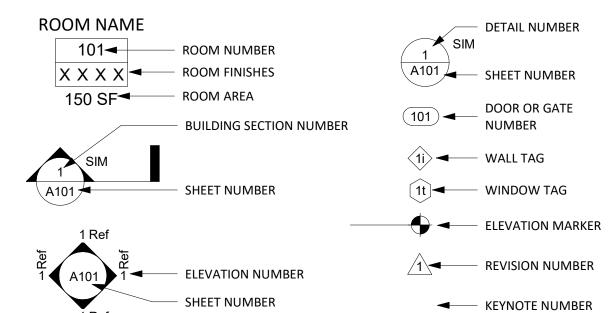
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SB330 PRE-APPLICATION

DRAWING INDEX - SB330 PRE-APP		
GENERAL		
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AP1.02	PROPOSED LEVEL 2 FLOOR PLAN	
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AP9.02	CAR, EV, BICYCLE PARKING, & STORAGE INFO	

GRAPHIC LEGEND



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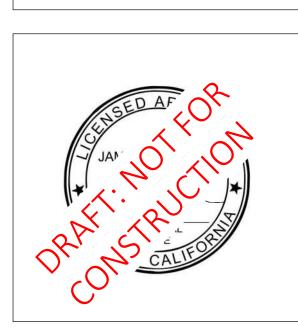
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NEW FMALI 831 ALMAR AVE SANTA CRUZ, CA 9506



02.15.202
03-051-07
23153
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N.T.S.

COVER SHEET INDEX

COASTAL ZONE NARRATIVE

THE LINE THAT DEFINES THE CITY'S COASTAL ZONE GENERALLY RUNS ALONG CENTER LINES OF ESTABLISHED CITY STREETS AS IT JOGS ACROSS SANTA CRUZ. OCCASIONALLY, AND FOR NO APPARENT REASON, IT VEERS DIRECTLY THROUGH VARIOUS PROPERTIES LARGE AND SMALL, EVEN THROUGH EXISTING BUILDINGS. 831 ALMAR IS ONE SUCH INSTANCE.

THIS ADMINISTRATIVE BOUNDARY LINE WAS DRAWN NEARLY FIFTY YEARS AGO, LONG BEFORE THE ADVENT OF THE CITY'S RAIL TRAIL, FOR INSTANCE, WHICH RUNS ALONG THE SOUTHERN BORDER OF 831 ALMAR. IN AN EFFORT TO RATIONALIZE THE PARTIAL INCLUSION OF THIS PROPERTY WITHIN THE COASTAL ZONE, WE HAVE RE-DISTRIBUTED COMPARABLE SQUARE FOOTAGE WITHIN THE ZONE ALONG THE ENTIRE SOUTHERN PROPERTY LINE. IN THIS AREA, BUILDINGS AND USES SHALL BE CONSISTENT WITH THE CURRENT LCP AND BUILDING HEIGHTS WILL STEP DOWN ALONG OUR ENTIRE RAIL TRAIL FRONTAGE, THEREBY RECOGNIZING AND RESPECTING THE TRAIL AS AN IMPORTANT AMENITY SERVING BOTH RESIDENTS AND VISITORS TO SANTA

REFER TO SHEET APO.51 FOR THE CURRENT LOCATION OF THE COASTAL ZONE BOUNDARY AND A REVISED LOCATION WITH EQUIVALENT AREA GIVEN TO THE COASTAL ZONE FRONTAGE ALONG THE RAIL TRAIL.

HISTORICAL NARRATIVE

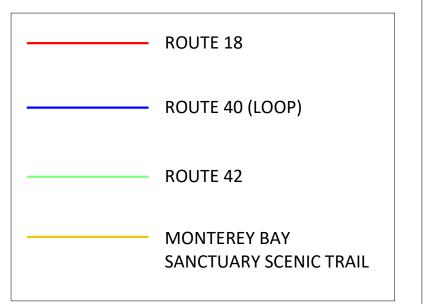
NEARLY FIFTY YEARS AGO, IN THE WAKE OF DEPARTING MANUFACTURERS LIKE WRIGLEY AND LIPTON, BEN ZARICOR AND LOUISE VENINGA HELPED INITIATE A NEW INDUSTRIAL CULTURE HERE IN SANTA CRUZ. AMONG THE FIRST TO ESTABLISH TRADE WITH CHINA, THEIR COMPANY, FMALI HERBS, INTRODUCED CHINESE GINSENG TO AN AMERICAN MARKET. (LOUISE AUTHORED THE GINSENG BOOK, IN FACT.) BEN AND LOUISE FOUGHT AND WON THE LANDMARK COURT BATTLE THAT LEGITIMIZED THE HERBAL INDUSTRY IN AMERICA. AND THEIR GOOD EARTH TEAS FOUND AN APPRECIATIVE AUDIENCE WORLDWIDE

THE IDEALS AND INITIATIVE DISPLAYED BY FMALI HELPED FUEL THE IMAGE OF SANTA CRUZ AS A HUB OF HEALTH-RELATED INDUSTRY, BUT IT HAS BEEN A LONG TIME SINCE THE PROPERTY AND ITS BUILDINGS WERE FULLY-OCCUPIED. THOUGH THEY HAVE WORKED HARD FOR YEARS TO ATTRACT NEW INDUSTRY TO THEIR WAREHOUSE FACILITIES, THERE IS NO EVIDENCE THAT THOSE DAYS WILL EVER RETURN. HAVING MAINTAINED THEIR PROPERTY THROUGH YEARS OF VACANCIES AND UNDER-UTILIZATION, THE OWNERS ARE NOW READY TO TRANSFORM THE PROPERTY TO MEET MORE PRESSING AND OBVIOUS COMMUNITY NEEDS.

NEW FMALI WILL SUPPORT MORE JOBS THAN THE CURRENT FACILITIES EVER DID, JOBS IN R&D, FOOD SERVICES, TECH AND RETAIL. AND JUST AS IMPORTANTLY, THE NEXT GENERATION OF SANTA CRUZ WORKERS AND STUDENTS WILL HAVE A VIBRANT RESIDENTIAL COMMUNITY THAT SUPPORTS ENVIRONMENTAL PRINCIPLES OF SMART GROWTH AND LIVABLE STREETS.

CONTEXT & MOBILITY





SCOPE OF WORK

THE PROJECT INCLUDES TWO NEW BUILDINGS OF APPROXIMATELY 223,692 SQUARE FEET. THIS AREA IS SPLIT ACROSS A MIXED-USE MAIN BUILDING WITH THREE BAR-SHAPED STRUCTURES THAT COLLECTIVELY SHARE A 59,168 SQUARE-FOOT GROUND FLOOR PODIUM AND A SMALLER, WEDGE-SHAPED INDUSTRIAL/COMMERCIAL BUILDING. THE PARKING AND INDUSTRIAL/COMMERCIAL PODIUM WILL BE TYPE I-A NEW CONSTRUCTION AND THE FLOORS ABOVE WILL BE TYPE III-B CONSTRUCTION. THE WEDGE-SHAPED INDUSTRIAL/COMMERCIAL BUILDING WILL BE TYPE V-A CONSTRUCTION.

TWO OF THE THREE BARS OF THE MAIN MIXED-USE BUILDING ARE 6 STORIES TALL; THE SOUTHERNMOST BAR THAT FACES ONTO THE NEW INTERNAL LANE IS 4 STORIES.

THE UNITS WILL BE A MIX OF ONE-, TWO-, AND THREE-. THERE WILL BE 48 ONE-BEDROOM UNITS, 64 TWO-BEDROOM UNITS, AND 8 THREE-BEDROOM

THE PROJECT UTILIZES SB-330 AND CA AB 2097.

WAIVERS ARE REQUESTED FOR:

- OBJECTIVE DEVELOPMENT STANDARDS:
 - 1. 24.12.185.6.A WHERE A COMMON RESIDENTIAL LOBBY IS PROVIDED, THE LOBBY SHALL BE ACCESSED FROM A PUBLIC FRONTAGE.
 - 2. 24.12.185.11 BUILDINGS SHALL BE DESIGNED WITH VARIATION IN ROOF FORM.
 - 3. 24.12.185.16.I UNARTICULATED OR FLAT PANELIZED MATERIALS (SUCH AS METAL, CEMENT BOARD, OR GFRC PANELS) ARE PROHIBITED ON PUBLIC FRONTAGES.

CONCESSIONS ARE REQUESTED FOR:

- BUILDING HEIGHT & STORIES PER SCMC 24.10.550
- INDUSTRIAL INTENSITY REQUIREMENT PER GENERAL PLAN REQUIREMENT

THE PROJECT TEAM RESERVES THE RIGHT TO UTILIZE CONCESSIONS AT A LATER DATE IF NEEDED.

THIS PROPOSAL SEEKS TO DEMOLISH THE EXISTING BUILDING CURRENTLY ON SITE AND BUILD TWO NEWLY CONSTRUCTED BUILDINGS. THE EXISTING BUILDING IS VACANT AND CURRENTLY UNDERUTILIZES THE SUBJECT PARCEL.

THE PROPOSED NEW CONSTRUCTION PROVIDES APPROXIMATELY 13,455 SF PEDESTRIAN FRIENDLY COMMERCIAL/INDUSTRIAL SPACE ON THE GROUND FLOOR CORNER FACING ALMAR AVENUE AND A NEW INTERNAL MULTI-USE ACCESS LANE. THIS NEW INTERNAL LANE PROVIDES ACCESS TO THE SITE, WITH INDUSTRIAL COMMERCIAL SPACE FACING ONTO THIS CAR AND PEDESTRIAN-FRIENDLY PASSAGE FROM BOTH BUILDINGS. A PUBLICLY ACCESSIBLE COURT OPENS ON TO THE INTERNAL LANE ACTS AS A SPILL-OUT SPACE FOR THE SURROUNDING INDUSTRIAL COMMERCIAL SPACES. PLANTERS AND BOLLARDS PROTECT AND DEFINE THE PEDESTRIAN ONLY ACCESS PATHS IN THE OTHERWISE CURB-LESS LANE. THE WEDGE-SHAPED BUILDING INCLUDES ITS OWN ELEVATOR TO AN UPPER-LEVEL COMMON TERRACE WHICH ALLOWS PUBLIC ACCESS TO A PAVILION AND ROOF TERRACE WITH VIEWS TOWARDS THE RAIL TRAIL.

AN APPROX. 39,330 SF PARKING GARAGE IS PROVIDED, WITH ELECTRIC VEHICLE CHARGING STATIONS AND ACCESSIBLE PARKING.

THERE IS A LOBBY ENTRY SPACE FOR RESIDENTS WITH AMENITIES INCLUDING A MAIL/PACKAGE ROOM AND LARGE OPEN-AIR TERRACES FOR RESIDENTIAL USE ON THE 2ND FLOOR ABOVE THE GROUND FLOOR PODIUM. OTHER AMENITIES LOCATED THROUGHOUT THE PROPOSED BUILDING INCLUDE SHARED ROOF AREAS, LONG-TERM BICYCLE PARKING FOR EVERY UNIT (CLASS-I), AND RESIDENT STORAGE OUTSIDE OF THE UNITS.

THE TENANT ENTRY LOBBY AND ADJACENT OPEN COURTYARD ARE ACCESSED FROM THE NEW INTERNAL LANE.

SUPPORTING UTILITY SPACES FOR BOTH THE COMMERCIAL AND THE RESIDENTIAL SPACES ARE PROVIDED. PUBLIC BICYCLE PARKING (CLASS-II) IS INCLUDED ALONG THE INTERNAL LANE AND ALMAR AVENUE.

SOME ROOF SPACE IS INTENDED FOR MECHANICAL EQUIPMENT AND SOLAR PHOTOVOLTAICS.

