



La Cumbre South Homes (LCSH) is a place-making project—one that reimagines a highly visible but underutilized commercial parcel as a vibrant residential neighborhood with enduring architectural character and a rich public realm. By prioritizing thoughtful design, meaningful open space, and architectural authenticity, **LCSH** honors the values of the Santa Barbara community while providing much-needed housing in a setting that is beautiful, functional, and distinctly local.

La Cumbre South Homes (LCSH) is a thoughtfully conceived residential community rooted in the timeless elegance of Santa Barbara’s Spanish Colonial Revival architecture. Located on a portion of La Cumbre Plaza, **LCSH** transforms a sea of underutilized asphalt into a walkable, garden-oriented neighborhood that reflects the city’s architectural identity, landscape heritage, and commitment to livability.

Drawing inspiration from the region’s historic hillside estates and coastal hotels, **LCSH** is organized around a sequence of richly landscaped courtyards and promenades that unify the development while offering residents and guests a serene, village-like experience. The architecture draws from the enduring language of Santa Barbara’s traditional forms—featuring recessed windows, smooth stucco walls, articulated massing, red tile-inspired roofs, wrought iron detailing, and shaded arcades that reflect the craftsmanship and proportions of the city’s most beloved landmarks.

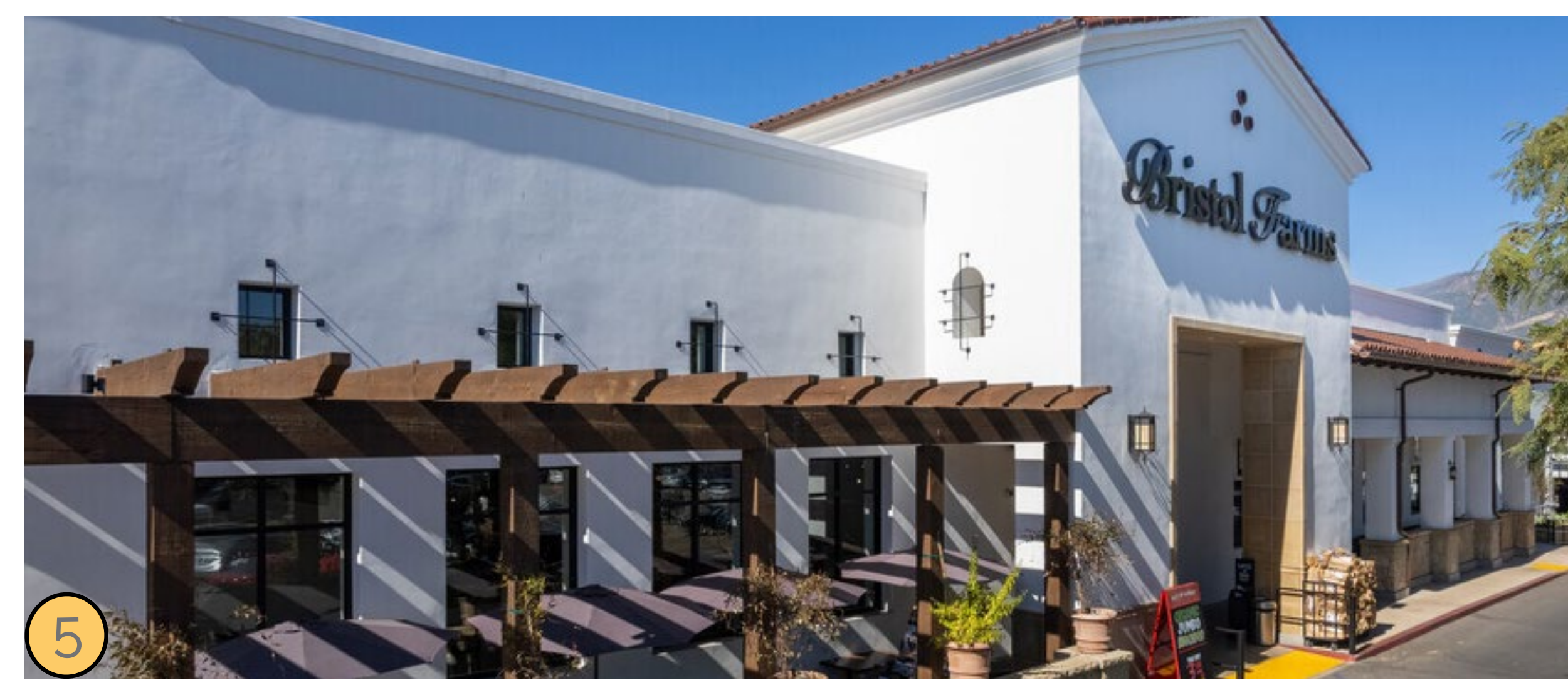
At the heart of **LCSH** is a celebrated sense of arrival defined by a formal motor court and plaza. This space connects directly to a central open space corridor—a landscaped promenade that forms the social and visual backbone of the development. Along this axis, residents encounter a sequence of outdoor amenities including a terraced event lawn, a multi-pool recreational deck, shaded gathering areas, and a sand volleyball court, all thoughtfully buffered from adjacent uses through planting and trellised screening. These amenities are not only functionally rich but designed to foster casual interaction, wellness, and a shared sense of community. The promenade culminates in a visual and pedestrian connection to the existing retail paseos of La Cumbre Plaza, providing convenient access to shops, services, and dining.

