STALLS REQUIRED:			9	7	2	
NOTE: 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.						
GRAND TOTAL STALLS REQUIRED:					422	
EV STALLS REQUIRED						
EV CATEGORY			NUMBERS OF STALLS	RATIO	REQUIRED	
RESIDENTIAL						
CHARGERS			422	10%	43	
RECEPTACLES				40%	169	
RESIDENTIAL EVCS STALLS REQUIRED				50%	212	
NOTE: THE REQUIRED EV STALLS ARE INCLUDED IN PARKING COUNT.						
RESIDENTIAL STALLS PROVIDED						
PARKING LEVEL	STALL COUNT PER USE					TOTAL STALLS PROVIDED
	STANDARD	COMPACT	ADA	CHARGERS	RECEPTACLES	
1	4	6	0	4	9	23
2	21	24	3	10	39	97
3	21	28	2	10	43	104
4	20	28	1	10	45	104
5	12	19	1	8	31	71
TOTAL - PARKING STRUCTURE	78	105	7	42	167	399
SURFACE	11		2	3	7	23
TOTAL - SURFACE	11	0	2	3	7	23
TOTAL STALLS PROVIDED						
TOTAL STALLS PROVIDED	89	105	9	45	174	422

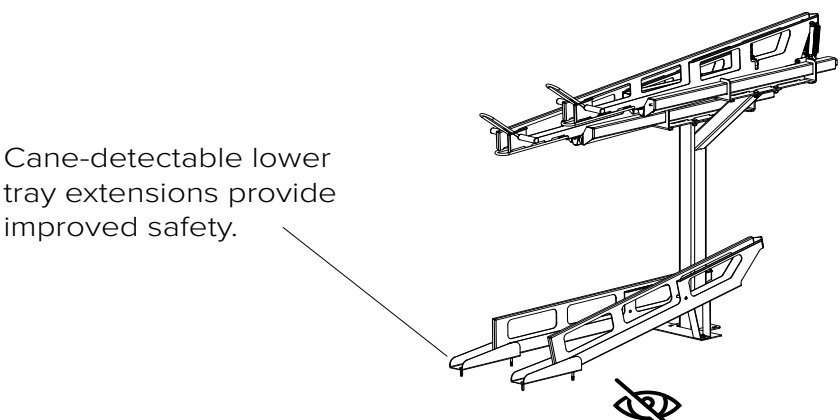
SOUTH BUILDING LONG TERM BICYCLE PARKING SUMMARY			
PARKING TYPE	RATIO	SPACES REQUIRED	SPACES PROVIDED
LONG TERM BICYCLE PARKING	1 SPACE PER 1 UNIT	397	397
TOTAL LONG TERM BICYLCE PARKING		397	397
LONG TERM BIKE RACK MANUFATURER'S SPECIFICATIONS			



CAPACITY	4 Bikes per unit
MATERIALS	Uprights: 4" 11g square tube Upright base: 1/4" plate Cantilevers: 11g plate Cantilever base: 1/4" plate Trays: 11g plate
FINISHES	☐ Galvanized An after fabrication hot dipped galvanized finish is our standard option. ☐ Powder Coat Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
MOUNT OPTIONS	Surface only Each upright has one 1/4" plate feet that accept 1/2" wedge anchors
E-BIKE CHARGING	☐ Add Electrical Outlets For lower trays only (fat bike trays recommended). Wiring must be performed by a licensed electrician. Racks with electrical outlets must be installed in an area protected from rain and on a GFI circuit. The outlets provided are IP54 weatherproof and UL, CE certified. Consult local electrical codes for more detail.
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CANE STOPS	☐ Add cane stops Available in galvanized or powder coat finish

NOTES

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2. SHORT-TERM BICYCLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE PLANS.



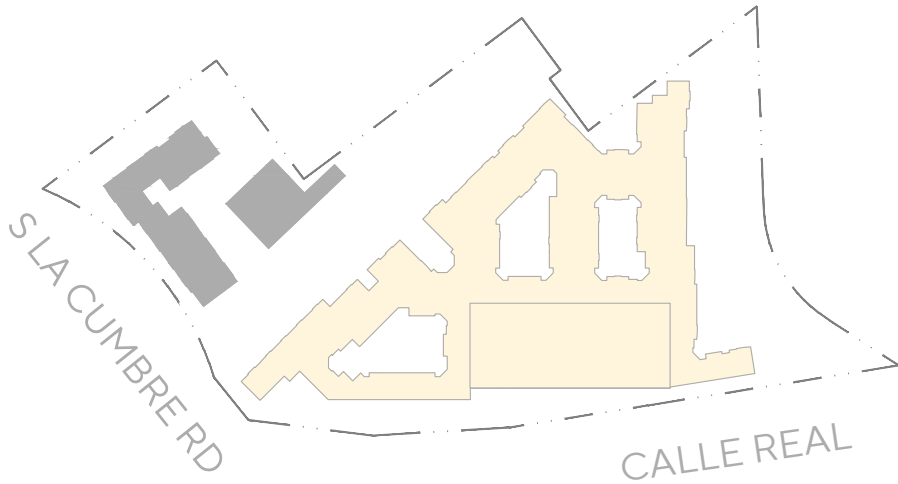
SOUTH BUILDING BUILDING SUMMARY							
UNIT TYPE	LEVEL 1	LEVEL2	LEVEL 3	LEVEL4	LEVEL 5	%	TOTAL
S1	5	8	9	9	4	8.8%	35
STUDIOS	5	8	9	9	4	8.8%	35
A1	12	20	21	21	6	20.2%	80
A2	12	23	23	23	11	23.2%	92
A3	5	1	1	1	-	2.0%	8
A4	1	1	1	1	-	1.0%	4
A5	-	1	1	1	-	0.8%	3
A6	-	-	1	1	1	0.8%	3
A7	1	1	1	1		1.0%	4
1 BEDS	31	47	49	49	18	48.9%	194
B1	15	32	35	35	13	32.7%	130
B2	1	4	5	5	3	4.5%	18
B3	1	1	1	1	-	1.0%	4
2 BEDS	17	37	41	41	16	38.3%	152
C1	2	4	4	4	2	4.0%	16
3 BEDS	2	4	4	4	2	4.0%	16
SUBTOTAL	55	96	103	103	40	100%	397
TOTAL	397						

SOUTH BUILDING UNIT SUMMARY				
UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	TOTAL UNIT %
S1	531	35	18,585	8.8%
A1	715	80	57,200	48.9%
A2	761	92	70,012	
A3	610	8	4,880	
A4	747	4	2,988	
A5	885	3	2,655	
A6	923	3	2,769	
A7	951	4	3,804	
B1	972	130	126,360	38.3%
B2	1,095	18	19,710	
B3	968	4	3,872	
C1	1,196	16	19,136	
TOTAL	836 AVERAGE	397	331,971	100%

SOUTH BUILDING PRIVATE OPEN SPACE (BALCONY)				
UNIT TYPE	BALCONY NET AREA (SQ. FT.)	NUMBER OF UNITS	BALCONY DIMENSIONS	TOTAL NET AREA (SQ. FT.)
S1	75	27	10'-0" X 7'-6"	2,025
A1	72	62	10'-10" X 6'-5"	4,464
A2	74	69	7'-4" X 9'-2"	5,106
A3	99	2	9'-9" X 9'-9"	198
A4	79	3	10'-0" X 6'-0"	237
A5	75	3	10'-6" X 6'-10"	225
A6	75	3	6'-4" X 10'-9"	225
A7	72	3	7'-0" X 9'-10"	216
B1	88	104	9'-7" X 9'-0"	9,152
B2	93	15	7'-9" X 12'-0"	1395
B3	126	3	9'-0" X 6'-9"	378
C1	96	12	13'-4" X 7'-2"	1,152
TOTAL	81 AVERAGE	306		24,773

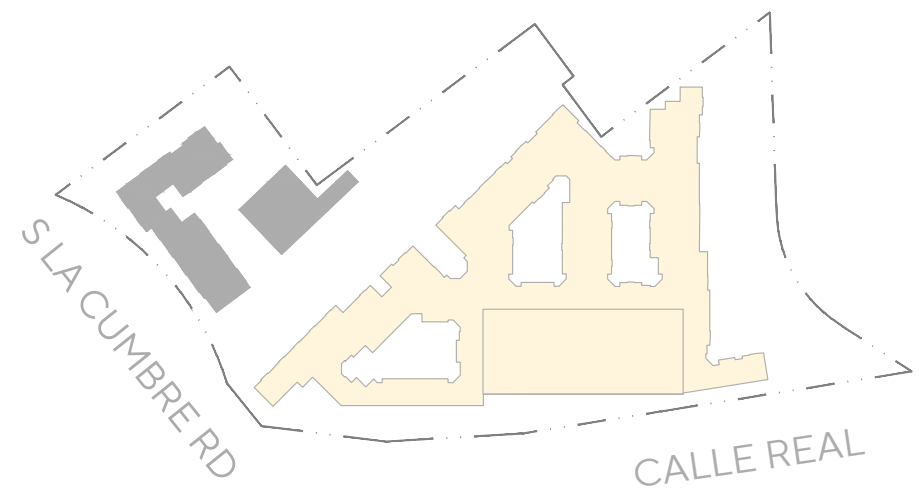
SOUTH BUILDING PRIVATE OPEN SPACE (PATIO)				
UNIT TYPE	PATIO NET AREA (SQ. FT.)	NUMBER OF UNITS	PATIO DIMENSIONS	TOTAL NET AREA (SQ. FT.)
S1	115	8	10'-7" X 11'-6"	920
A1	120	18	11'-6" X 11'-4"	2,160
A2	135	23	19'-0" X 13'-0"	3,105
A3	178	6	19'-9" X 13'-6"	1,068
A4	165	1	17'-0" X 10'-9"	165
A5	134	0	21'-4" X 12'-1"	0
A6	151	0	16'-2" X 11'-3"	0
A7	161	1	25'-11" X 12'-6"	161
B1	156	26	19'-1" X 12'-3"	4,056
B2	149	3	22'-4" X 14'-6"	447
B3	151	1	21'-0" X 13'-0"	151
C1	160	4	19'-8" X 10'-6"	640
TOTAL	141 AVERAGE	91		12,873

LA CUMBRE SOUTH HOMES SOUTH BUILDING			
LA CUMBRE SOUTH HOMES - SOUTH BUILDING IS A 397-UNIT, TYPE-V-A CONSTRUCTION, 4-STORY WRAP DEVELOPMENT SURROUNDING A 5-STORY TYPE I-B PARKING STRUCTURE.			
PROJECT ADDRESS: 3845 STATE STREET SANTA BARBARA, CA 93105			
ZONING:	C-G (C-2) COMMERCIAL GENERAL	(USS)- UPPER STATE STREET AREA OVERLAY ZONE	
BUILDING AREA (GFA):	SOUTH BUILDING 468,356 SQ. FT.		
PARKING STRUCTURE/GARAGES AREA:	SOUTH BUILDING 139,671 SQ. FT.		
TOTAL UNITS:	SOUTH BUILDING 397 UNITS		