PROJECT DATA

LAND U	ISE DESIGNATION:	•••••	P2 (GENERAL INDUSTRIAL I	STRIAL)
COASTA	AL ZONE:			CEZ A
URBAN	SERVICES LINE:		YES, V	VITHIN
OCCUP	ANCY GROUP:		MIXED USE	B & R-2
BUILDIN	NG CONSTRUCTION TYPE	PE:	I-A, II	I-B, V-A
			85,900.32 SF (1	
EXISTIN	IG BUILDING AREA (WA	AREHOUSE):.	44	,826 SF
PROPO:	SED BUILDING AREAS (SEE BUILDING	G GROSS AREA ABOVE):	
• R	ESIDENTIAL:		73,	666 SF
• P	ARKING, AMENITY, SEF	RVICE:	140,	,058 SF
			13	
	OT COVERAGE:	• •		
	J. 00 12.0 (02.	(33,230 31)	• • • • • • • • • • • • • • • • • • • •	5570

SITE CONDITIONS

POINT SOURCE AIR/WATER POLLUTANTS: **NO**

VERY HIGH FIRE SEVERITY ZONE:	NO
WETLANDS:	NO
HAZARDOUS WASTE SITE:	NO
SPECIAL FLOOD HAZARD AREA SUBJECT	
TO INUNDATION BY 100-YEAR FLOOD:	NO
DELINEATED EARTHQUAKE FAULT ZONE:	NO
HISTORIC/CULTURAL RESOURCES:	ARCHAELOGICALLY SENSITIVE
	EXEMPTION MAY APPLY
SPECIES OF CONCERN:	NO
RECORDED PUBLIC EASEMENTS:	NO
COASTAL ZONE:	CEZ-A
STREAM OR OTHER RESOURCE:	NO



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Issue	DESCRIPTI	ON	DATE
0	SB330 PreApp	lication	02.15.202
API	l number	003	3-051-07
Pro	ject number		23153
Prir	it Date	02.	.15.2024
Dra	wn by		MB
Che	cked by		EB
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PROJECT INFO

BUILDING GROSS AREA

GROSS AREA BY USE

					SERVICE /	COMMERCIAL		
LEVEL	RESIDENTIAL	CIRCULATION	PARKING	AMENITY	MECH.	/ INDUSTRIAL	STORAGE	TOTALS
LEVEL 1	0 SF	4,283 SF	39,330 SF	3,467 SF	2,541 SF	9,546 SF	0 SF	59,168 SF
LEVEL 2	13,702 SF	10,432 SF	0 SF	0 SF	139 SF	3,908 SF	10,358 SF	38,539 SF
LEVEL 3	17,251 SF	9,531 SF	0 SF	0 SF	139 SF	0 SF	11,267 SF	38,188 SF
LEVEL 4	17,273 SF	9,540 SF	0 SF	0 SF	138 SF	0 SF	11,250 SF	38,201 SF
LEVEL 5	12,715 SF	6,793 SF	0 SF	0 SF	138 SF	0 SF	6,897 SF	26,543 SF
LEVEL 6	12,725 SF	6,776 SF	0 SF	0 SF	139 SF	0 SF	6,901 SF	26,540 SF
GRAND TOTALS	73,666 SF	47,355 SF	39,330 SF	3,467 SF	3,232 SF	13,455 SF	46,674 SF	227,180 SF

PROJECT - UNIT COUNT

INIT TYPE DUBLE UNIT NGLE UNIT RIPLE UNIT	UNIT COUNT 60 48 12	BEDROOM COUNT 120 48 36	NOTE: REFER T RESIDEI DENSIT' FOR ALI
TOTAL	120	204 BEDROOMS	COUNTS

REFER TO **RESIDENTIAL DENSITY NOTES** FOR ALLOWED UNIT COUNTS

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PLANNING CODE NOTES

THE PROJECT PROPOSES TO PROVIDE MIXED USE BUILDINGS WITH INDUSTRIAL/COMMERCIAL USE AND MULTI-FAMILY RESIDENTIAL USE AS ALLOWED BY SPECIAL USE PERMIT PER SCMC 24.10.1610.2(g) FOR A PROJECT TO COMPLY W/ R-M ZONING DISTRICT REGULATIONS. DISTRICT REGULATIONS FOR BOTH THE R-M & I-G ZONES ARE SHOWN. NOTE THAT DISTRICT REGULATIONS ARE NOT LISTED IN THE SCMC FOR THE IG/PER-2 ZONE AND I-G REGULATIONS ARE SHOWN

I-G DISTRICT REGULATIONS

BUILDING HEIGHT

HT. LIMIT: PRINCIPAL: ACCESSORY: 25'

HT. ABOVE LIMIT: NOTE: PER 24.10.1590(1) MIXED USE BUILDINGS THAT PROVIDE

RESIDENTIAL AND EDUCATION USES MAY EXCEED IG DISTRICT

REGULATIONS UP FOUR STORIES AND SIXTY-FIVE FEET

SETBACKS SETBACKS:

- / ---

SCMC 24.10.1590

FRONT: SIDE INTERIOR:

SIDE EXTERIOR: 10' REAR:

LOT COVERAGE: 80% - REFER TO DENSITY CALCS

R-M DISTRICT REGULATIONS

BUILDING HEIGHT

HT. LIMIT: (3) OR MORE DUs: ACCESSORY (STORIES & FT): 1 & 15'

SETBACKS SETBACKS: FRONT: SCMC 24.10.550 SIDE INTERIOR: 10' REAR:

SETBACKS PROVIDED SEE PLANS HEIGHT PROVIDED 72'

REQUIRED: 38,400 SF **USABLE OPEN SPACE**

SCMC 24.10.550 200 SF PER STUDIO/1-BED OR 400 SF PER 2+ BED UNIT

PROVIDED: 44,915 SF

SEE SHEET GPO.05 FOR OPEN SPACE EXHIBIT

RESIDENTIAL DENSITY:

THE PROJECT PROPOSES TO PROVIDE MIXED USE BUILDINGS WITH INDUSTRIAL/COMMERCIAL USE AND MULTI-FAMILY RESIDENTIAL USE AS ALLOWED BY SPECIAL USE PERMIT PER SCMC 24.10.1610.2(g) FOR A PROJECT TO COMPLY W/ R-M ZONING DISTRICT REGULATIONS.

PER SCMC 24.10.550 1,450 SF OF LOT AREA IS REQUIRED PER 2+ BEDROOM DWELLING UNIT. BASE DENSITY FOR THE

85,900 SF LOT = 85,900 SF / 1,450 = 60 DUs

A DENSITY BONUS OF 50% AS ALLOWED BY CGC 65915-65918 IS PROPOSED BY PROVIDING 15% OF THE BASE DENSITY UNITS AT VERY LOW INCOME LEVEL. 50% OF 60 DUS = **30 BONUS DUs**

A DENSITY BONUS OF 50% AS ALLOWED BY SB1287 IS

PROPOSED BY PROVIDING 15% OF THE BASE DENSITY UNITS AT A MODERATE INCOME LEVEL. 50% OF 60 DUs = 30 BONUS DUs

TOTAL PROPOSED DENSITY = 60 + 30 + 30 = **120 DUs**

PROPOSED AFFORDABLE UNITS:

PER CGC 65919-65918 AFFORDABLE UNITS PROVIDED = 15% OF 60 = 9 VERY LOW INCOME UNITS

PER SB 1287 AFFORDABLE UNITS REQUIRED = 15% OF 60 =

SEE FLOOR PLANS FOR LOCATIONS OF AFFORDABLE UNITS

9 MODERATE INCOME UNITS

PARKING

SCMC 24.12.240 **RESIDENTIAL REQUIREMENT:**

1 SPACE PER 0 OR 1 BEDROOM 2 SPACES PER 2+ BEDROOM + 10% FOR GUEST PARKING

TOTAL RESIDENTIAL PARKING SPACES REQUIRED = 212 SPACES

SCMC 24.12.240 **COMMERCIAL REQUIREMENT:**

1 SPACE PER 250 SF BASED ON RETAIL/SHOP USE

39 SPACES TOTAL COMMERCIAL PARKING SPACES REQUIRED = **251 SPACES TOTAL PARKING SPACES REQUIRED =**

CBC 1109A.3 & **ACCESSIBLE REQUIREMENT:**

11B-208.2

2% OF REQUIRED SPACES FOR RESIDENTIAL 2 FOR 25-60 SPACES FOR COMMERCIAL

ACCESSIBLE PARKING SPACES REQUIRED =

CBC 11B-208.2.4 VAN ACCESSIBLE REQUIREMENT:

1 PER FRACTION OF 6 SPACES

2 SPACES VAN ACCESSIBLE SPACES REQUIRED =

7 SPACES

CGBSC 4.106.4.2.2 **ELECTRIC VEHICLE PARKING REQUIREMENT:**

26 SPACES 10% E/V CAPABLE SPACES = 25% E/V READY SPACES = 63 SPACES 5% E/V CHARGERS = 13 SPACES

AB2097 AB 2097 PROHIBITS ANY MINIMUM AUTOMOBILE PARKING

> REQUIREMENT ON ANY RESIDENTIAL, COMMERCIAL, OR OTHER DEVELOPMENT PROJECT, AS DEFINED, THAT IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT, AS DEFINED. REDUCTION OF ELECTRICAL VEHICLE CHARGING PARKING SPACES AND ACCESSIBLE PARKING SPACES IS

PROHIBITED.

PARKING 95 TOTAL PARKING SPACES ARE PROVIDED, INCLUDING: PROVIDED:

8 ACCESSIBLE PARKING SPACES 2 VAN ACCESSIBLE PARKING SPACES 13 E/V CHARING SPACES

SCMC 24.12.250

BICYCLE PARKING REQUIRED: 120 CLASS-1 SPACES RESIDENTIAL (1 SPACE / UNIT)

30 CLASS-2 SPACES RESIDENTIAL (1 SPACE / 4 UNITS) **2 CLASS-1 SPACES COMMERCIAL** (20% OF 1 SPACE PER 1,500 SF) 6 CLASS-2 SPACES COMMERCIAL (80% OF 1 SPACER PER 1,500 SF)

SEE AP9.02 FOR MORE INFO ON **BICYCLE PARKING**

BICYCLE PARKING

PROVIDED:

412 SPACES

362 CLASS-1 SPACES (360 RESIDENTIAL + 2 COMMERCIAL) 44 CLASS-2 SPACES (30 SPACES RESIDENTIAL + 14 COMMERCIAL)

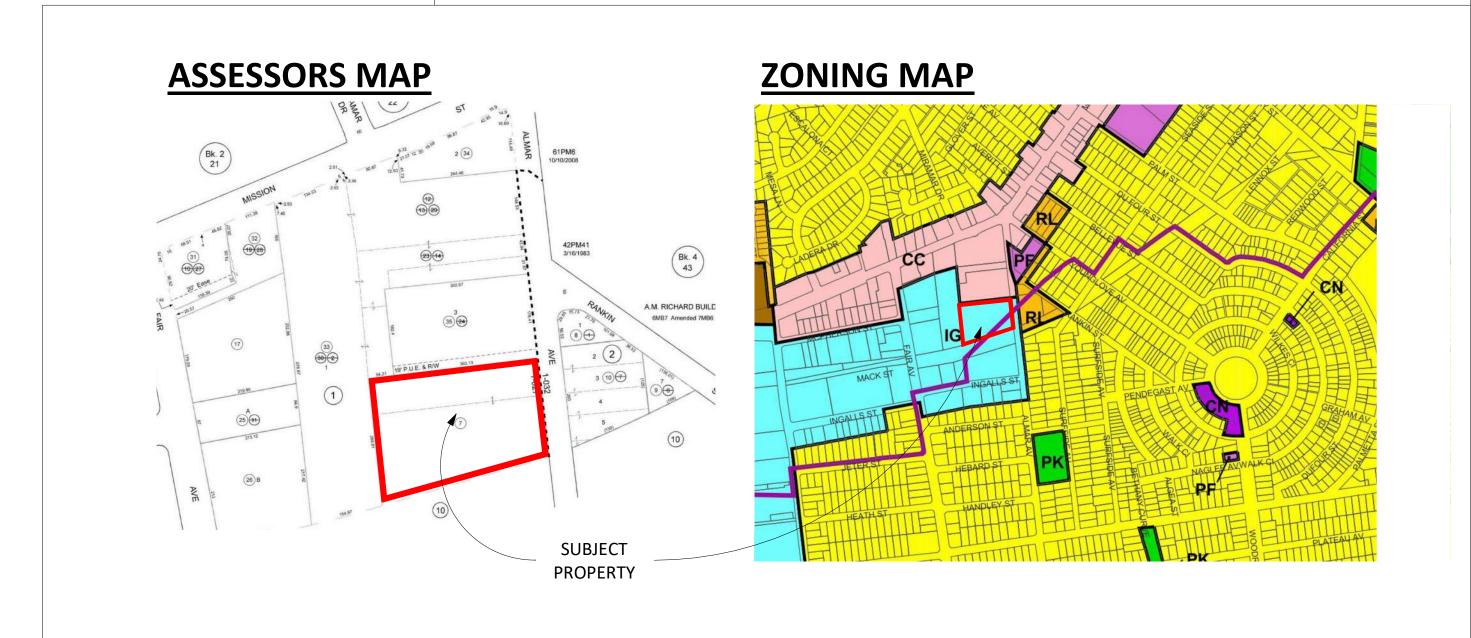
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Issue	DESCRIPTION	N	DA
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ΔPN	l number	003	 8-051
	ject number		23
Prin	t Date	02.	.15.2
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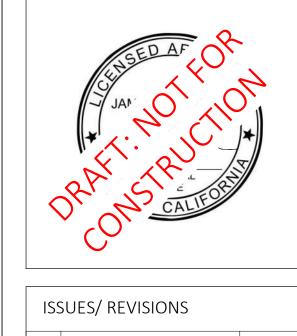
PROJECT INFO