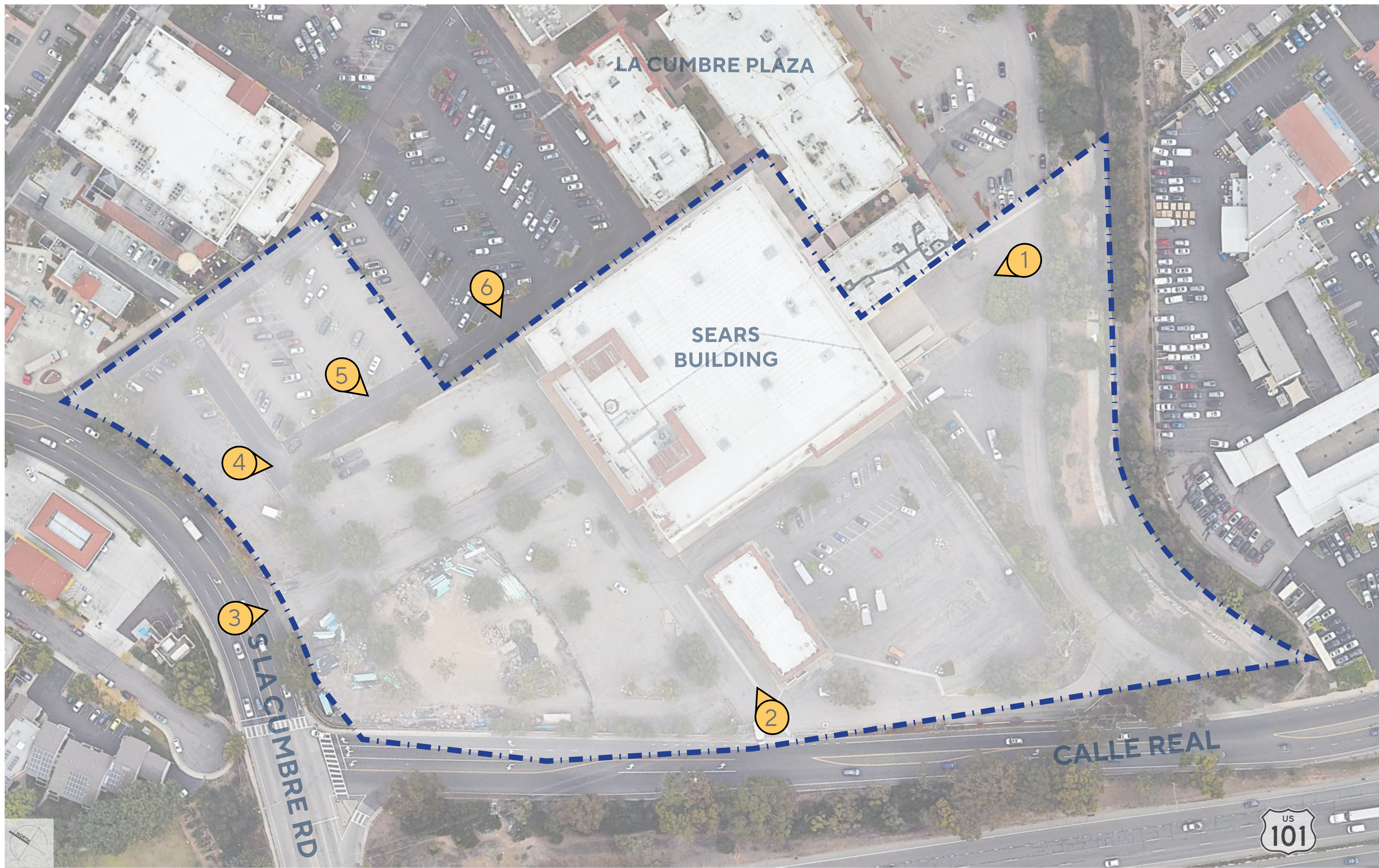
The residential buildings themselves are shaped to form a series of internal garden courtyards—lush, enclosed spaces inspired by the courtyard housing tradition made popular in Southern California. These spaces are more than aesthetic features; they are active, livable landscapes that offer privacy, respite, and opportunities for gathering. Their scale and orientation promote a sense of community while providing a buffer from the broader urban context. Each courtyard is framed by residential units, shaded walkways, and layered planting, reinforcing a sense of enclosure and intimacy.