SOUTH BUILDING VEHICLE PARKING SUMMARY (PHASE 2)						
RESIDENTIAL STALLS REQUIRED						
UNIT TYPE	NUMBER OF UNITS		RATIO		TOTAL STALLS	
STUDIOS	12		1.00		12	
1 BEDROOM	109		1.00		109	
2 BEDROOM	74		1.00		74	
3 BEDROOM	4		2.00		8	
TOTAL	199				203	
TOTAL RESIDENTIAL STALLS REQUIRED			1.02 RATIO		203	
ACCESSIBLE STALLS REQUIRED						
USE TYPE	QUANTITY	RATIO	REQUIRED	NUMBER OF REQUIRED		
				STD.	VAN	
RESIDENTIAL (ASSIGNED)	203	0.02	4	3	1	
TOTAL ACCESSIBLE STALLS REQUIRED:			4	3	1	
NOTE: 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.						
GRAND TOTAL STALLS REQUIRED:					207	
EV STALLS REQUIRED						
EV CATEGORY			NUMBERS OF STALLS	RATIO	REQUIRED	
RESIDENTIAL						
CHARGERS			187	10%	19	
RECEPTACLES				40%	75	
RESIDENTIAL EVCS STALLS REQUIRED				50%	94	
NOTE: THE REQUIRED EV STALLS ARE INCLUDED IN PARKING COUNT.						
RESIDENTIAL STALLS PROVIDED						
PARKING LEVEL	STALL COUNT PER USE					TOTAL STALLS PROVIDED
	STANDARD	COMPACT	ADA	CHARGERS	RECEPTACLES	
1	4	6	0	4	9	23
2	13	16	1	4	14	48
3	13	16	1	4	14	48
4	11	16	1	4	16	48
5	6	7	0	2	5	20
TOTAL - PARKING STRUCTURE	47	61	3	18	58	187
SURFACE	0		0	0	0	0
TOTAL - SURFACE	0	0	0	0	0	0
TOTAL STALLS PROVIDED						
TOTAL STALLS PROVIDED	47	61	3	18	58	187

SOUTH BUILDING VEHICLE PARKING SUMMARY (PHASE 1)						
RESIDENTIAL STALLS REQUIRED						
UNIT TYPE	NUMBER OF UNITS		RATIO		TOTAL STALLS	
STUDIOS	23		1.00		23	
1 BEDROOM	85		1.00		85	
2 BEDROOM	78		1.00		78	
3 BEDROOM	12		2.00		24	
TOTAL	198				210	
TOTAL RESIDENTIAL STALLS REQUIRED			1.06 RATIO		210	
ACCESSIBLE STALLS REQUIRED						
USE TYPE	QUANTITY	RATIO	REQUIRED	NUMBER OF REQUIRED		
				STD.	VAN	
RESIDENTIAL (ASSIGNED)	210	0.02	5	4	1	
TOTAL ACCESSIBLE STALLS REQUIRED:			5	4	1	
NOTE: 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.						
GRAND TOTAL STALLS REQUIRED:					215	
EV STALLS REQUIRED						
EV CATEGORY			NUMBERS OF STALLS	RATIO	REQUIRED	
RESIDENTIAL						
CHARGERS			235	10%	24	
RECEPTACLES				40%	94	
RESIDENTIAL EVCS STALLS REQUIRED				50%	118	
NOTE: THE REQUIRED EV STALLS ARE INCLUDED IN PARKING COUNT.						
RESIDENTIAL STALLS PROVIDED						
PARKING LEVEL	STALL COUNT PER USE					TOTAL STALLS PROVIDED
	STANDARD	COMPACT	ADA	CHARGERS	RECEPTACLES	
1	0	0	0	0	0	0
2	8	8	2	6	25	49
3	7	12	2	6	29	56
4	8	12	1	6	29	56
5	6	12	1	6	26	51
TOTAL - PARKING STRUCTURE	29	44	6	24	109	212
SURFACE	23	0	0	0	0	23
TOTAL - SURFACE	23	0	0	0	0	23
TOTAL STALLS PROVIDED						
TOTAL STALLS PROVIDED	52	44	6	24	109	235



- AMENITIES
- RESIDENTIAL
- PARKING

— — — PHASING LINE

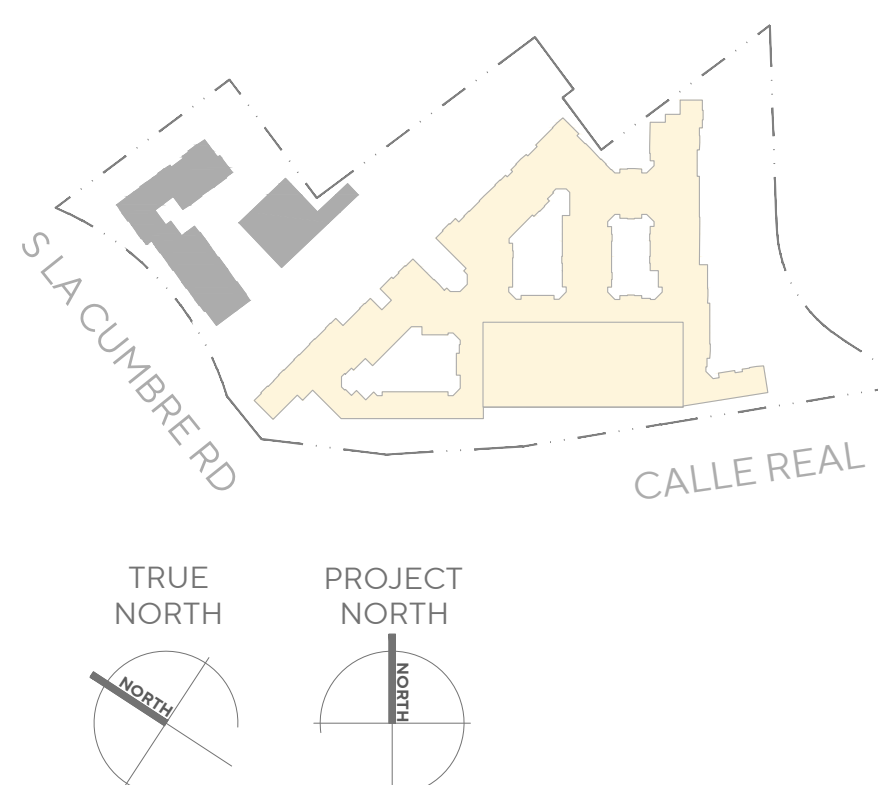
The diagram illustrates a sag vertical curve with a parabolic profile. A car is shown on the left side of the curve. The sight distance S is the horizontal distance from the car to the point where the line of sight is tangent to the curve. The sight triangle is formed by the car's height h_1 , the sight line, and the curve. The vertical curve is defined by two vertical curves (VC) separated by a distance L . The curve starts at a vertical curve point (VC) and ends at another VC. The curve is labeled with a 5% slope maximum. The diagram also shows the sight line tangent to the curve at a point, and the sight distance S is indicated as the horizontal distance from the car to this point of tangency.

THE PROVIDED STALLS COMPLY WITH THE SBMC REGARDING STALL AND DRIVE AISLE DIMENSIONS FOR COMPACT AS WELL AS STANDARD STALLS. A 12" WIDTH INCREASE PER CODE FOR STALLS NEXT TO WALLS IS PROVIDED.

STANDARD STALL DIMENSIONS ARE 8'-6"X18' AND 9'-6"X18' WHEN NEXT TO A COLUMN.

NOTES

1. LEVEL 1 OF THE PARKING STRUCTURE IS NOT CLASSIFIED AS UNDERGROUND. IT IS POSITIONED AT A LOWER ELEVATION BUT REMAINS AT GRADE, ALIGNING WITH THE FINISHED GRADE OF RESIDENTIAL LEVEL 1
2. THE MOVE-IN ROOM IS A LOADING AREA FOR RESIDENTS TO MOVE-IN AND OUT OF LCSI. THIS SPACE IS INTENDED TO BE USED BY SCHEDULE APPOINTMENTS ONLY.