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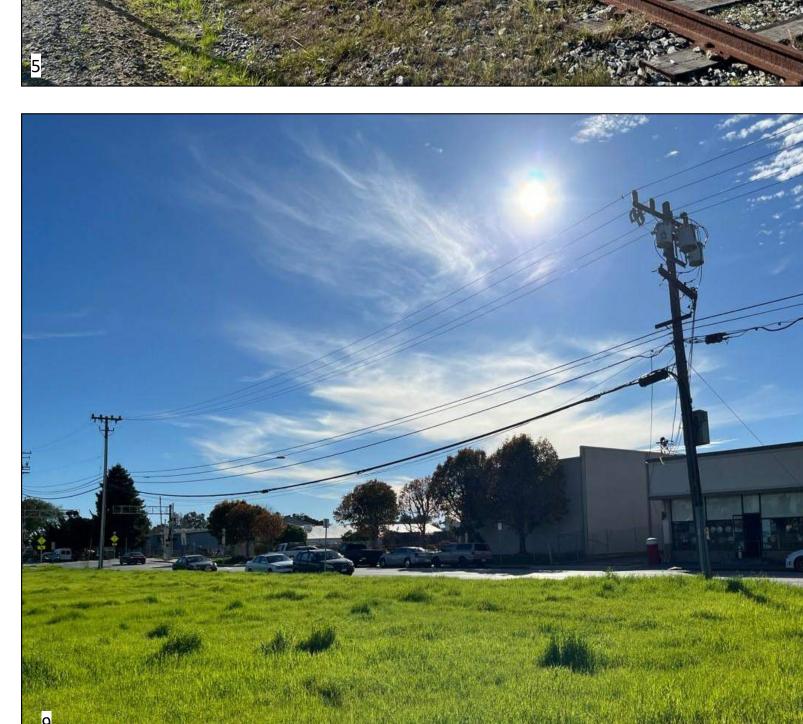


Issue	DESCRIPTIO	N	DATE
0	SB330 PreAppli	cation	02.15.202
APN	l number	003	3-051-07
Proj	ject number		23153
Prin	t Date	02	.15.2024
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EXISTING SITE PHOTOS









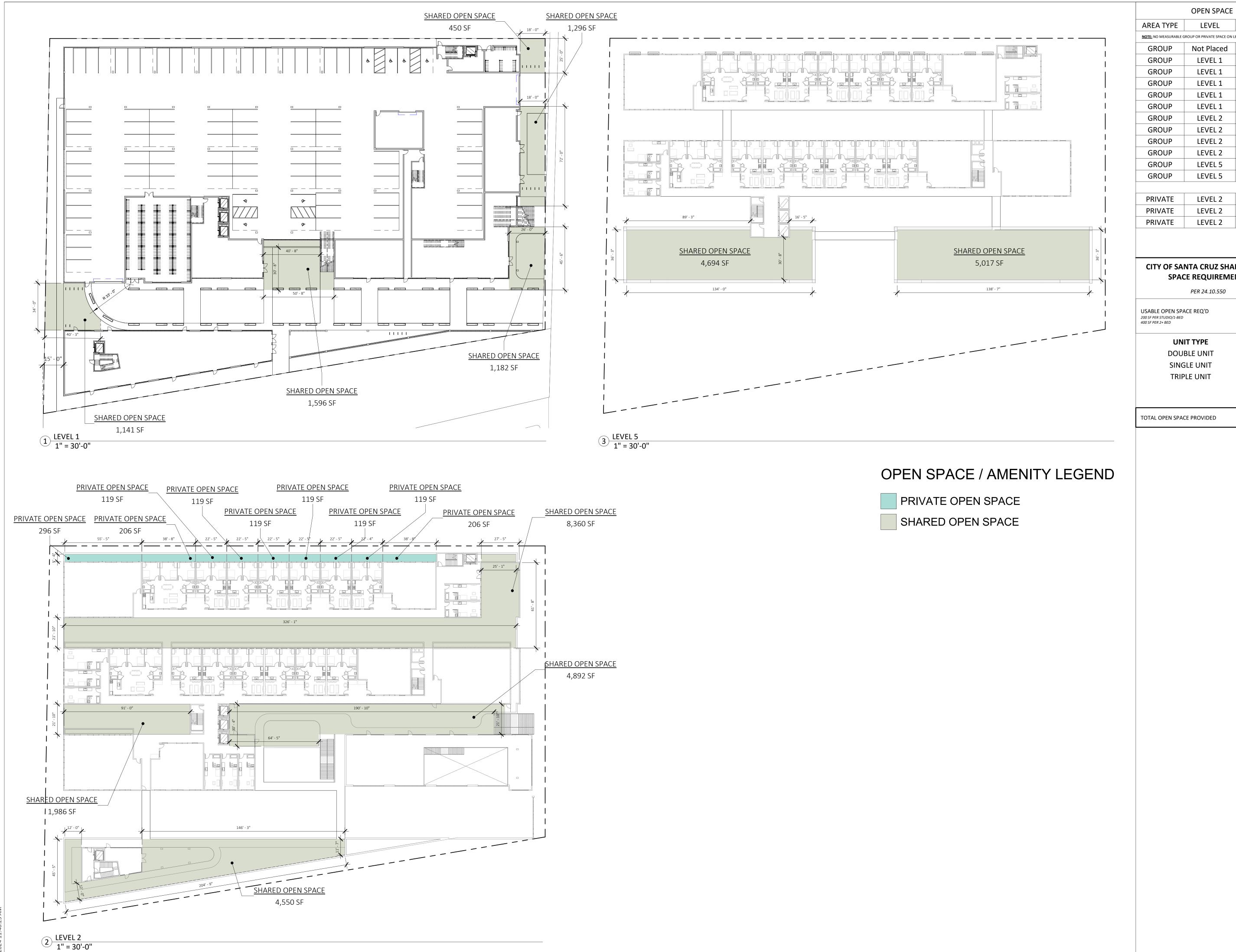














450 SF

1,141 SF

1,182 SF

1,296 SF

1,596 SF

1,986 SF

4,550 SF

4,892 SF

8,360 SF

4,694 SF

5,017 SF

35,165 SF

716 SF

412 SF

296 SF

1,424 SF

36,589 SF

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CITY OF SANTA CRUZ SHARED OPEN SPACE REQUIREMENTS

38,400 GSF

UNIT TYPE	UNIT COUN
DOUBLE UNIT	60
SINGLE UNIT	48
TRIPLE UNIT	12
	120

44,915 GSF

NE/

95060

831 ALMAR AVE SANTA CRUZ, CA



ISSUES/ REVISIONS					
ssue	DESCRIPTION	DATE			
0	SB330 PreApplication	02.15.2024			
APN	I number 00	3-051-07			
Proj	Project number 23153				
Prin	t Date 0.	2.15.2024			
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OPEN SPACE EXHIBIT



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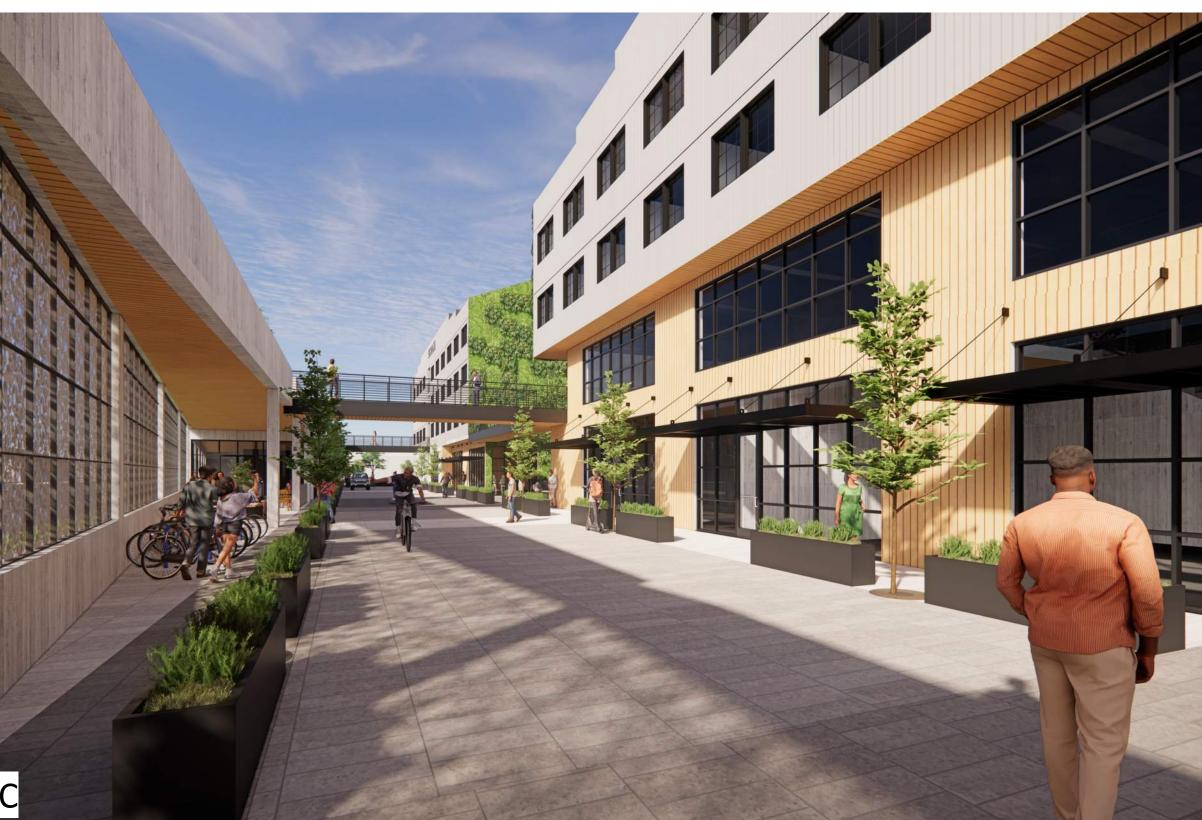


Issue	DESCRIPTION	ON	DATE
0	SB330 PreAppl	ication	02.15.2024
APN	I number	00	3-051-07
Proj	ect number		23153
Prin	t Date	02	2.15.2024
Dra	wn by		MB
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RENDERING & 3D EXHIBITS