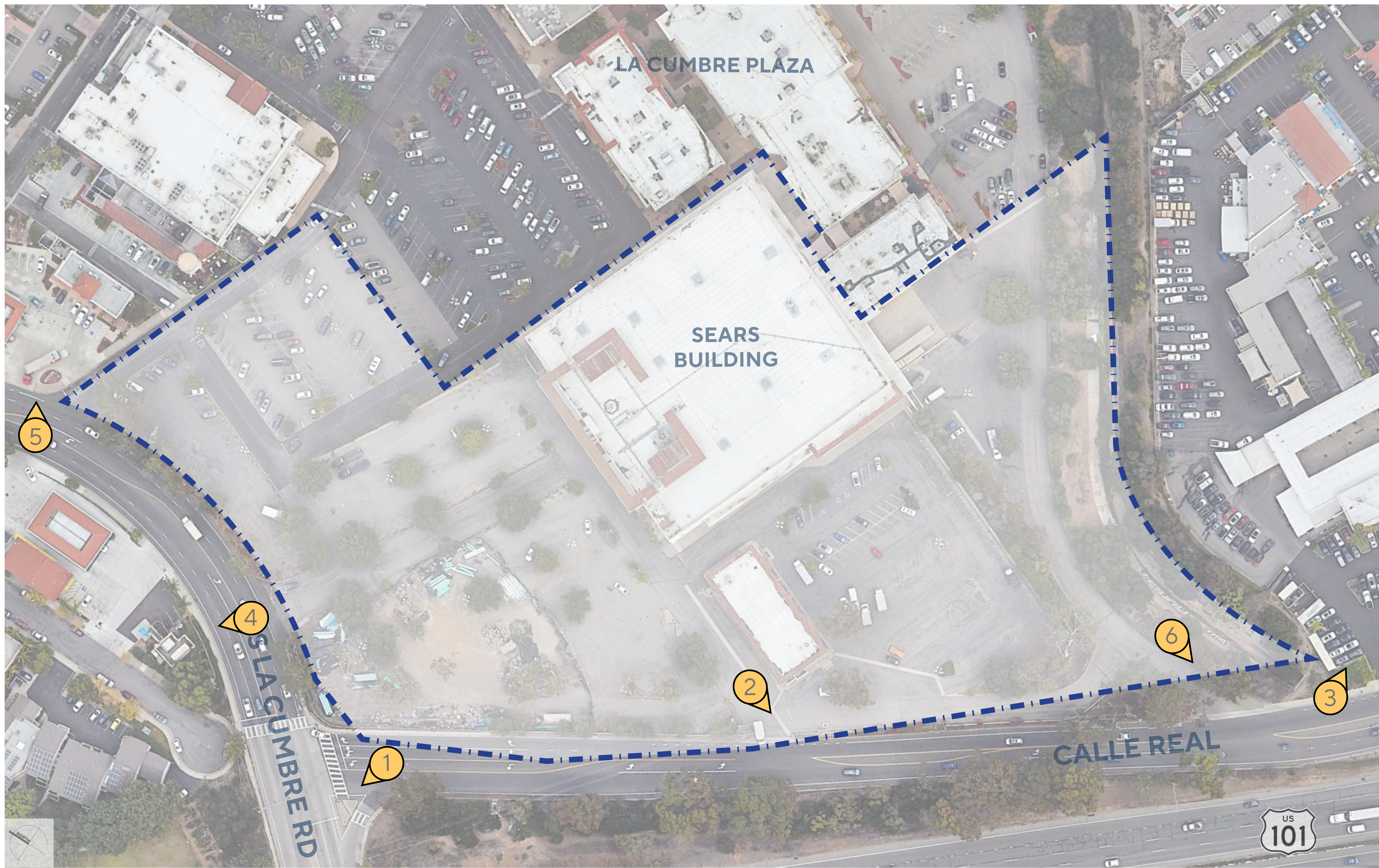
Along **LCSH** perimeter, great care has been taken to address its adjacency to Highway 101 and Calle Real. A deep, layered landscape buffer runs along Calle Real, filtering airborne particulates, reducing noise, and visually softening the building edges. This green edge draws from the garden apartment vernacular, helping the project blend into the broader neighborhood context. On the western edge, the existing service drive along Arroyo Burro Creek has been redesigned to maintain emergency access while accommodating a 12-foot multi-use path that enhances pedestrian and bicycle circulation. This path not only connects LCSH to the surrounding neighborhood but also opens access to enhanced riparian landscapes, creating a valuable interface between urban development and natural habitat.