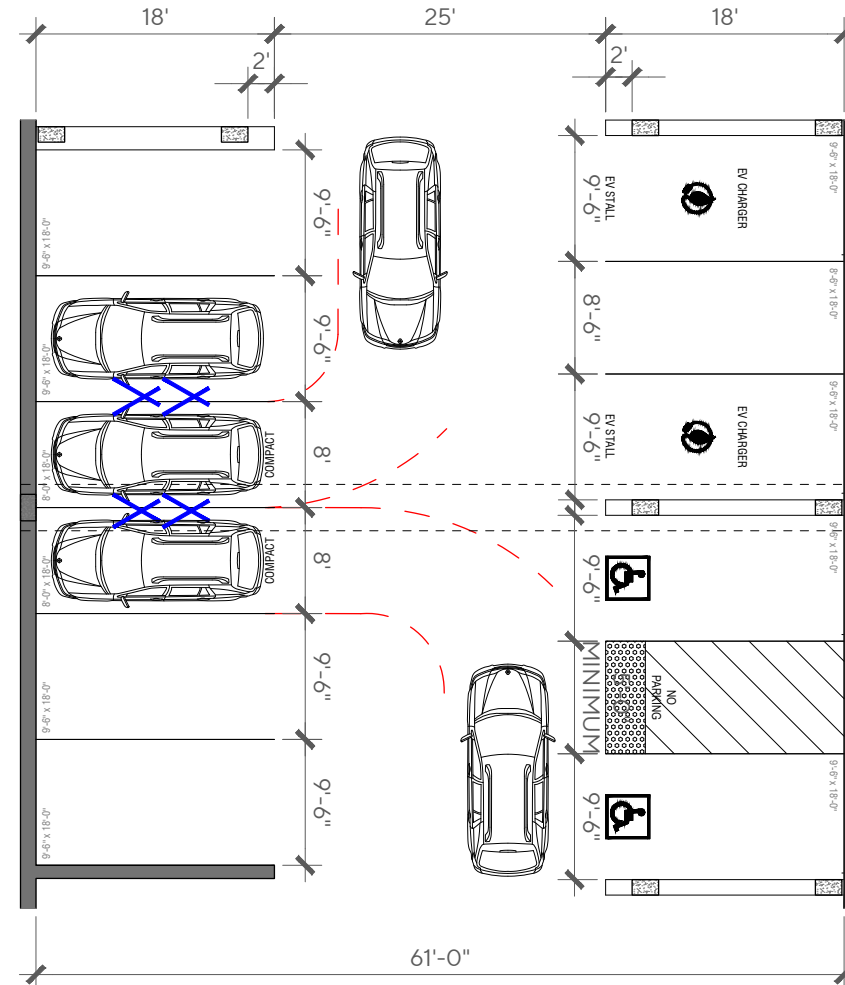
LEGEND

- AMENITIES
- RESIDENTIAL
- PARKING

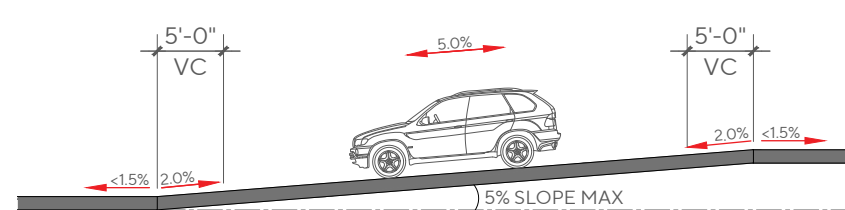
250' FREEWAY SETBACK

PHASING LINE

PARKING DIMENSIONS



PARKING RAMP SECTION



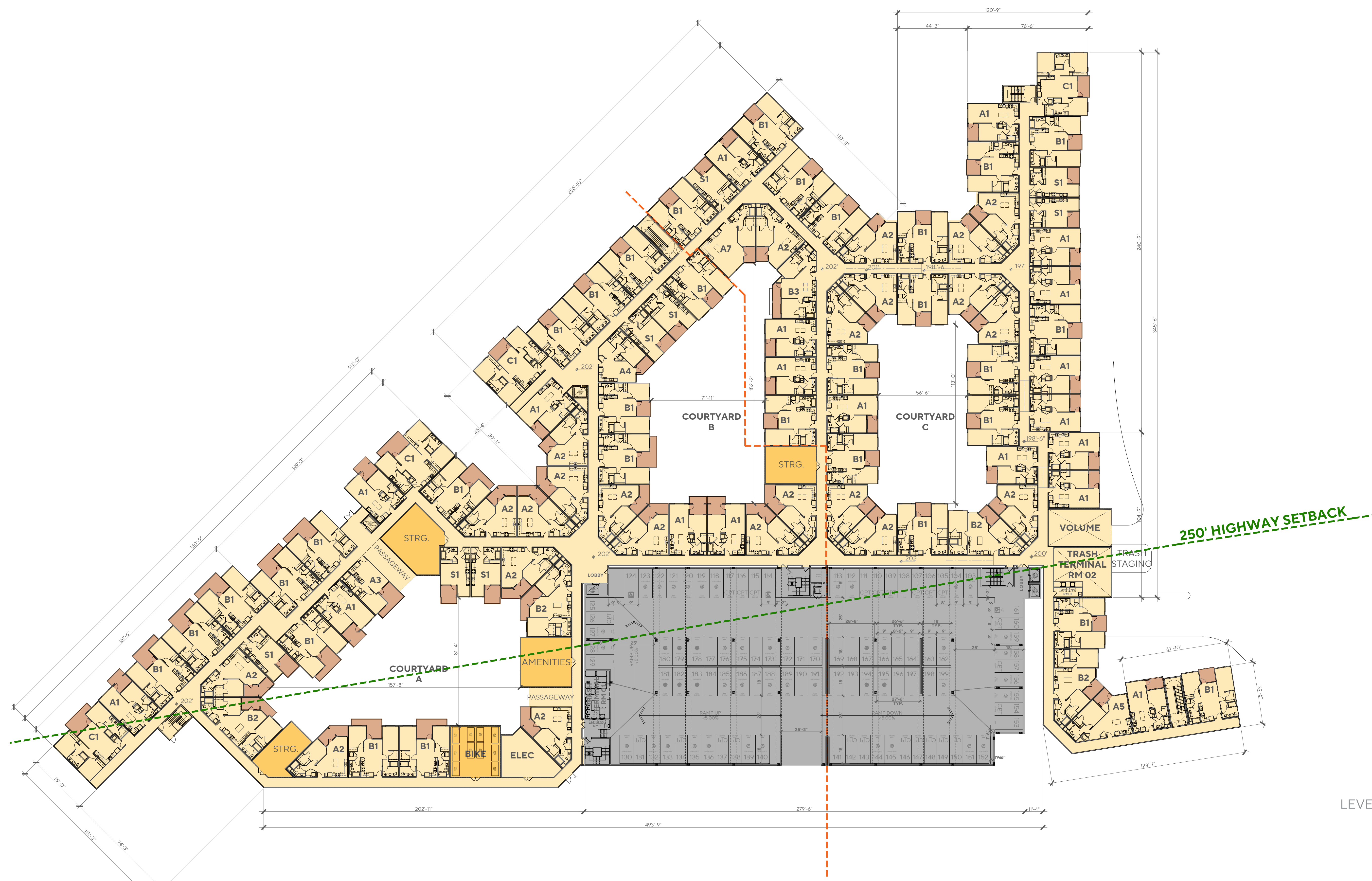
PARKING DESIGN STANDARDS

THE PROVIDED STALLS COMPLY WITH THE SBMC REGARDING STALL AND DRIVE AISLE DIMENSIONS FOR COMPACT AS WELL AS STANDARD STALLS. A 12" WIDTH INCREASE PER CODE FOR STALLS NEXT TO WALLS IS PROVIDED.

COMPACT STALLS DIMENSIONS ARE 8'X18'

STANDARD STALL DIMENSIONS ARE 8'-6"X18' AND 9'-6"X18' WHEN NEXT TO A COLUMN.

EV PARKING - EV EQUIPMENT WILL NOT ENCROACH INTO THE REQUIRED PARKING DIMENSIONS.



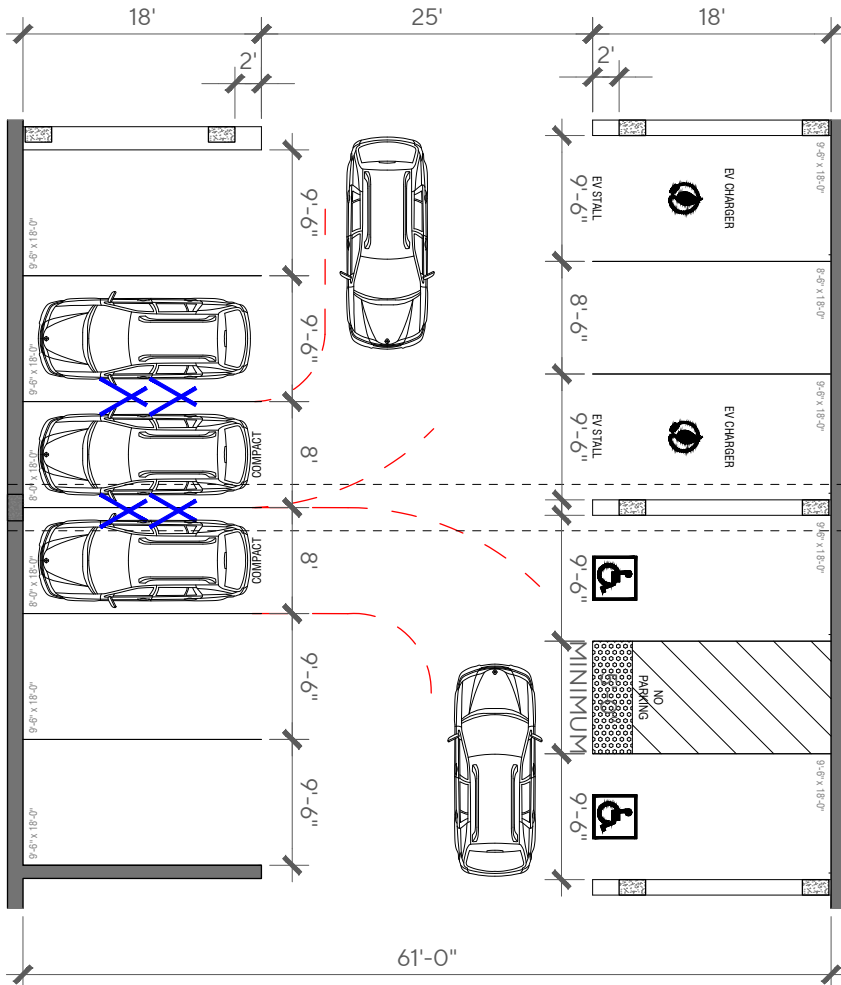
LEGEND

- AMENITIES
- RESIDENTIAL
- PARKING

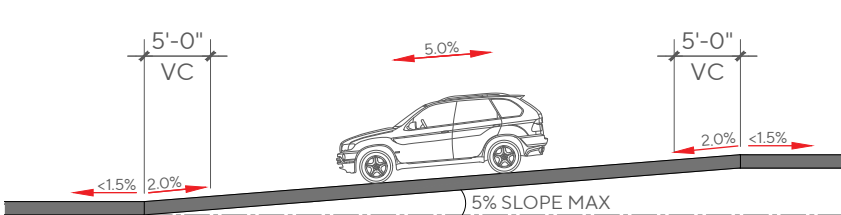
250' FREEWAY SETBACK

PHASING LINE

PARKING DIMENSIONS



PARKING RAMP SECTION



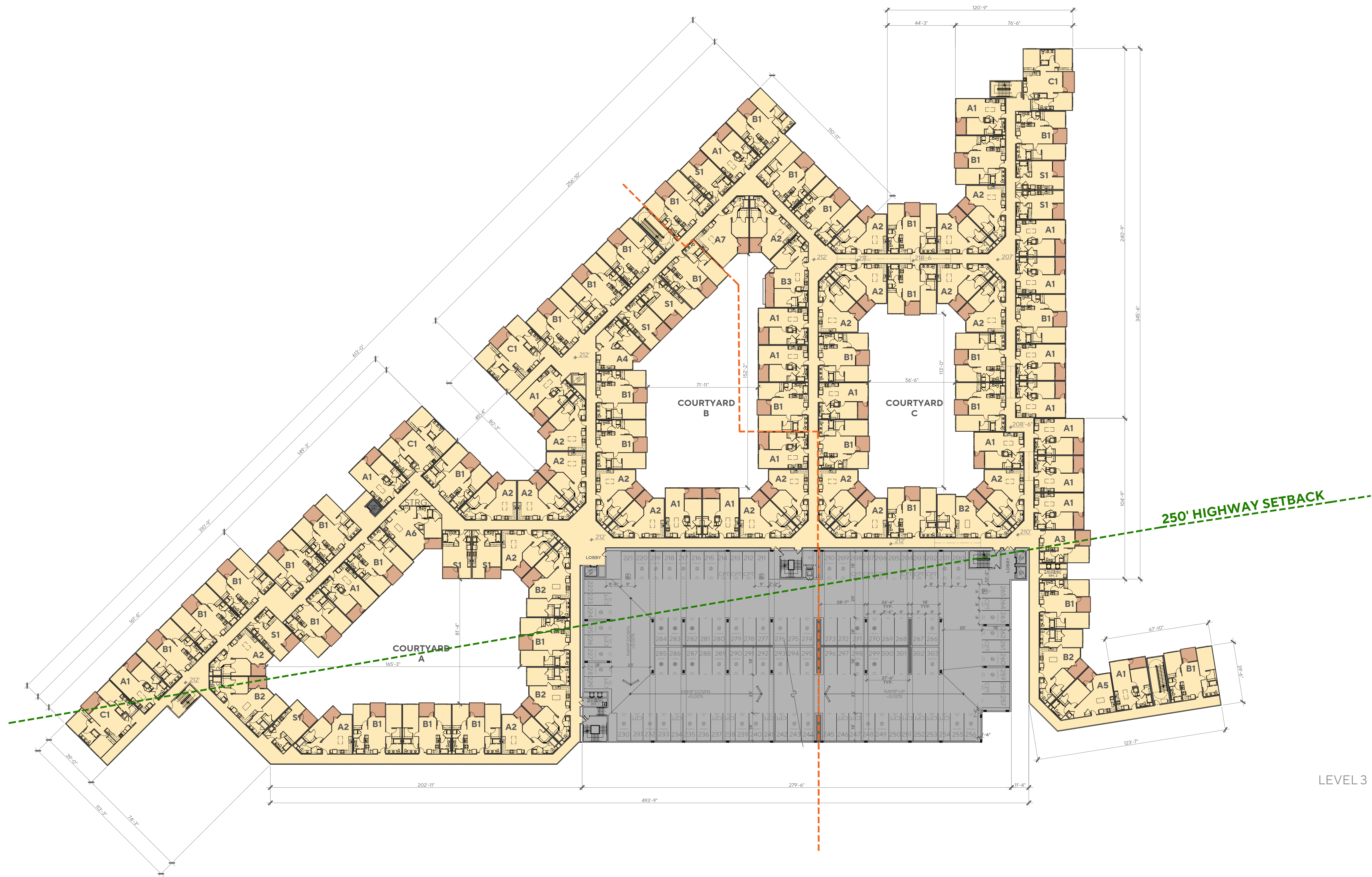
PARKING DESIGN STANDARDS

THE PROVIDED STALLS COMPLY WITH THE SBMC REGARDING STALL AND DRIVE AISLE DIMENSIONS FOR COMPACT AS WELL AS STANDARD STALLS. A 12" WIDTH INCREASE PER CODE FOR STALLS NEXT TO WALLS IS PROVIDED.

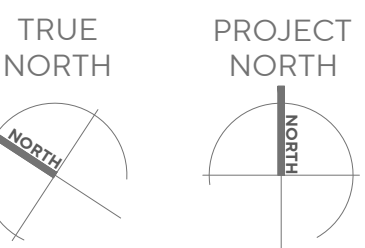
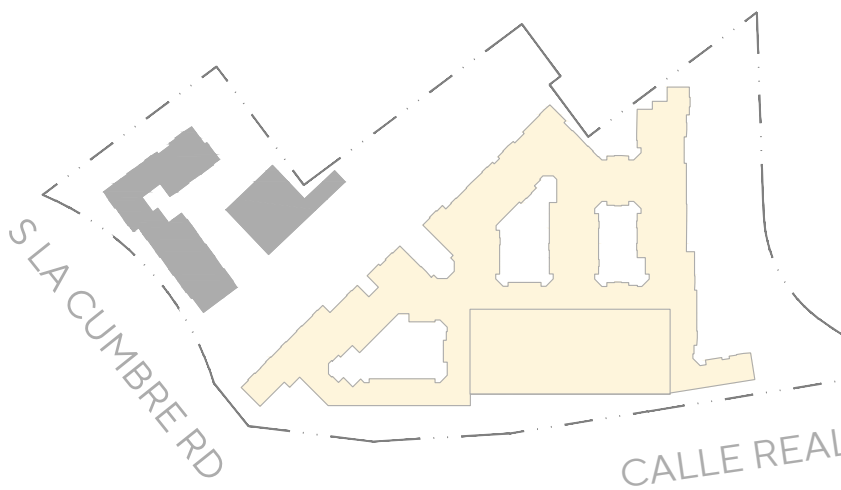
COMPACT STALLS DIMENSIONS ARE 8'X18'

STANDARD STALL DIMENSIONS ARE 8'-6"X18' AND 9'-6"X18' WHEN NEXT TO A COLUMN.