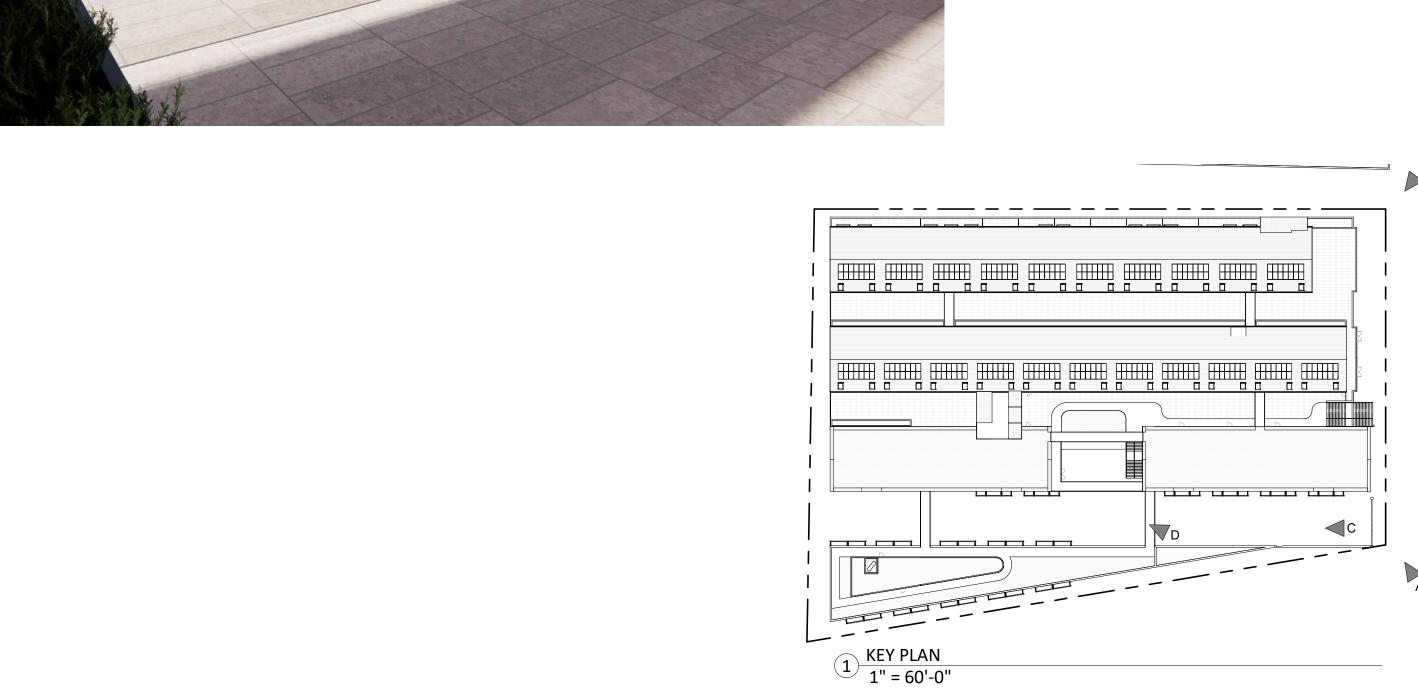


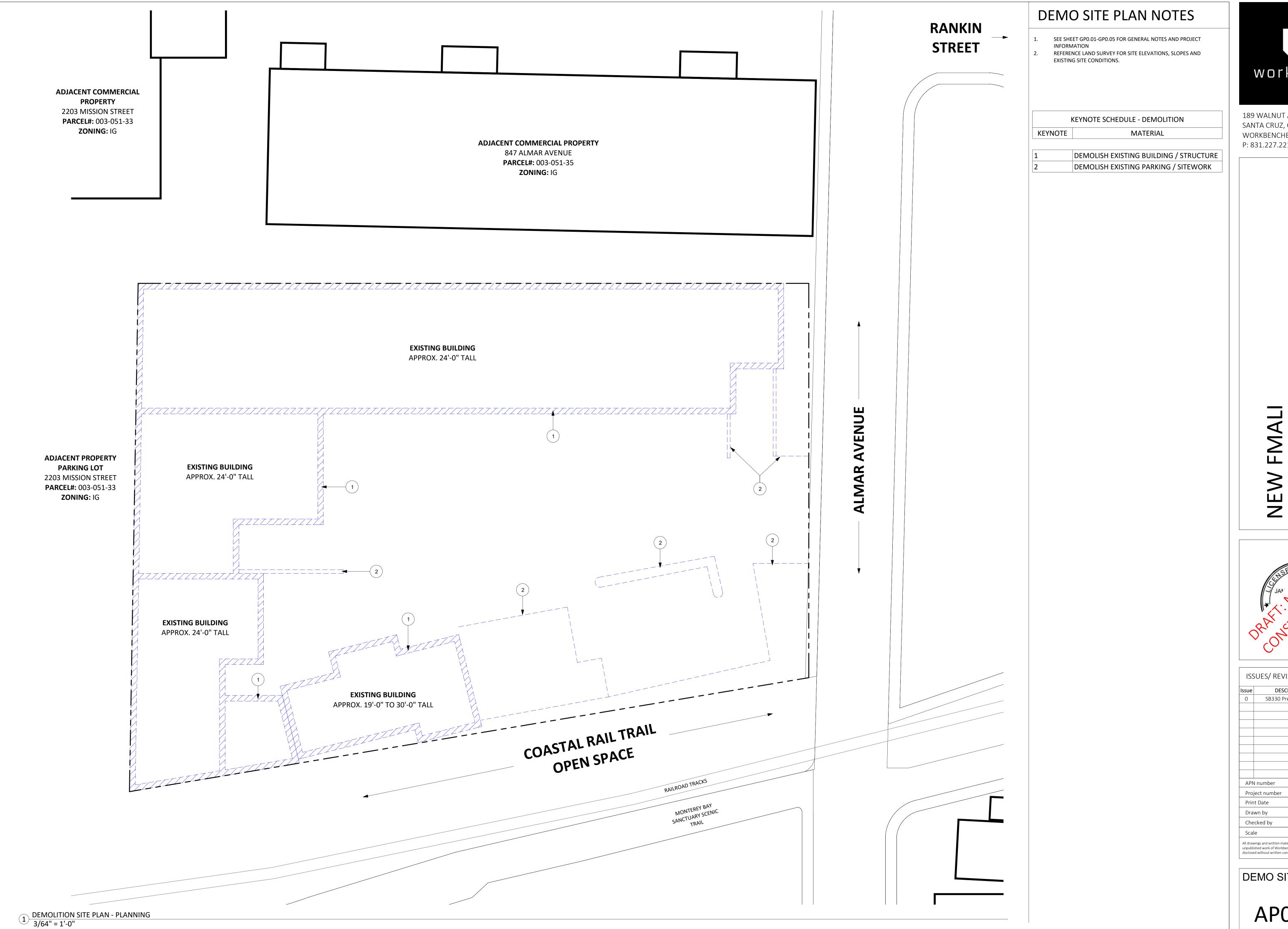














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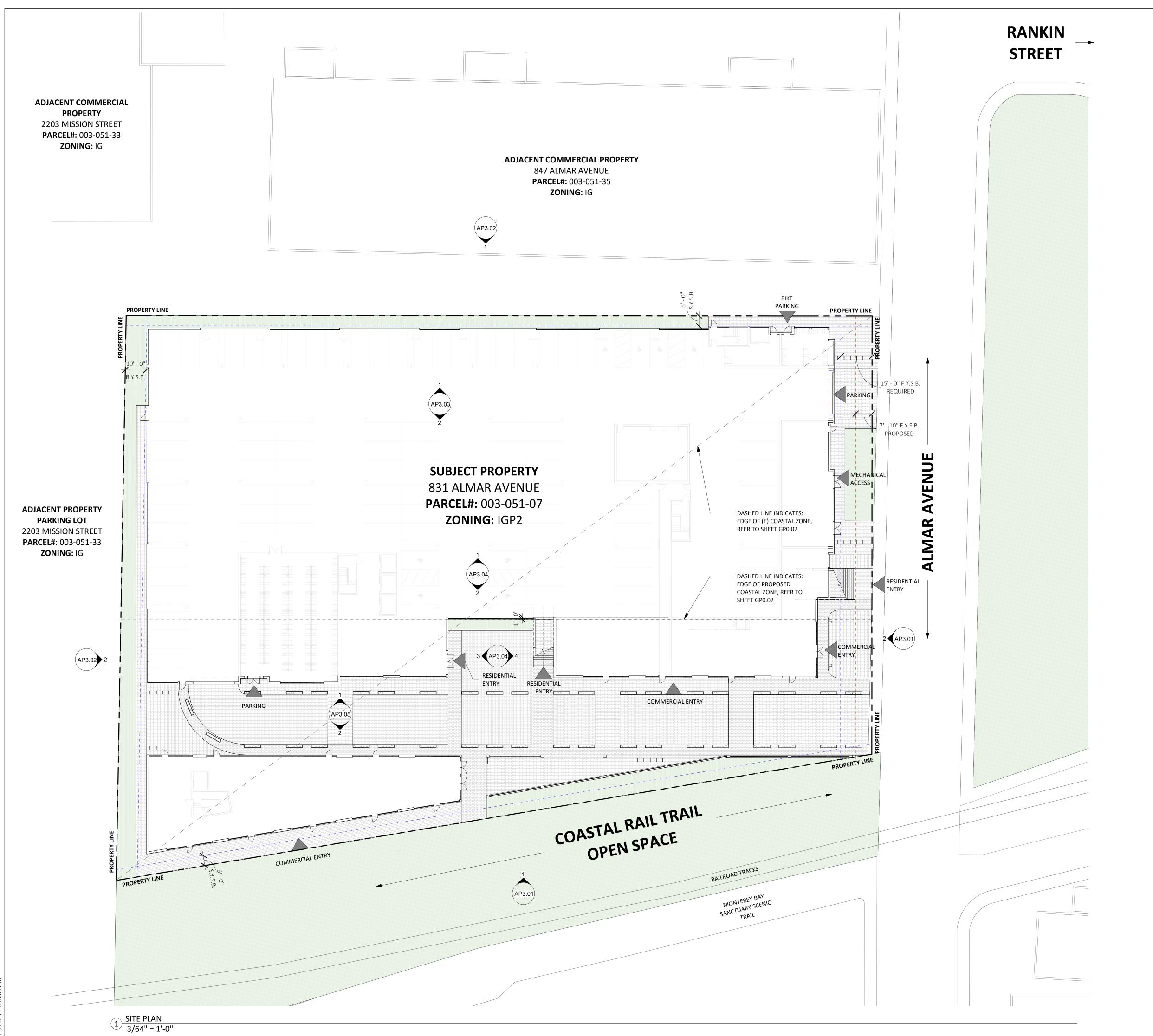
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Issue	DESCRIPTION	DATE
0	SB330 PreApplication	02.15.2024
APN number 003-051-07		
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Print Date 02.15.2024		.15.2024
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DEMO SITE PLAN

AP0.50D



SITE PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION
- . ADJACENT BUILDING HEIGHTS ARE APPROXIMATE AND ARE TAKEN FROM ADJACENT GRADE ELEVATIONS.
- REFERENCE LAND SURVEY FOR SITE ELEVATIONS, SLOPES AND EXISTING SITE CONDITIONS.
- - - = REQUIRED SETBACK
 - - = PROPOSED SETBACK
 (WAIVER SOUGHT UNDER STATE DENSITY BONUS)



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ssue	DESCRIPTION		DATE
0	SB330 PreApplication		02.15.2024
		000	054.07
APN number 003-051-07		-051-07	
Project number 23153		23153	
Print Date 02.15.2024		15.2024	
Drawn by MB		MB	
Checked by DS/EB			
Scale As indicated			
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TRUE PROJECT
NORTH NORTH

PROPOSED SITE PLAN

AP0.51



1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

--- = REQUIRED SETBACK - - - - = PROPOSED SETBACK

UNIT TYPE	UNIT COUNT	NET AREA
DOUBLE UNIT	60	40,448 NSF
SINGLE UNIT	48	13,680 NSF
TRIPLE UNIT	12	35,292 NSF
	120	27,025 NSF
TOTAL	:	116,445 NSF