Sustainability is embedded throughout the project. **LCSH** replaces over 140,000 square feet of existing commercial structures and surface parking with permeable surfaces, an expansive tree canopy, and drought-tolerant landscaping designed for long-term resilience. The landscape palette emphasizes native and climate-adapted species, selected for their seasonal interest, habitat value, and low maintenance needs. Stormwater is managed through integrated green infrastructure, while building design includes provisions for solar readiness, energy efficiency, and thoughtful screening of rooftop equipment. Rooflines are mansard in form where appropriate, helping to conceal equipment and reduce perceived massing while maintaining architectural integrity.

Ultimately, **LCSH** is a place-making project—one that reimagines a highly visible but underutilized commercial parcel as a vibrant residential neighborhood with enduring architectural character and a rich public realm. By prioritizing thoughtful design, meaningful open space, and architectural authenticity, **LCSH** honors the values of the Santa Barbara community while providing much-needed housing in a setting that is beautiful, functional, and distinctly local.







LA CUMBRE SOUTH HOMES

KENNEDY WILSON

SANTA BARBARA, CA

SURROUNDING CONTEXT



A07

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



















LA CUMBRE SOUTH HOMES

SANTA BARBARA, CA

CONCEPTUAL 3D RENDERING -
E. LA CUMBRE PLAZA LOOKING TO SITE