EV PARKING - EV EQUIPMENT WILL NOT ENCR OACH INTO THE REQUIRED PARKING DIMENSIONS.



LEVEL 3



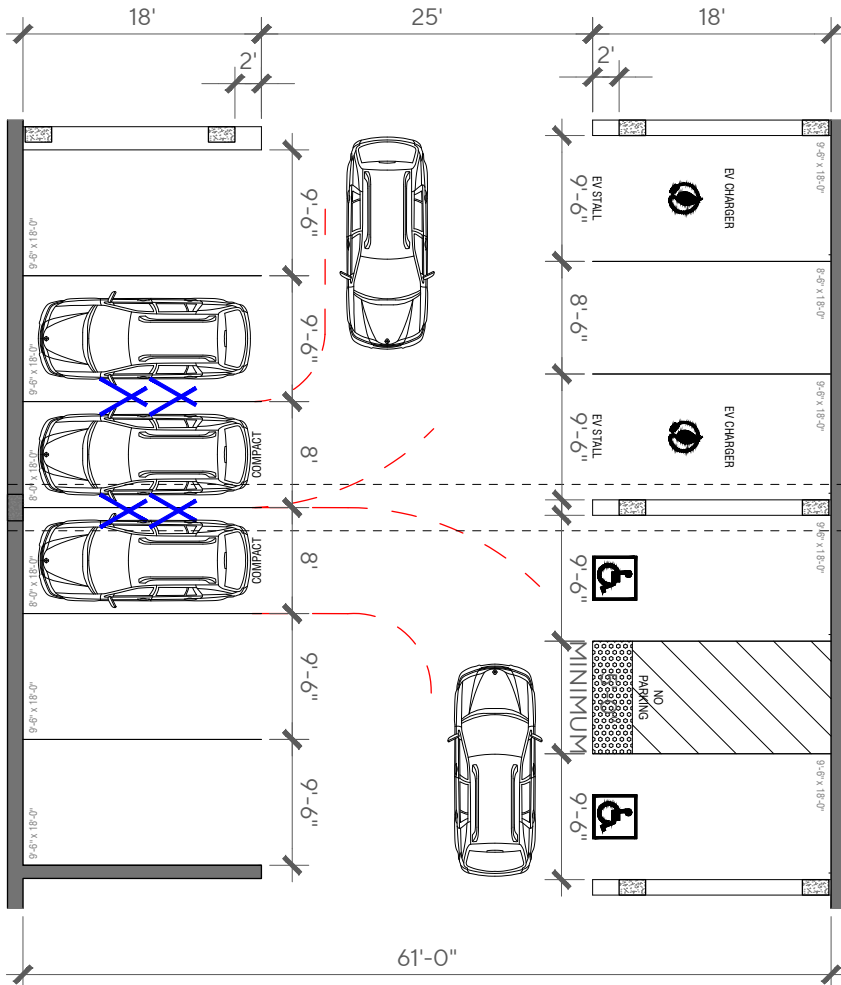
LEGEND

- AMENITIES
- RESIDENTIAL
- PARKING

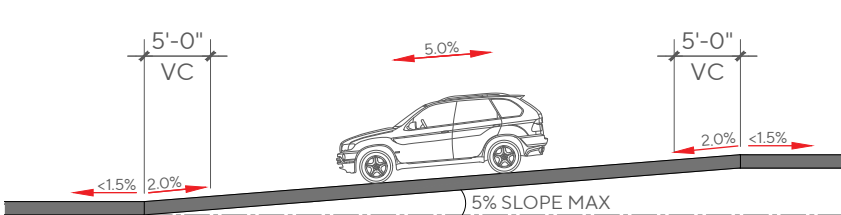
250' FREEWAY SETBACK

PHASING LINE

PARKING DIMENSIONS



PARKING RAMP SECTION



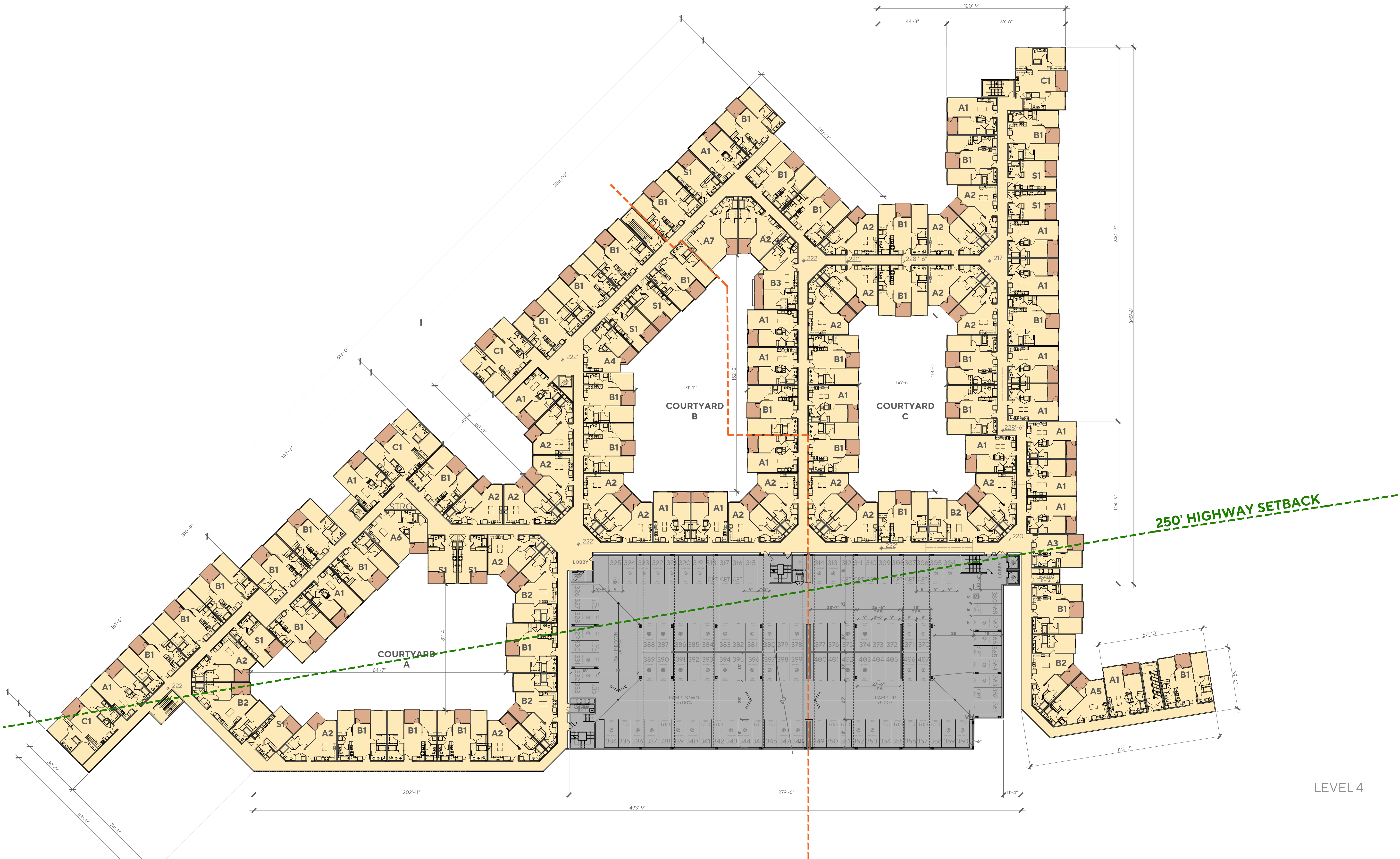
PARKING DESIGN STANDARDS

THE PROVIDED STALLS COMPLY WITH THE SBMC REGARDING STALL AND DRIVE AISLE DIMENSIONS FOR COMPACT AS WELL AS STANDARD STALLS. A 12" WIDTH INCREASE PER CODE FOR STALLS NEXT TO WALLS IS PROVIDED.

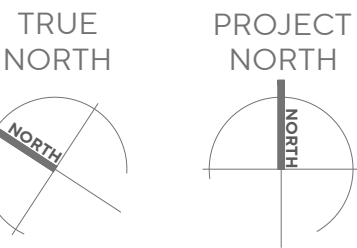
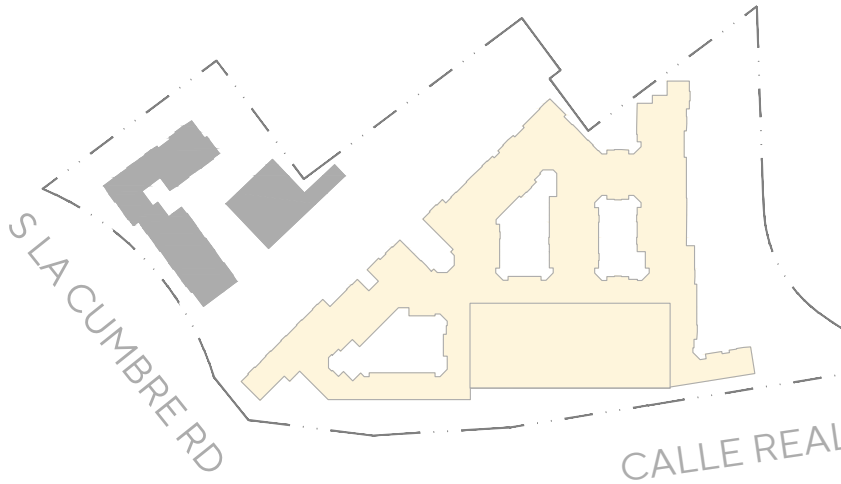
COMPACT STALLS DIMENSIONS ARE 8'X18'