FORDABLE UNIT MIX:		
YERY LOW INCOME ─►	A1	

- 9 MODERATE INCOME → A2
 - (2) 1-BED UNITS • (5) 2-BED UNITS • (2) 3-BED UNITS

766.08 NSF

FLOOR PLAN KEYED NOTES

	KEYNOTE SCHEDULE - FLOOR PLAN
KEYNOTE MATERIAL	
1	ALIGN
2	CLASS I BIKE STORAGE
3	CLASS II BIKE STORAGE
4	SHARED PEDESTRIAN WALKWAY / DRIVEWAY
5	PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
6	OVERHEAD GARAGE DOOR
7	EXTERIOR SITE STAIR
8	AT GRADE PLANTING
9	RESIDENTIAL STORAGE, TYP.
10	STRUCTURAL COLUMN / ELEMENT
11	PROPOSED PLANTER, TYP
12	EXTERIOR WALKWAY / BRIDGE
13	SITE SIGNAGE, REFER ELEVATIONS
14	PRIVATE TERRACE
15	JULIET BALCONY, REFER ELEVATIONS
16	EXTERIOR CIRCULATION
17	DASH INDICATES BUILDING/WALKWAY/CANOPY
	OVERHEAD



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ISSUES/ REVISIONS			
Issue	DESCRIPTION		DATE
0	SB330 PreApplication		02.15.2024
APN number 003-051-07		3-051-07	
Project number 23153		23153	
Print Date 02.15.2024		15.2024	
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Scale As indicated		ndicated	
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PROPOSED LEVEL 1 FLOOR PLAN

AP1.01

TRUE PROJECT

NORTH NORTH



- 1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION
- - - = REQUIRED SETBACK - - - = PROPOSED SETBACK
 (WAIVER SOUGHT UNDER STATE DENSITY BONUS)

UNIT TYPE	UNIT COUNT	NET AREA
DOUBLE UNIT	60	40,448 NSF
SINGLE UNIT	48	13,680 NSF
TRIPLE UNIT	12	35,292 NSF
	120	27,025 NSF
TOTAL		116,445 NSF
AVERAGE NET SF		766.08 NSF

RY LOW INCOME → A1	9 MODERATE INCOME —▶ A2
(3) 1-BED UNITS	• (2) 1-BED UNITS
(4) 2-BED UNITS	 (5) 2-BED UNITS
(2) 3-BED UNITS	 (2) 3-BED UNITS

FLOOR PLAN KEYED NOTES

	KEYNOTE SCHEDULE - FLOOR PLAN
KEYNOTE MATERIAL	
1	ALIGN
2	CLASS I BIKE STORAGE
3	CLASS II BIKE STORAGE
4	SHARED PEDESTRIAN WALKWAY / DRIVEWAY
5	PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
6	OVERHEAD GARAGE DOOR
7	EXTERIOR SITE STAIR
8	AT GRADE PLANTING
9	RESIDENTIAL STORAGE, TYP.
10	STRUCTURAL COLUMN / ELEMENT
11	PROPOSED PLANTER, TYP
12	EXTERIOR WALKWAY / BRIDGE
13	SITE SIGNAGE, REFER ELEVATIONS
14	PRIVATE TERRACE
15	JULIET BALCONY, REFER ELEVATIONS
16	EXTERIOR CIRCULATION
17	DASH INDICATES BUILDING/WALKWAY/CANOPY OVERHEAD



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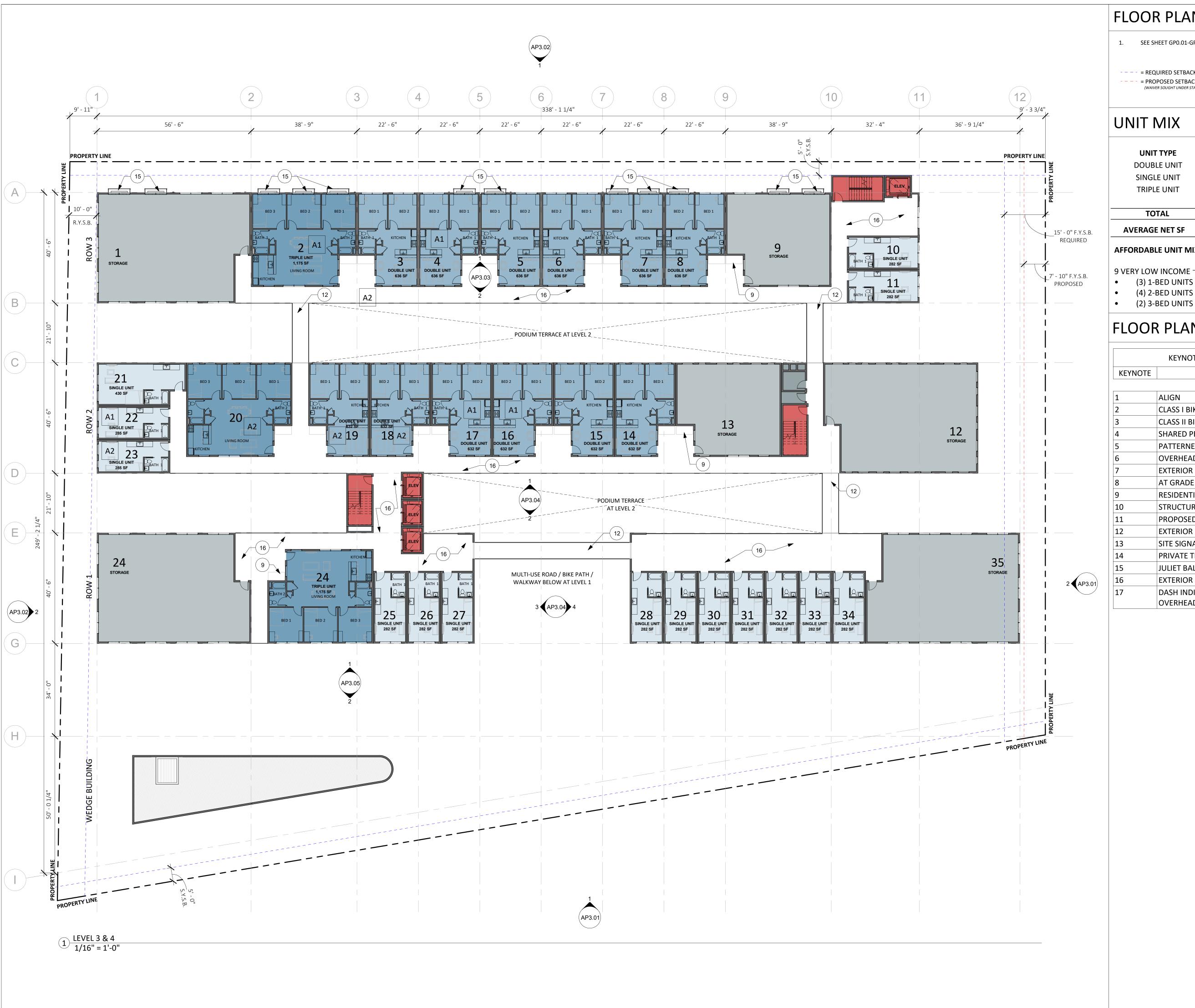
ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PreApplication	02.15.2024
APN number 003-051-07		
Project number 23153		23153
Print Date 02.15.2024		2.15.2024
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PROPOSED LEVEL 2 FLOOR PLAN

AP1.02

TRUE PROJECT

NORTH NORTH



1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

- - - - = REQUIRED SETBACK - - - - = PROPOSED SETBACK

UNIT MIX

UNIT TYPE	UNIT COUNT	NET AREA
DOUBLE UNIT	60	40,448 NSF
SINGLE UNIT	48	13,680 NSF
TRIPLE UNIT	12	35,292 NSF
	120	27,025 NSF
TOTAL		116,445 NSF

AFFORDABLE UNIT MIX:

9 VERY LOW INCOME → A1 9 MODERATE INCOME → A2 (2) 1-BED UNITS • (3) 1-BED UNITS • (5) 2-BED UNITS

766.08 NSF

• (2) 3-BED UNITS

FLOOR PLAN KEYED NOTES

	KEYNOTE SCHEDULE - FLOOR PLAN
KEYNOTE MATERIAL	
1	ALIGN
2	CLASS I BIKE STORAGE
3	CLASS II BIKE STORAGE
4	SHARED PEDESTRIAN WALKWAY / DRIVEWAY
5	PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
6	OVERHEAD GARAGE DOOR
7	EXTERIOR SITE STAIR
8	AT GRADE PLANTING
9	RESIDENTIAL STORAGE, TYP.
10	STRUCTURAL COLUMN / ELEMENT
11	PROPOSED PLANTER, TYP
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13	SITE SIGNAGE, REFER ELEVATIONS
14	PRIVATE TERRACE
15	JULIET BALCONY, REFER ELEVATIONS
16	EXTERIOR CIRCULATION
17	DASH INDICATES BUILDING/WALKWAY/CANOPY OVERHEAD



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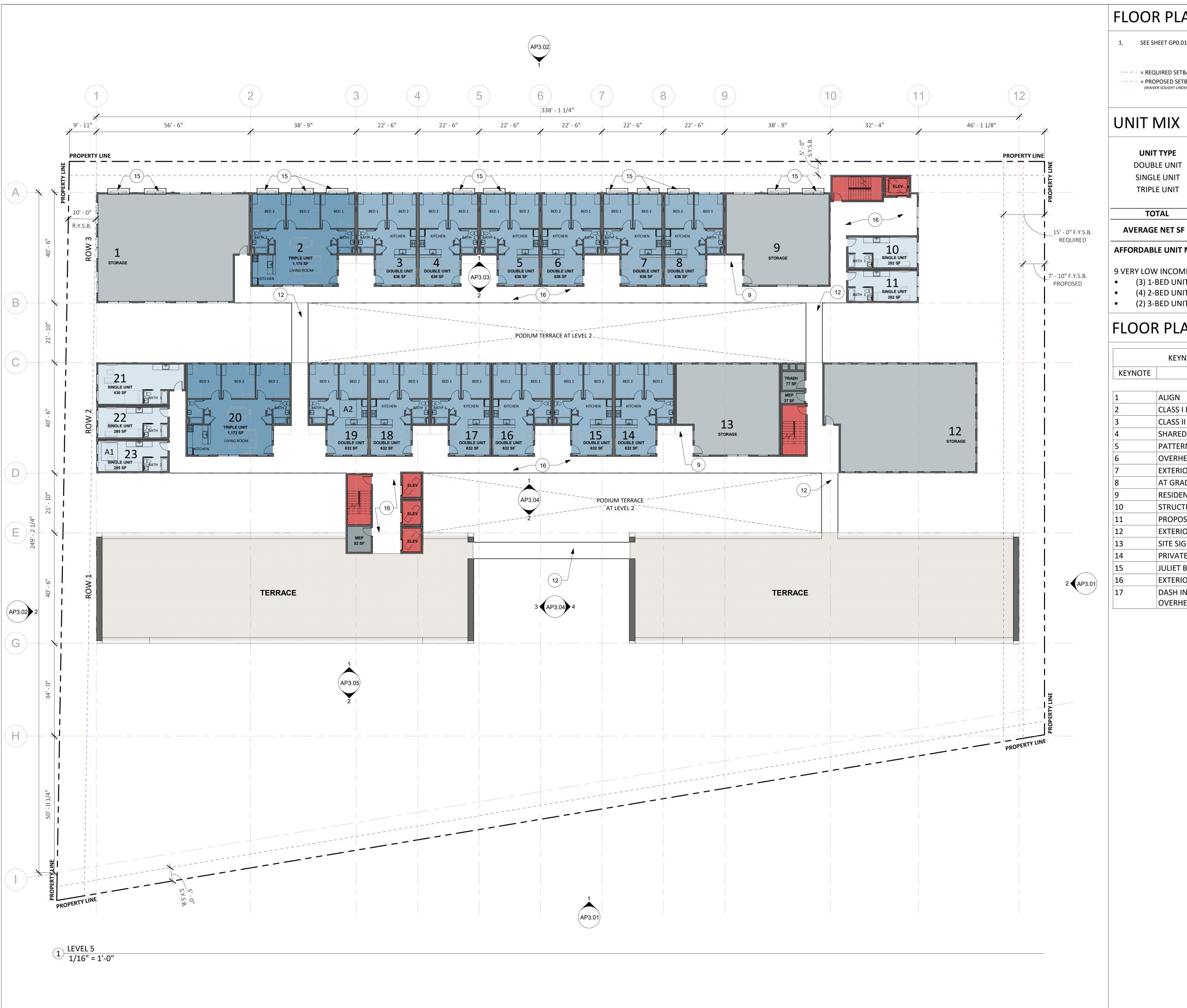