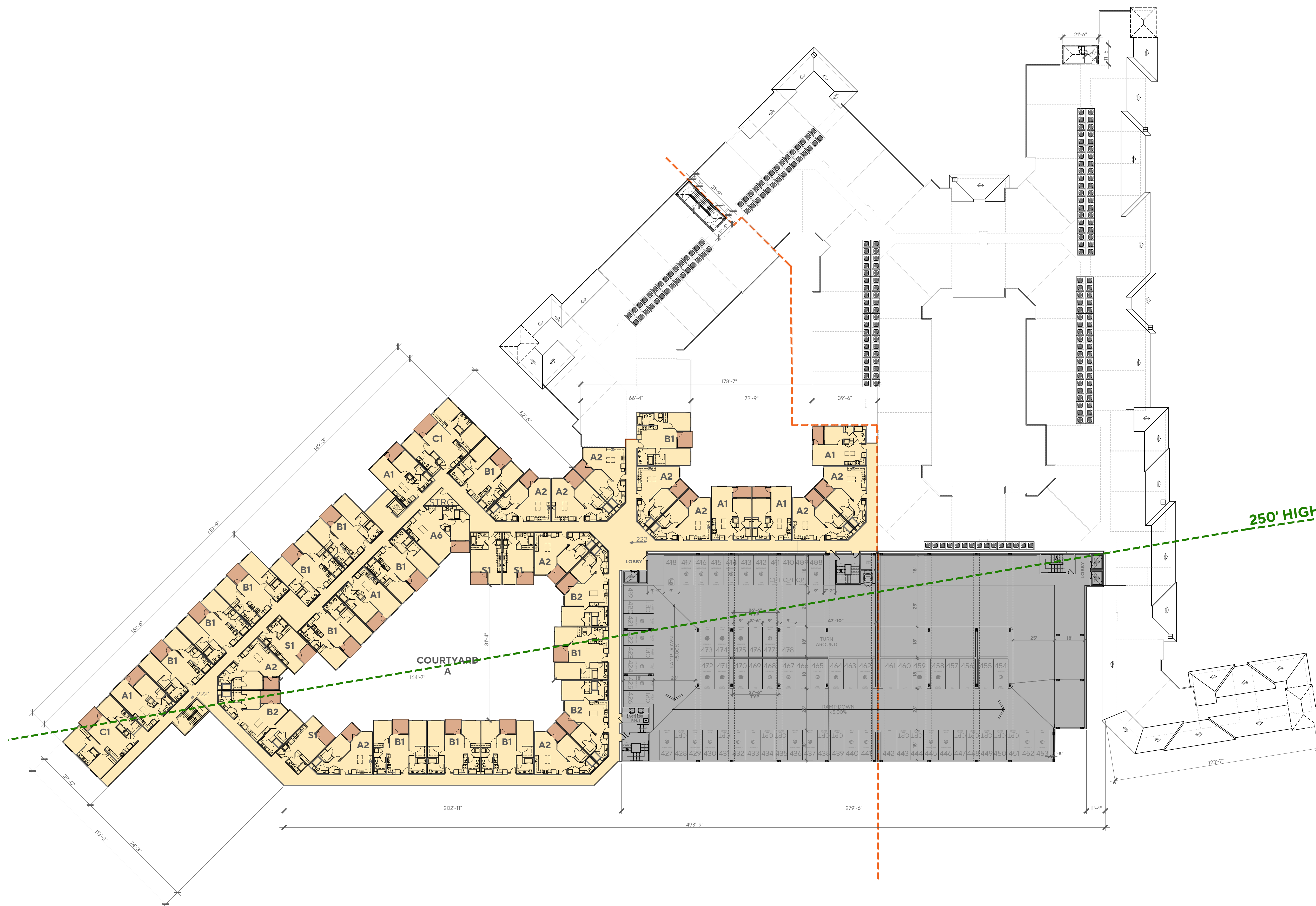
STANDARD STALL DIMENSIONS ARE 8'-6"X18' AND 9'-6"X18' WHEN NEXT TO A COLUMN.

EV PARKING - EV EQUIPMENT WILL NOT ENCR OACH INTO THE REQUIRED PARKING DIMENSIONS.



LEVEL 4

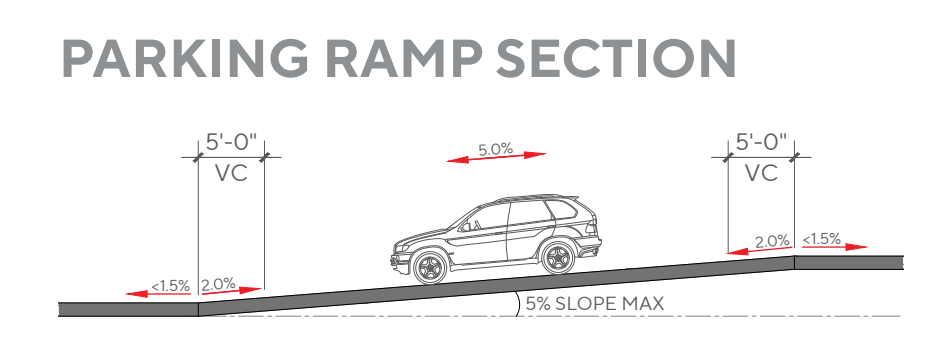
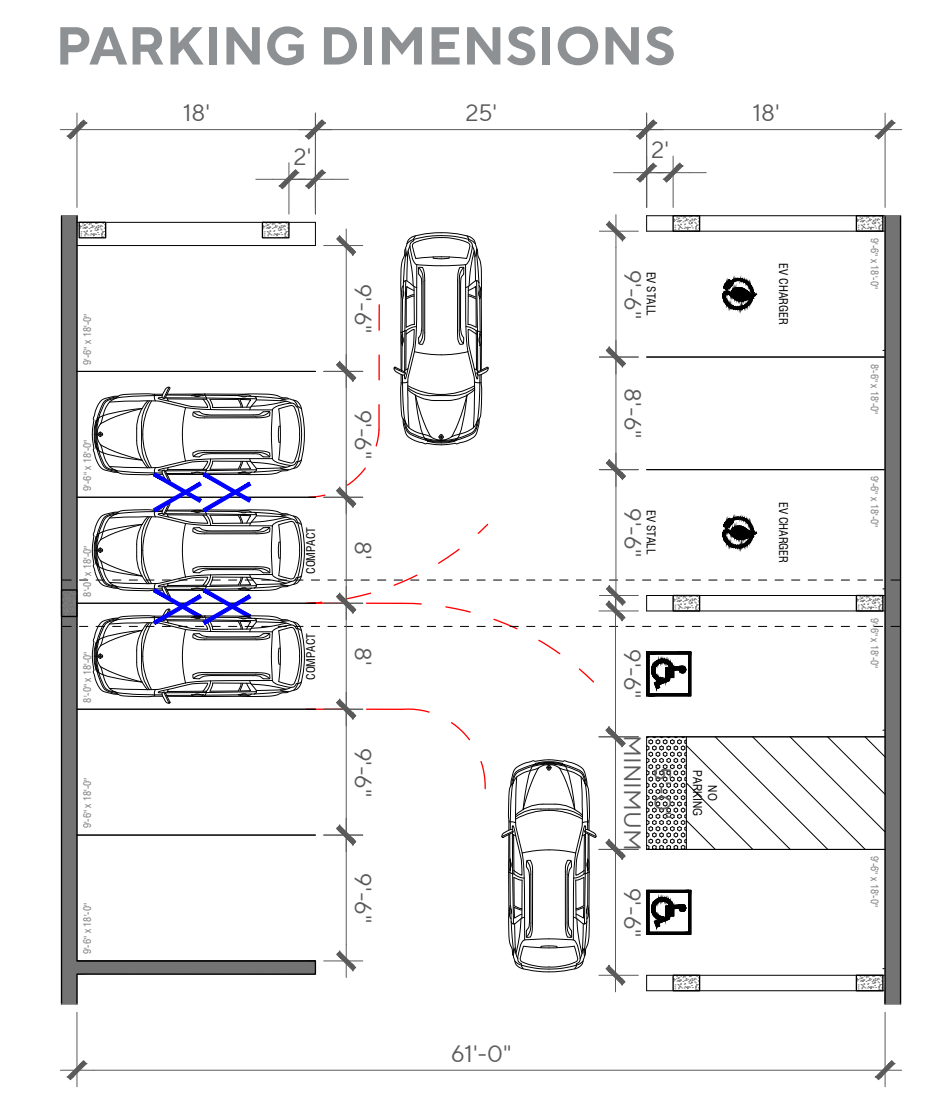




LEVEL 5

LEGEND

- AMENITIES
- RESIDENTIAL
- PARKING
- PROPOSED TOWER ELEMENTS
- MECHANICAL UNIT
- 250' FREEWAY SETBACK
- PHASING LINE



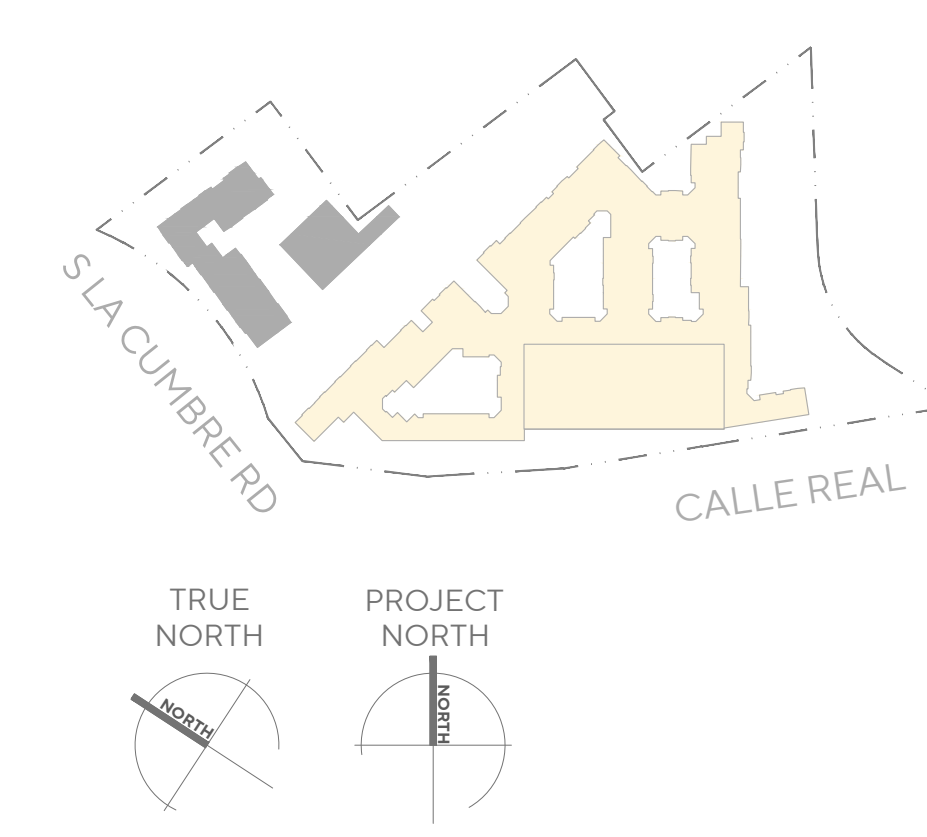
PARKING DESIGN STANDARDS

THE PROVIDED STALLS COMPLY WITH THE SBMC REGARDING STALL AND DRIVE AISLE DIMENSIONS FOR COMPACT AS WELL AS STANDARD STALLS. A 12" WIDTH INCREASE PER CODE FOR STALLS NEXT TO WALLS IS PROVIDED.

COMPACT STALLS DIMENSIONS ARE 8'X18'

STANDARD STALL DIMENSIONS ARE 8'-6"X18' AND 9'-6"X18' WHEN NEXT TO A COLUMN.

EV PARKING - EV EQUIPMENT WILL NOT ENCRATCH INTO THE REQUIRED PARKING DIMENSIONS.





MATERIALS



1. STUCCO - SAND FINISH



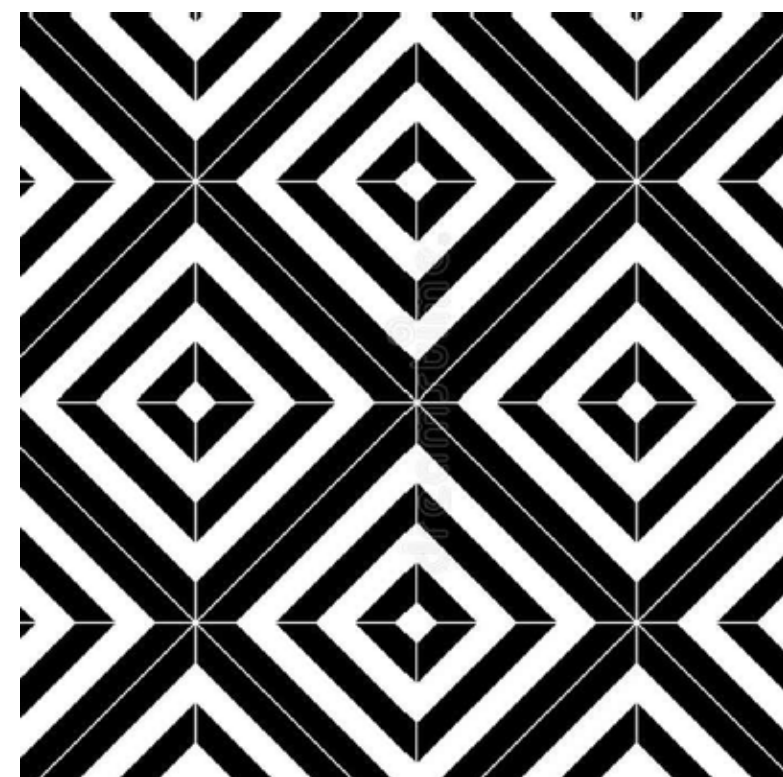
2. CONCRETE TILE
ROOF



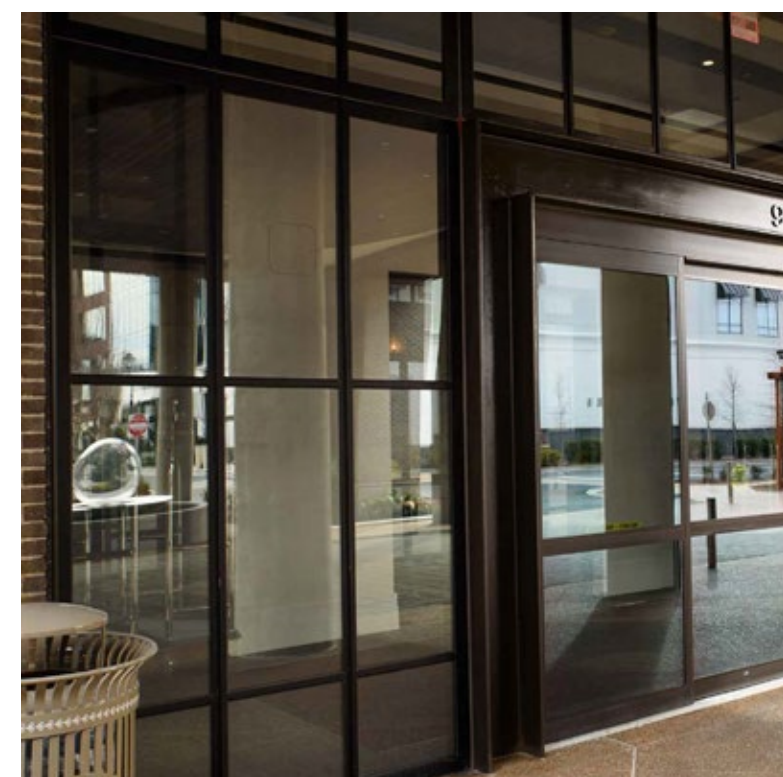
3. VINYL WINDOWS -
BLACK OR EQUAL



4. METAL RAILING
BLACK OR EQUAL



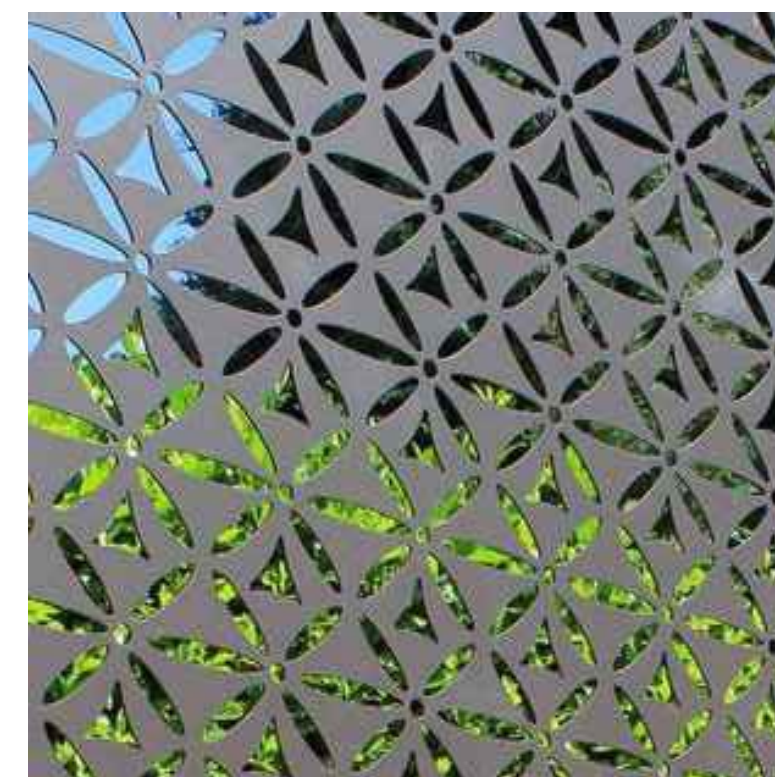
5. DECORATIVE TILE



6. ALUMINUM
STOREFRONT

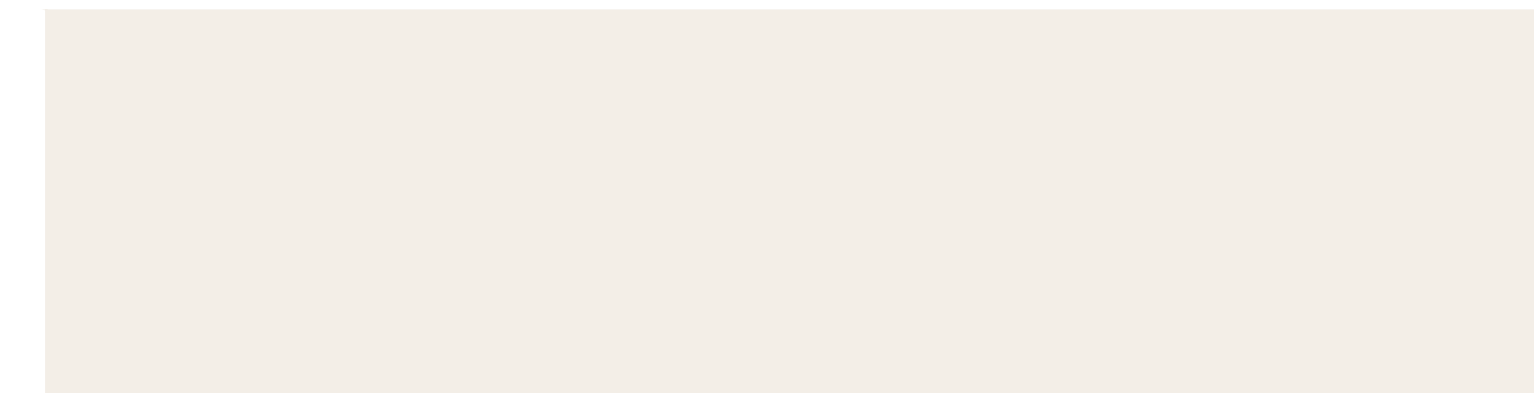


7. METAL AWNING



8. METAL SCREEN
BLACK OR EQUAL