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0	SB330 PreApplication	02.15.2024
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Project number 23153		23153
Prin	t Date O	2.15.2024
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PROPOSED LEVEL 3 & 4 FLOOR PLAN

AP1.03

TRUE PROJECT



1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

- - - - = REQUIRED SETBACK - - - - = PROPOSED SETBACK

UNIT MIX

UNIT TYPE	UNIT COUNT	NET AREA	
DOUBLE UNIT	60	40,448 NSF	
SINGLE UNIT	48	13,680 NSF	
TRIPLE UNIT	12	35,292 NSF	
	120	27,025 NSF	
TOTAL	-	116,445 NSF	

AFFORDABLE UNIT MIX:

9 VERY LOW INCOME → A1 9 MODERATE INCOME → A2 (2) 1-BED UNITS • (3) 1-BED UNITS

766.08 NSF

• (5) 2-BED UNITS • (4) 2-BED UNITS • (2) 3-BED UNITS (2) 3-BED UNITS

FLOOR PLAN KEYED NOTES

	KEYNOTE SCHEDULE - FLOOR PLAN
KEYNOTE	MATERIAL
1	ALIGN
2	CLASS I BIKE STORAGE
3	CLASS II BIKE STORAGE
4	SHARED PEDESTRIAN WALKWAY / DRIVEWAY
5	PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
6	OVERHEAD GARAGE DOOR
7	EXTERIOR SITE STAIR
8	AT GRADE PLANTING
9	RESIDENTIAL STORAGE, TYP.
10	STRUCTURAL COLUMN / ELEMENT
11	PROPOSED PLANTER, TYP
12	EXTERIOR WALKWAY / BRIDGE
13	SITE SIGNAGE, REFER ELEVATIONS
14	PRIVATE TERRACE
15	JULIET BALCONY, REFER ELEVATIONS
16	EXTERIOR CIRCULATION
17	DASH INDICATES BUILDING/WALKWAY/CANOPY OVERHEAD



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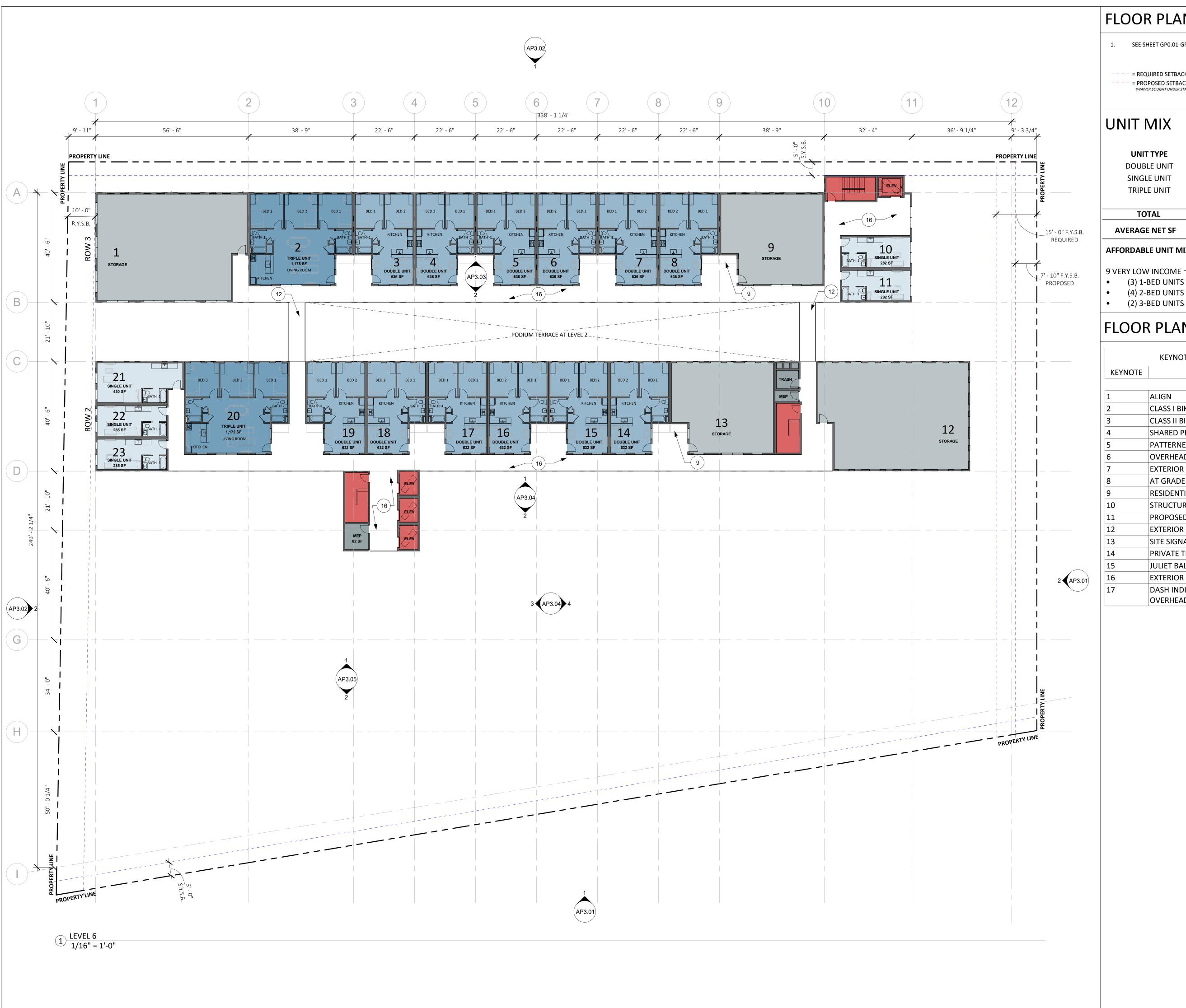
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Proje	ect number		23153
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PROPOSED LEVEL 5 FLOOR PLAN

AP1.04

TRUE PROJECT

NORTH



1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

- - - - = REQUIRED SETBACK - - - - = PROPOSED SETBACK

UNIT TYPE	UNIT COUNT	NET AREA
DOUBLE UNIT	60	40,448 NSF
SINGLE UNIT	48	13,680 NSF
TRIPLE UNIT	12	35,292 NSF
	120	27,025 NSF
TOTAL		116,445 NSF

AFFORDABLE UNIT MIX:

9 VERY LOW INCOME → A1 9 MODERATE INCOME → A2 • (3) 1-BED UNITS

(2) 1-BED UNITS • (5) 2-BED UNITS • (2) 3-BED UNITS

766.08 NSF

FLOOR PLAN KEYED NOTES

	KEYNOTE SCHEDULE - FLOOR PLAN
KEYNOTE	MATERIAL
1	ALIGN
2	CLASS I BIKE STORAGE
3	CLASS II BIKE STORAGE
4	SHARED PEDESTRIAN WALKWAY / DRIVEWAY
5	PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
6	OVERHEAD GARAGE DOOR
7	EXTERIOR SITE STAIR
8	AT GRADE PLANTING
9	RESIDENTIAL STORAGE, TYP.
10	STRUCTURAL COLUMN / ELEMENT
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13	SITE SIGNAGE, REFER ELEVATIONS
14	PRIVATE TERRACE
15	JULIET BALCONY, REFER ELEVATIONS
16	EXTERIOR CIRCULATION
17	DASH INDICATES BUILDING/WALKWAY/CANOPY OVERHEAD



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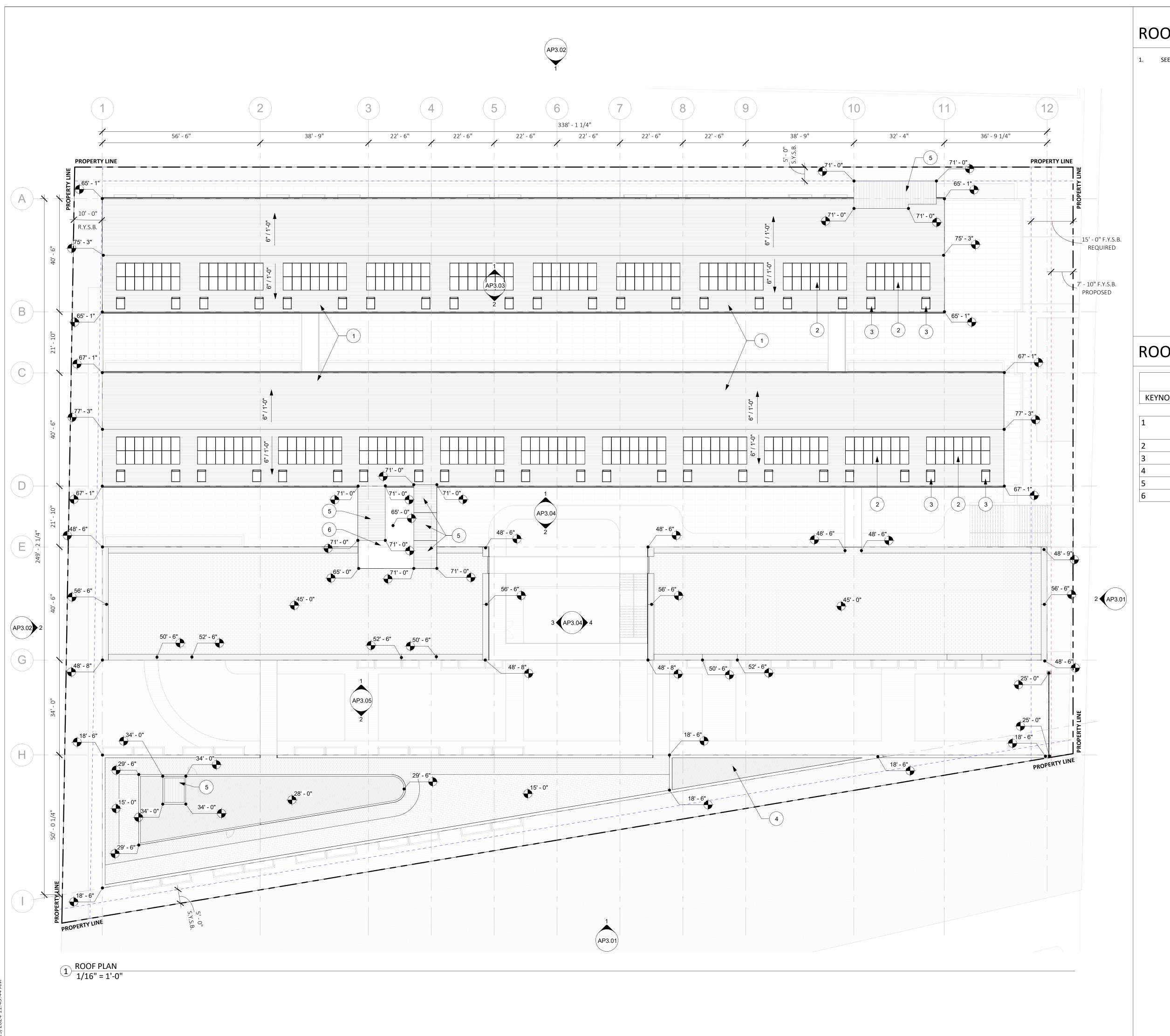
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Pro	ject number	23153
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PROPOSED LEVEL 6 FLOOR PLAN