COLORS - SHERWIN WILLIAMS



A. SW 7100 ARCADE WHITE OR SIMILAR



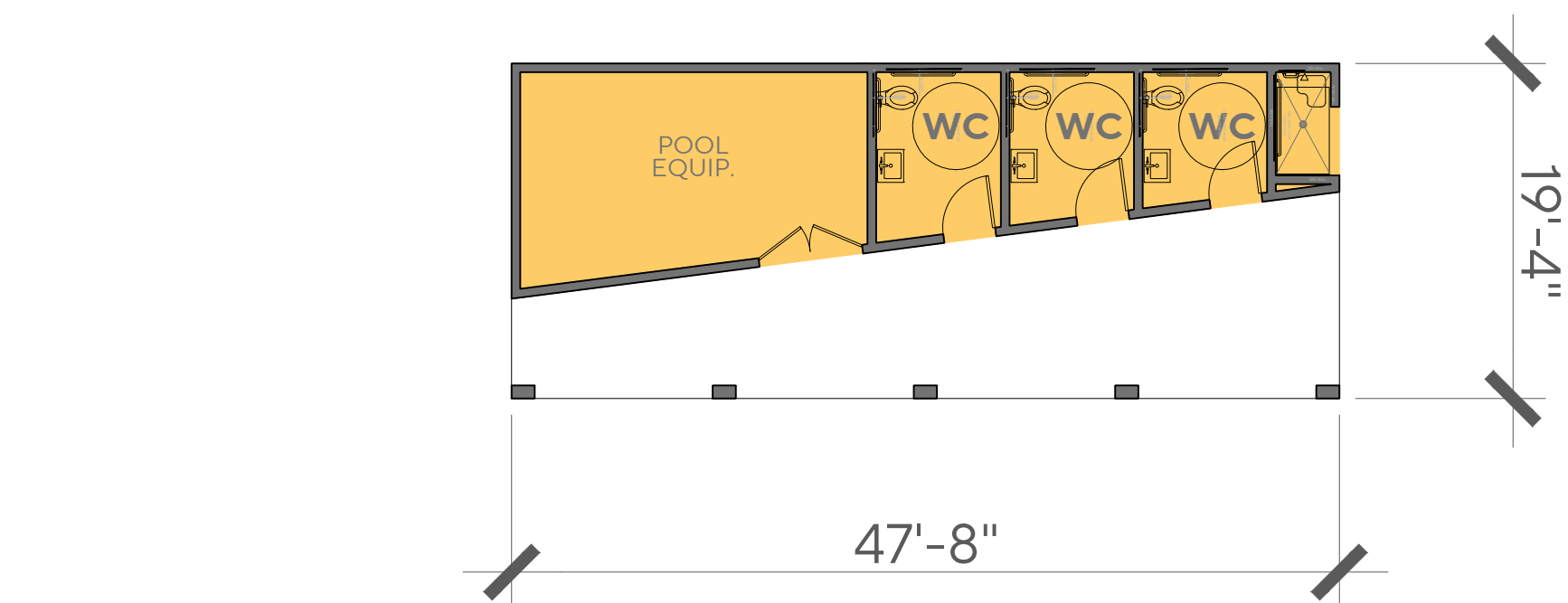
B. SW 7022 ALPACA OR SIMILAR



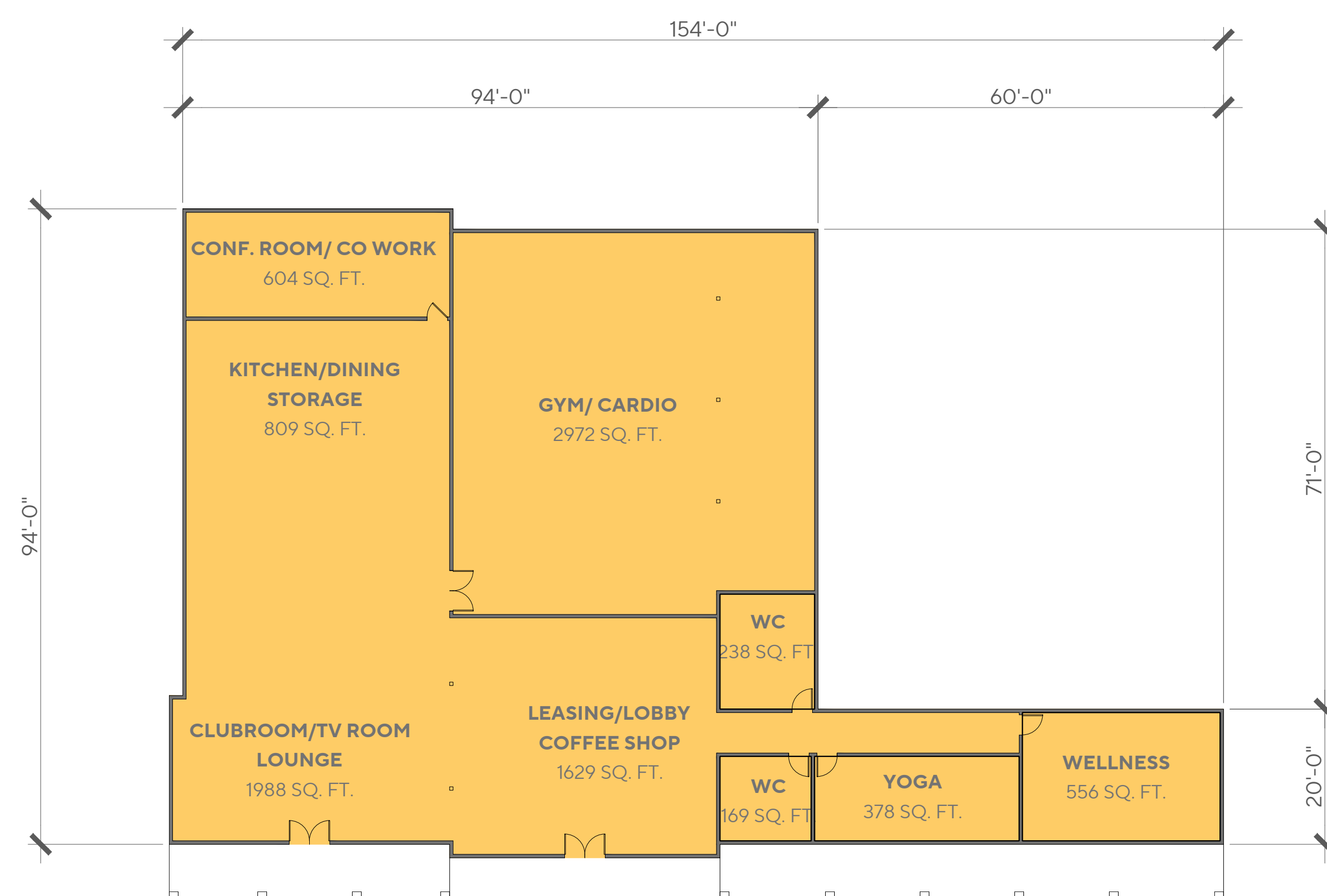
C. SW 9168 ELEPHANT EAR OR SIMILAR



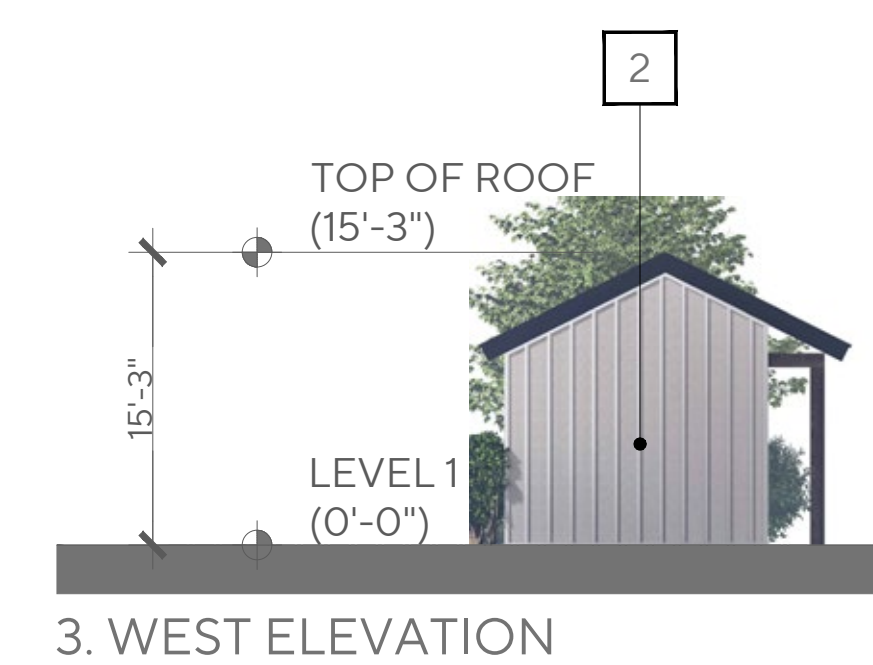
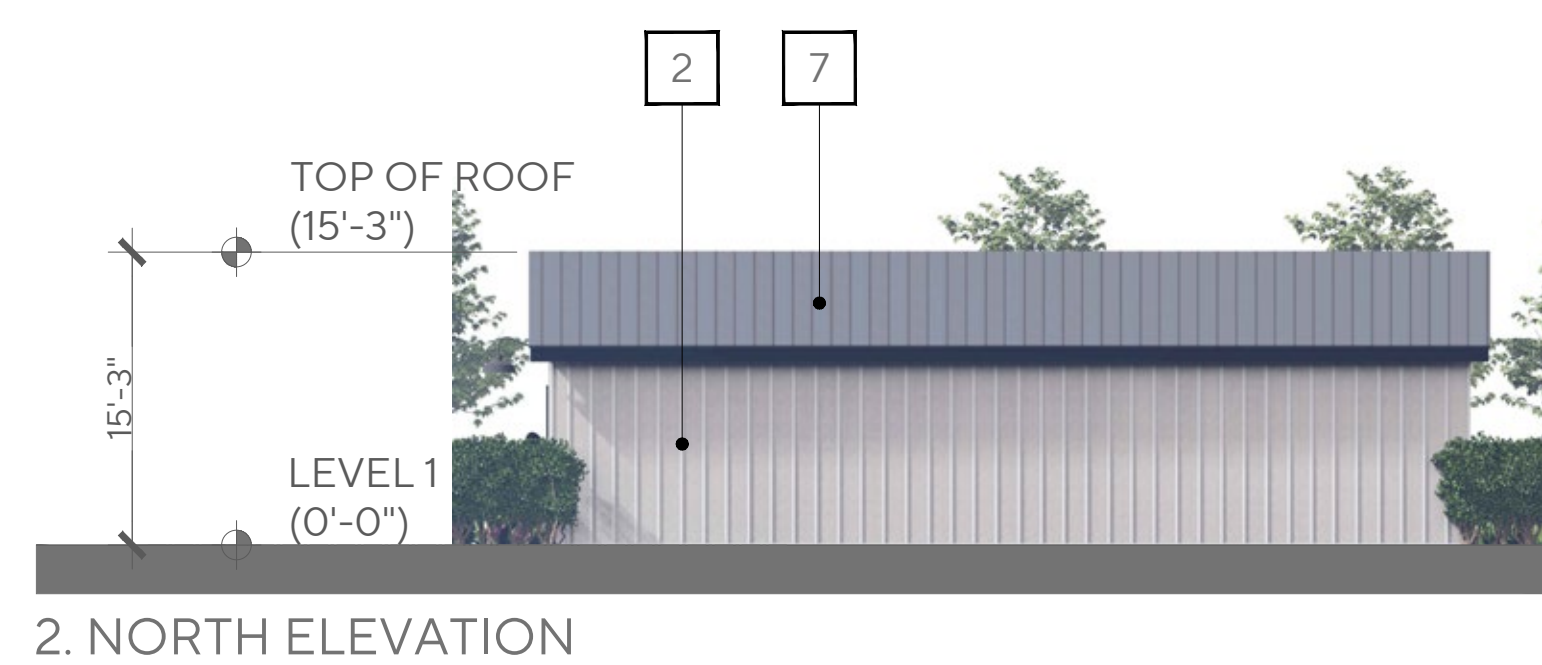
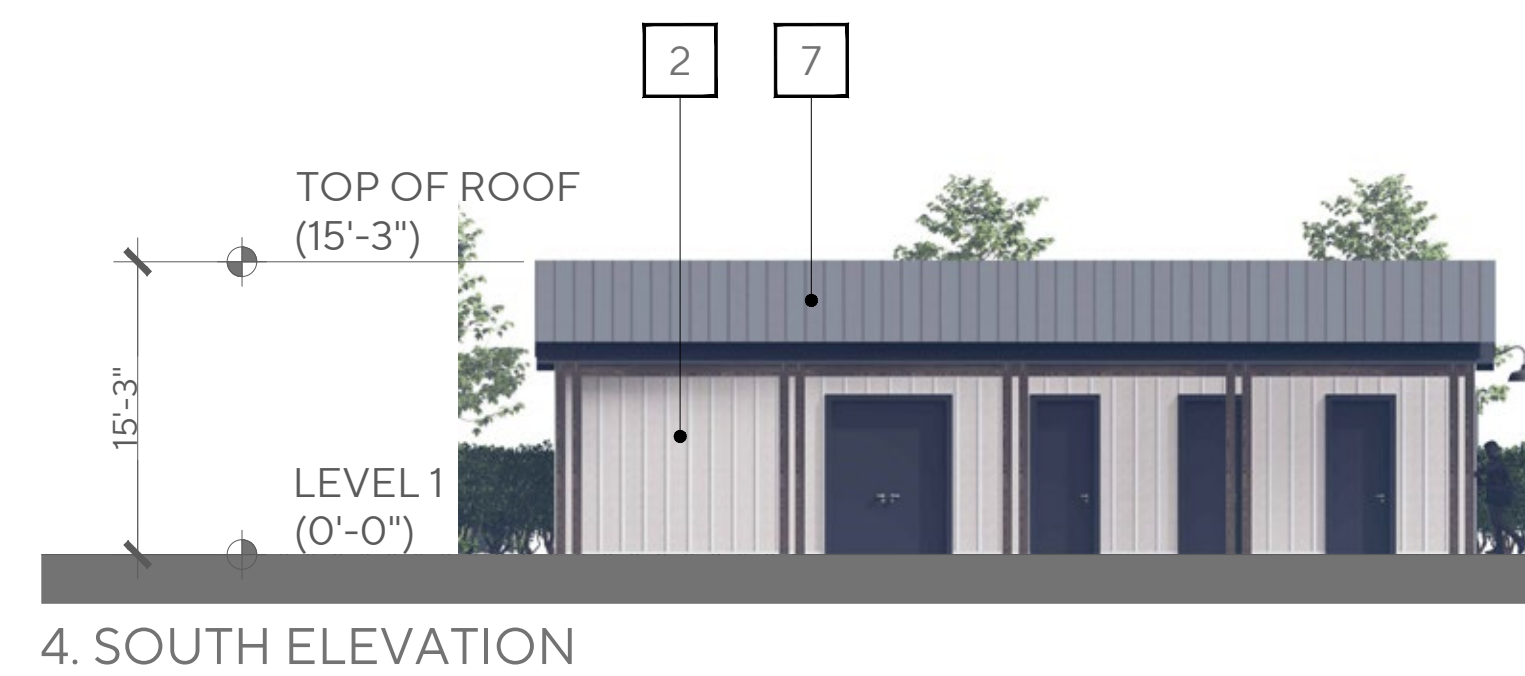
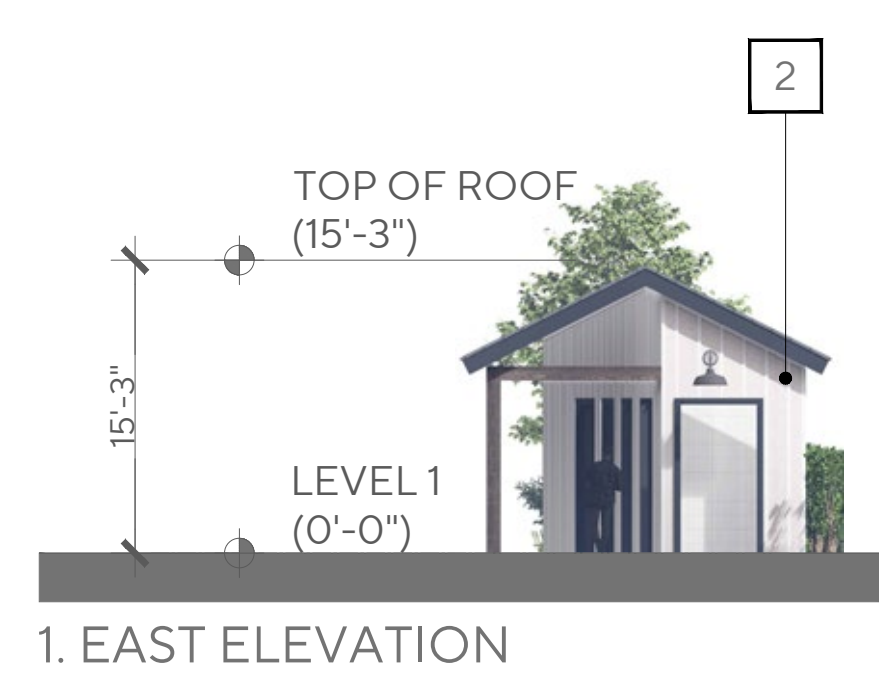
D. SW 6258 TRICORN BLACK OR SIMILAR