AP1.05



ROOF PLAN NOTES

SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION



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ROOF PLAN KEYED NOTES

	KEYNOTE SCHEDULE - ROOF PLAN
KEYNOTE	MATERIAL
	1
1	STANDING SEAM OR COMP SHINGLE ROOFING OR
	SIM.
2	SOLAR PHOTOVOLTAIC PANELS, TYP
3	SKYLIGHT, TYP
4	PLANTER
5	ELEVATOR / STAIR OVERRUN
6	FLAT ROOF



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Issue	DESCRIPTION	DATE
0	SB330 PreApplication	02.15.2024
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PROPOSED ROOF PLAN

TRUE PROJECT NORTH NORTH

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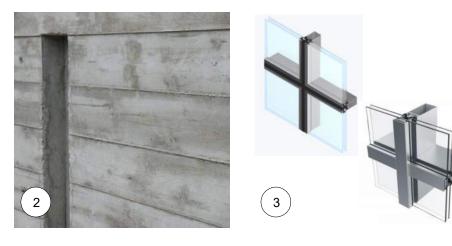


- PROPERTY LINES ARE SHOWN RELATIVE TO THE ELEVATION, REFER TO PLAN DRAWINGS FOR MORE INFORMATION ON PROPERTY LINE LOCATIONS AND
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ELEVATION KEYED NOTES

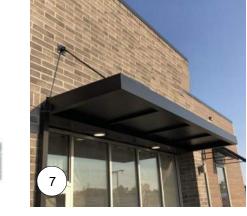
	MION KEIED NOTES
KEYNOTE	MATERIAL
1	ALIGN
2	TEXTURED CONCRETE, BOARD FORMED OR SIM.
3	GLAZED ALUMINUM WINDOW SYSTEM OR SIM.
4	FIBER CEMENT PANEL OR GRC PANEL OR SIM.
5	CORRUGATED METAL PANEL OR RIBBED FIBER CEMENT PANEL OR SIM.
6	ALUMINUM OR VINYL WINDOW WITH MUNTINS
7	PAINTED METAL CANOPY / AWNING / SUNSHADE
8	PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
9	STANDING SEAM OR COMP SHINGLE ROOFING OR SIM.
10	SOLAR PHOTOVOLTAIC PANELS
11	SKYLIGHT
12	METAL GUARDRAIL OR HANDRAIL
13	BUILDING SIGNAGE, FINAL LOCATION / DESIGN TBD
14	EXTERIOR WALKWAY AND SUPPORT STRUCTURE
15	VERTICALLY ORIENTED WOOD OR WOOD-LOOK SIDING OR SIM.
16	JULIET BALCONY
17	RAIN LEADER / DOWNSPOUT
18	METAL ROLLING SHUTTER

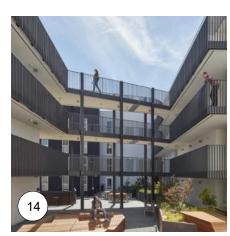
MATERIALS LEGEND



















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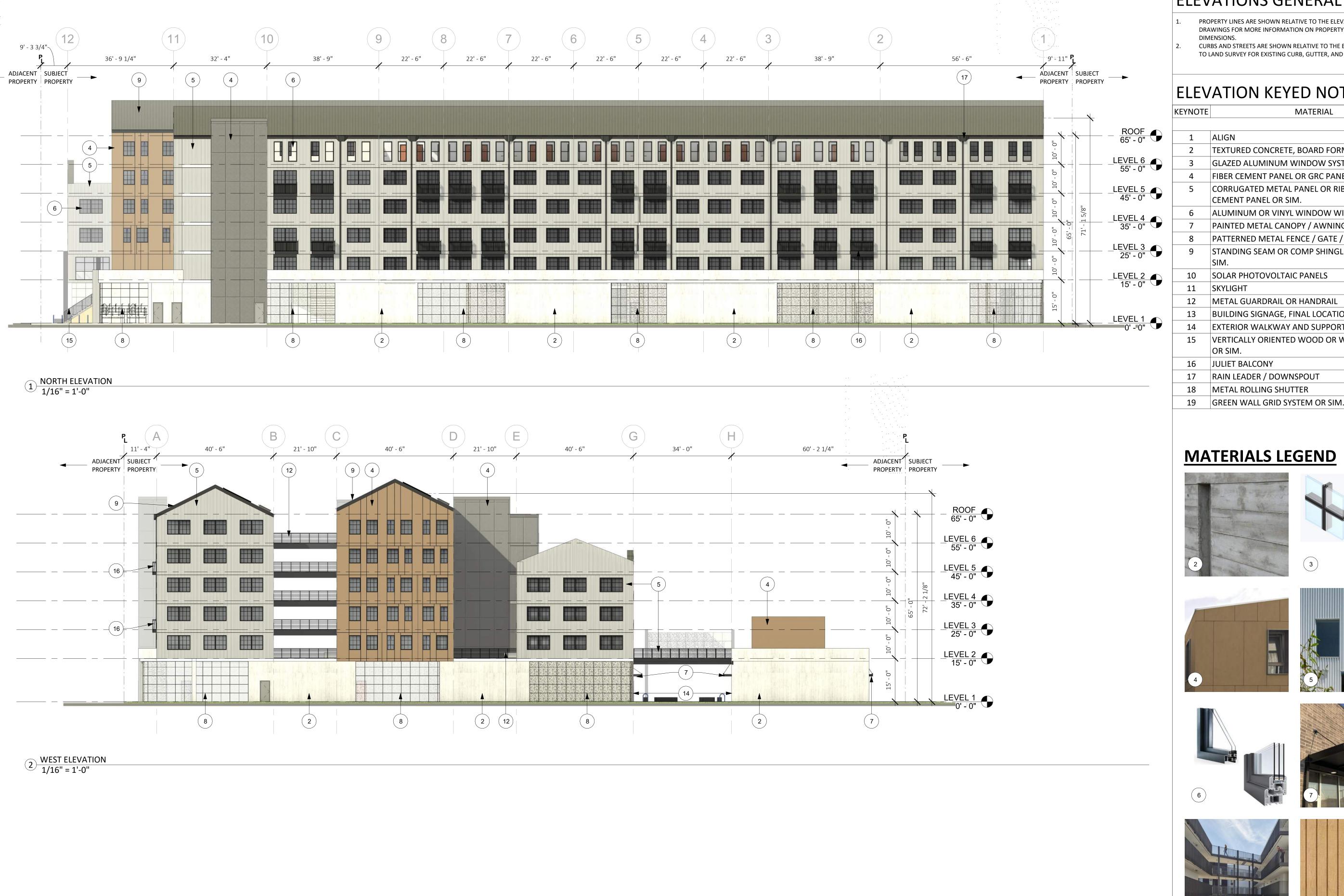
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APN	I number 00	3-051-07
Proj	ect number	23153
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PROPOSED ELEVATIONS

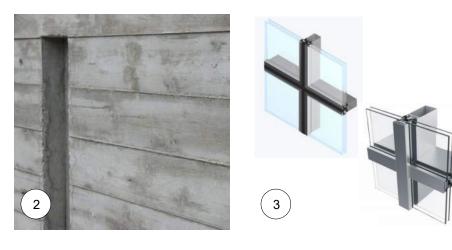


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- CURBS AND STREETS ARE SHOWN RELATIVE TO THE ELEVATION VIEW, REFER TO LAND SURVEY FOR EXISTING CURB, GUTTER, AND STREET INFORMATION.

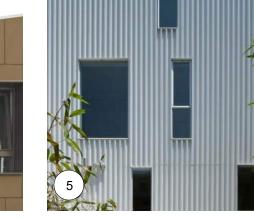
FLEVATION KEVED NOTES

KEYNOTE	MATERIAL
1	ALIGN
2	TEXTURED CONCRETE, BOARD FORMED OR SIM.
3	GLAZED ALUMINUM WINDOW SYSTEM OR SIM.
4	FIBER CEMENT PANEL OR GRC PANEL OR SIM.
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17	RAIN LEADER / DOWNSPOUT
18	METAL ROLLING SHUTTER

MATERIALS LEGEND

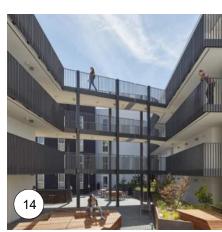


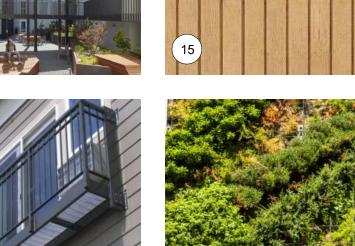














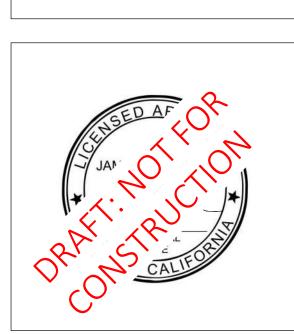




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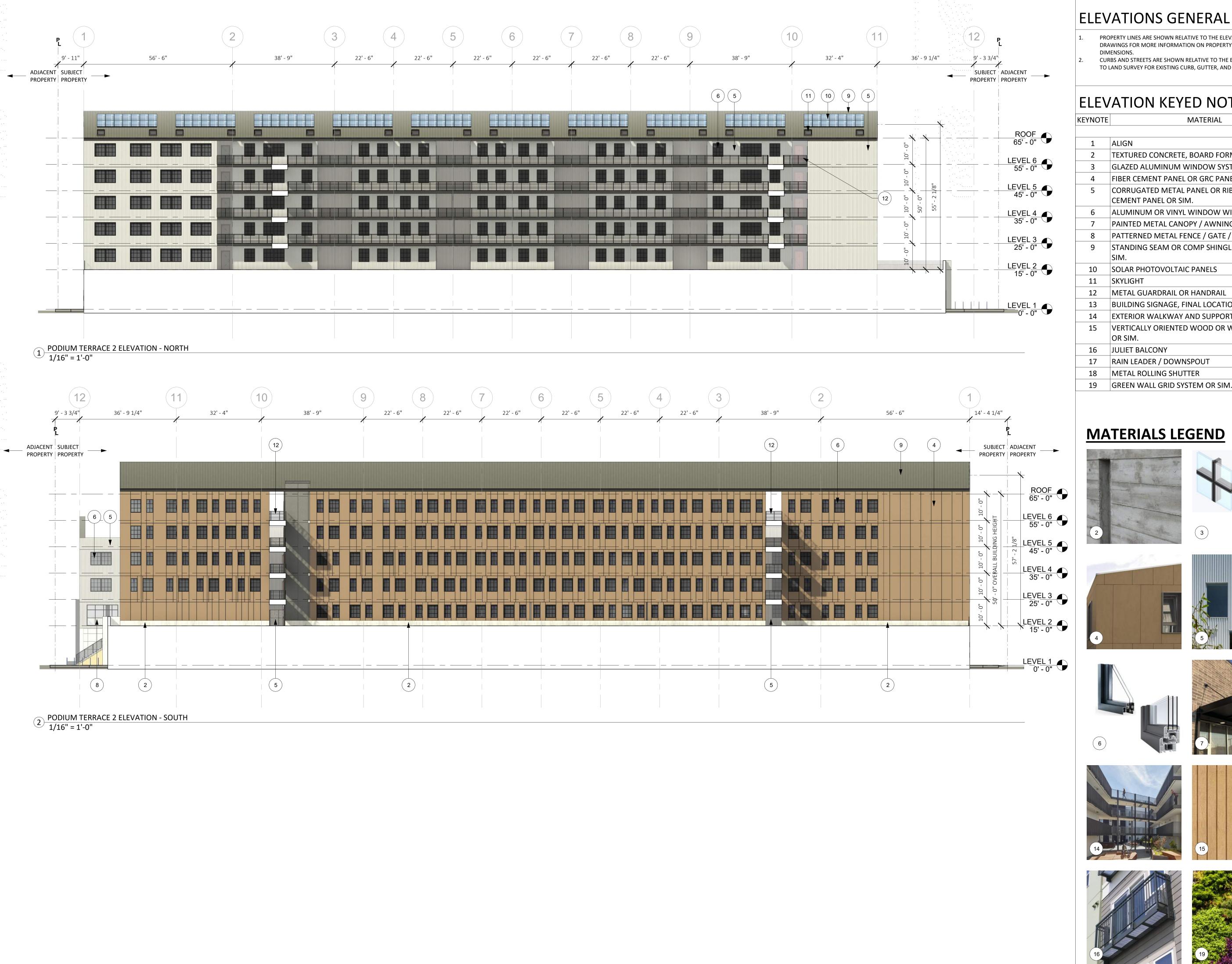
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PROPOSED ELEVATIONS