POOL HOUSE BUILDING
0' 10' 20' 30' 40' 1" = 10'



AMENITY BUILDING
0' 16' 32' 48' 64' 1" = 16'



LEGEND

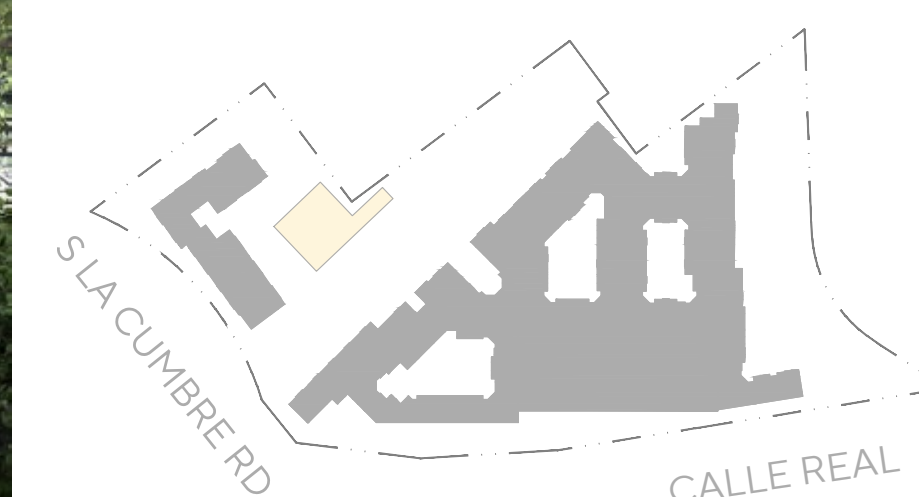
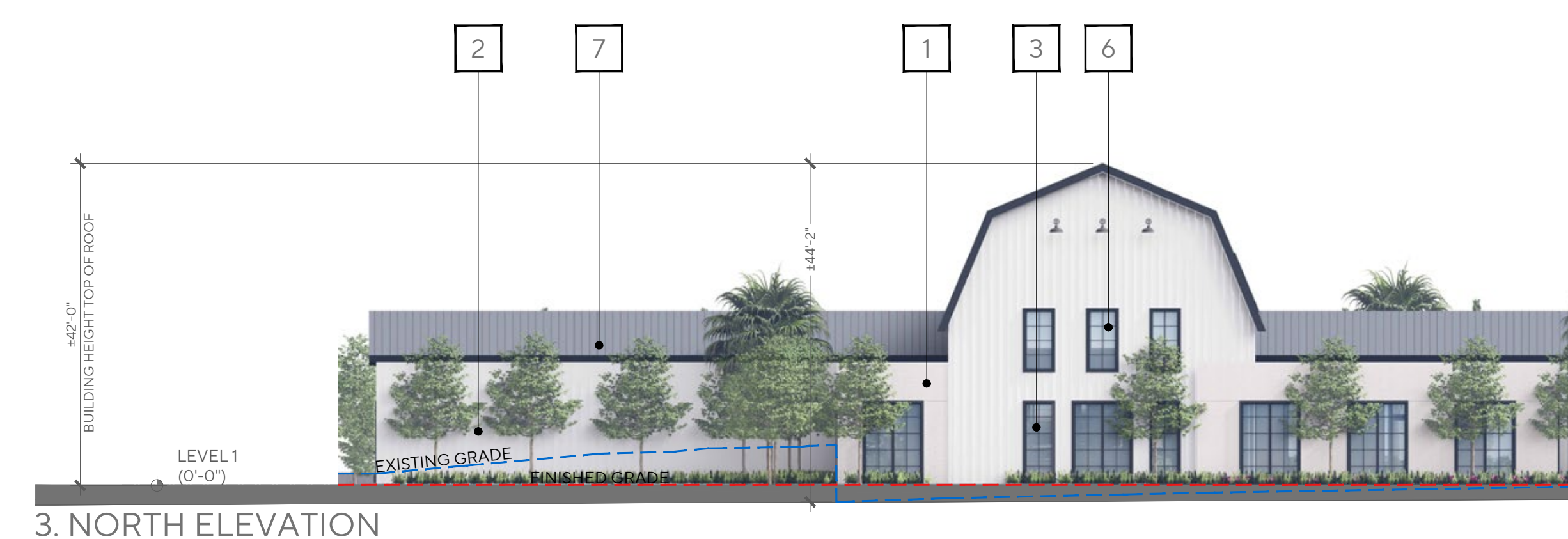
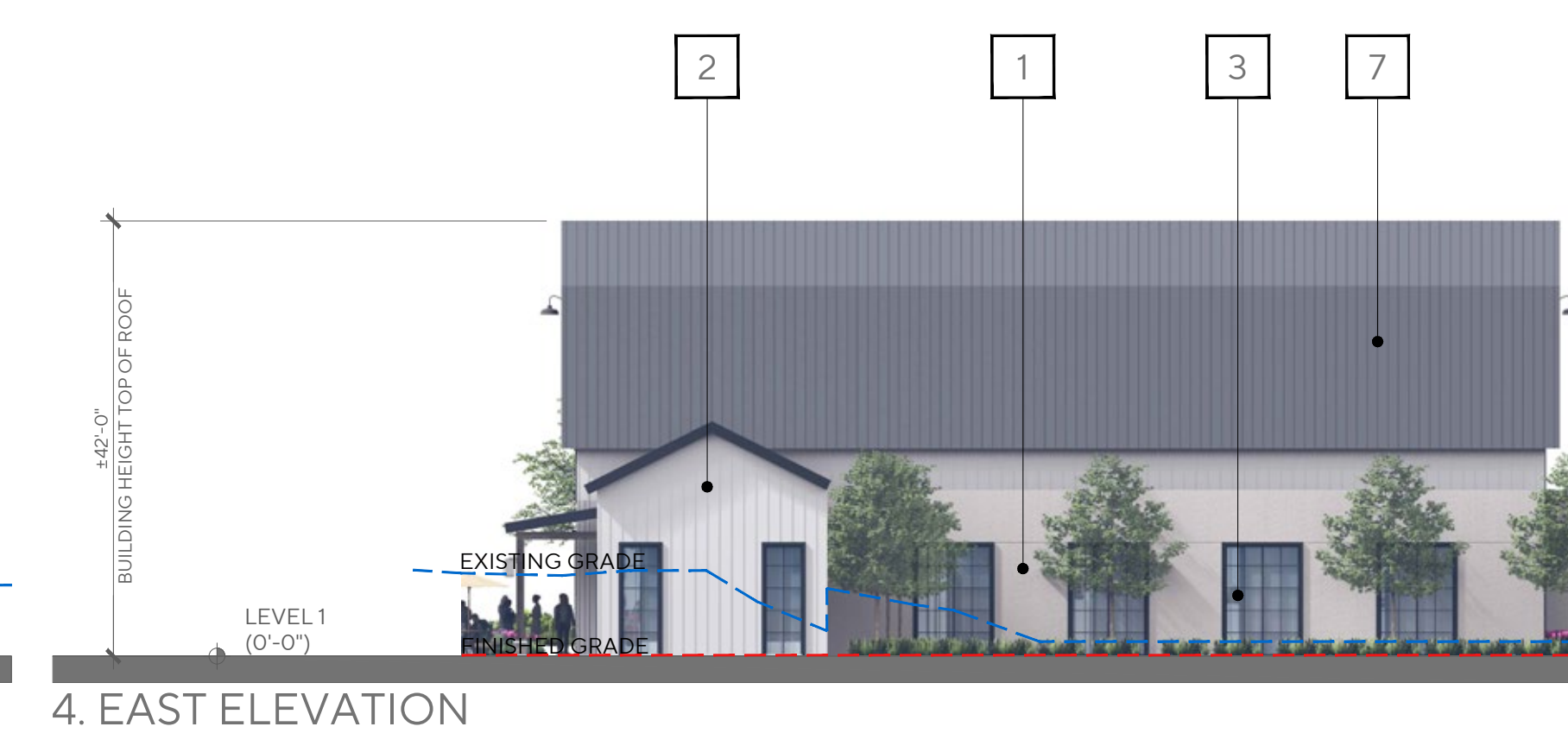
AMENITIES

- 1 STUCCO
- 2 BOARD AND BATTEN SIDING
- 3 ALUMINUM STOREFRONT
- 4 METAL AWNING
- 5 BARN DOORS
- 6 VINYL WINDOWS AND DOORS
- 7 METAL ROOF

EXISTING GRADE LINE
FINISHED GRADE LINE

NOTES

1. ALL AMENITIES PROVIDED AT LC SH ARE FOR RESIDENTS USE ONLY.



AMENITY BUILDING

POOL HOUSE BUILDING

POOL HOUSE BUILDING

KENNEDY WILSON

LA CUMBRE SOUTH HOMES

SANTA BARBARA, CA

PLAN, ELEVATIONS & 3D RENDERING -
AMENITY BLDG & POOL HOUSE

AO

A43

JOB NO. 2024-692
DATE 10-23-2025



MATERIALS



1. BOARD AND BATTEN SIDING



2. STUCCO - SAND FINISH



3. VINYL WINDOWS - INTEGRAL COLOR



4. ALUMINUM STOREFRONT

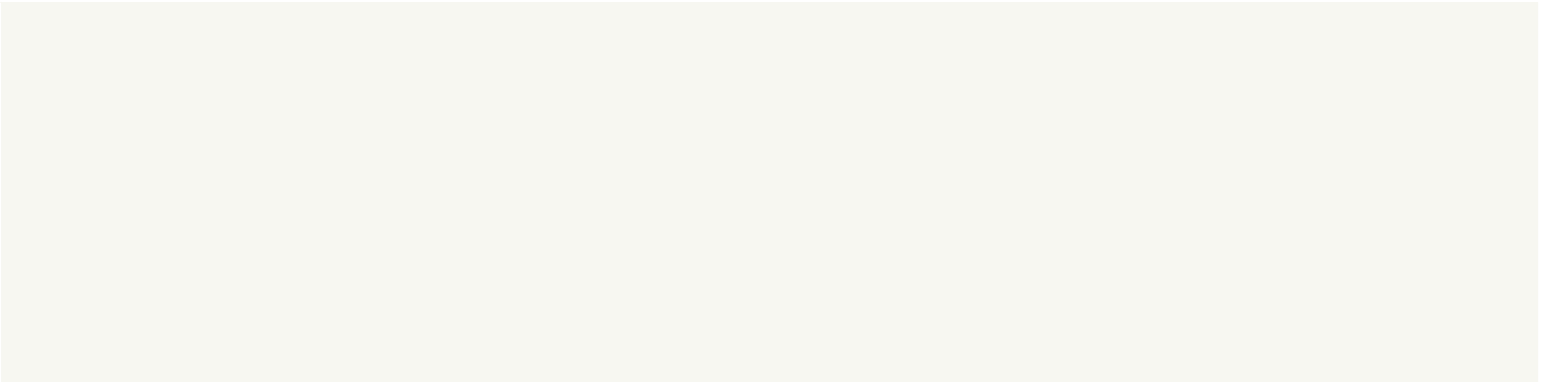


5. BARN DOORS



6. STANDING SEAM ROOF

COLORS - SHERWIN WILLIAMS



A. SW 7757 HIGH REFLECTIVE WHITE OR SIMILAR



B. SW 3532 HILL COUNTRY STAIN OR SIMILAR