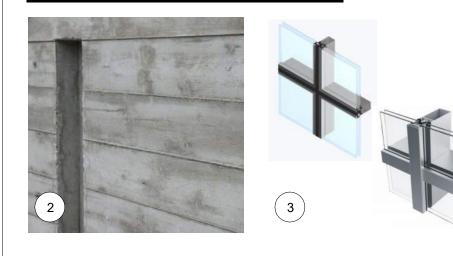


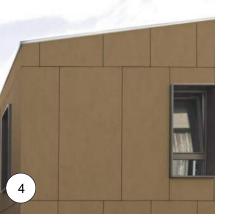
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ELEVATION KEYED NOTES

KEYNOTE	MATERIAL
1	ALIGN
2	TEXTURED CONCRETE, BOARD FORMED OR SIM.
3	GLAZED ALUMINUM WINDOW SYSTEM OR SIM.
4	FIBER CEMENT PANEL OR GRC PANEL OR SIM.
5	CORRUGATED METAL PANEL OR RIBBED FIBER CEMENT PANEL OR SIM.
6	ALUMINUM OR VINYL WINDOW WITH MUNTINS
7	PAINTED METAL CANOPY / AWNING / SUNSHADE
8	PATTERNED METAL FENCE / GATE / SCREEN OR SIM.
9	STANDING SEAM OR COMP SHINGLE ROOFING OR SIM.
10	SOLAR PHOTOVOLTAIC PANELS
11	SKYLIGHT
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15	VERTICALLY ORIENTED WOOD OR WOOD-LOOK SIDING OR SIM.
16	JULIET BALCONY
17	RAIN LEADER / DOWNSPOUT
18	METAL ROLLING SHUTTER

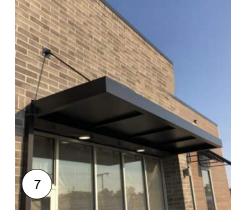
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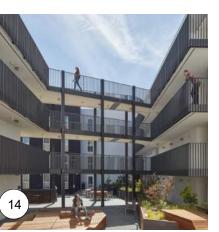


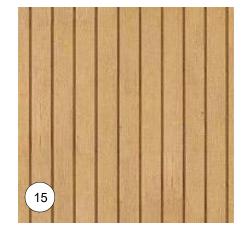


















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> 831 ALMAR AVE SANTA CRUZ, CA 9 Z

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PROPOSED ELEVATIONS

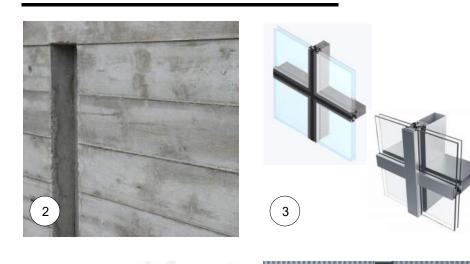


- PROPERTY LINES ARE SHOWN RELATIVE TO THE ELEVATION, REFER TO PLAN
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ELEVATION VEVED NOTEC

	ELEV	ATION KEYED NOTES
)	KEYNOTE	MATERIAL
)	1	ALIGN
	2	TEXTURED CONCRETE, BOARD FORMED OR SIM.
)	3	GLAZED ALUMINUM WINDOW SYSTEM OR SIM.
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	16	JULIET BALCONY
	17	RAIN LEADER / DOWNSPOUT
	18	METAL ROLLING SHUTTER

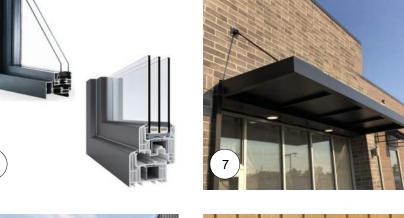
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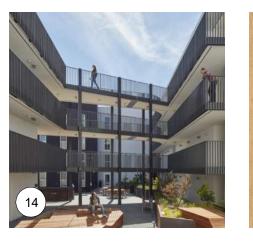




















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PROPOSED ELEVATIONS

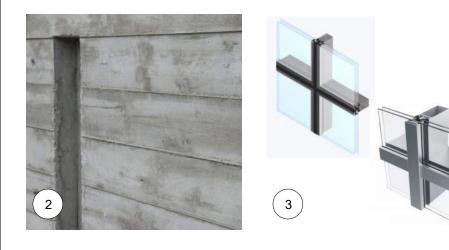


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ELEVATION KEYED NOTES

KEYNOTE	MATERIAL
1	ALIGN
2	TEXTURED CONCRETE, BOARD FORMED OR SIM.
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18	METAL ROLLING SHUTTER

MATERIALS LEGEND

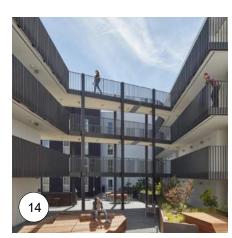


















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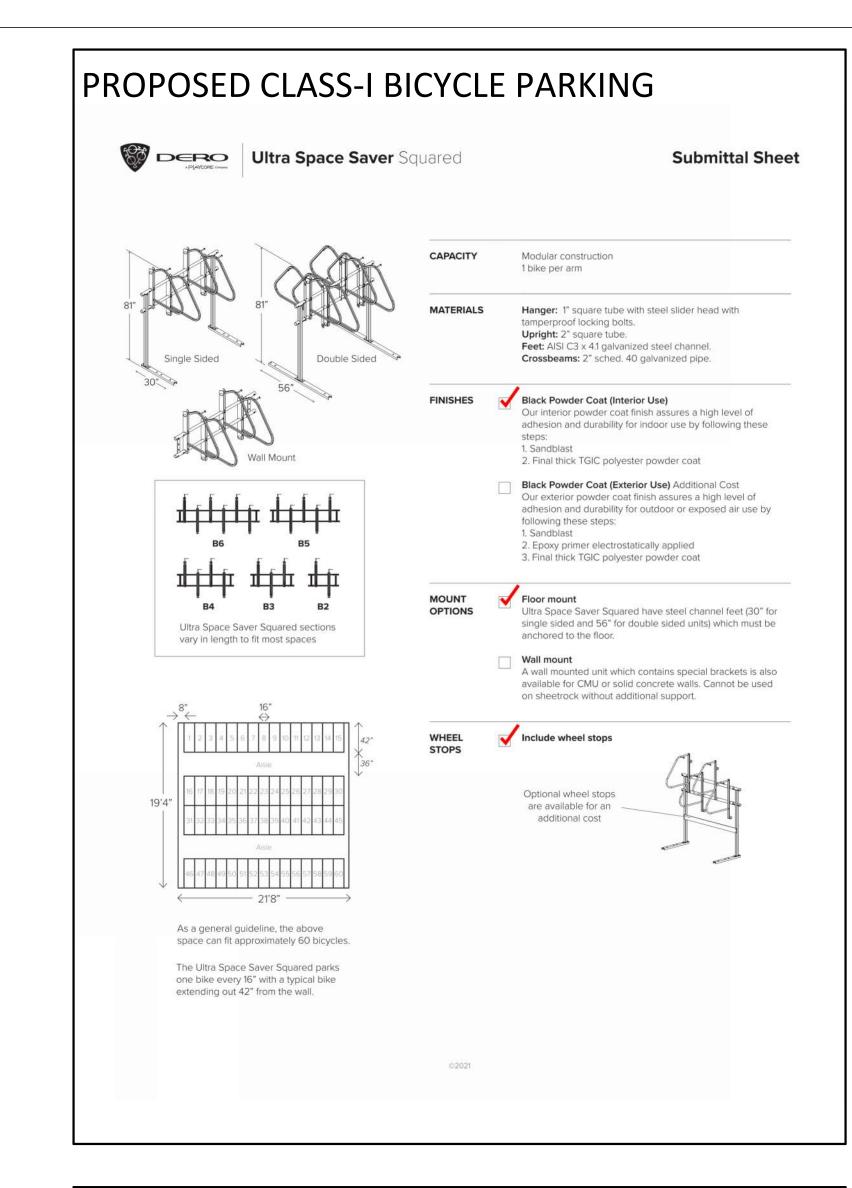
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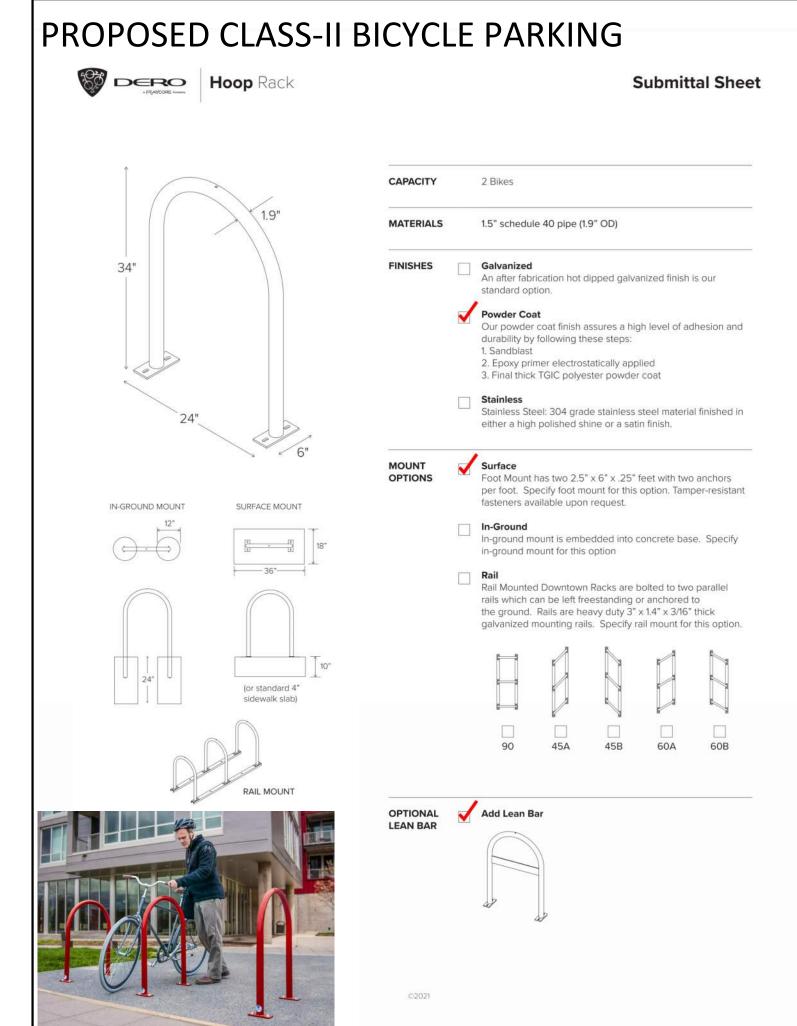
95060



ISS	SUES/ REVISIONS		
Issue	DESCRIPTION	DATE	
0	SB330 PreApplication	02.15.2024	
APN	I number C	003-051-07	
Project number 231			
Print Date		02.15.2024	
Drawn by		MB	
Che	cked by	EB	
Scal	e A	s indicated	
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PROPOSED ELEVATIONS







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Issue	DESCRIPTION)N	DATE
0	SB330 PreAppli	cation	02.15.20
APN	number	003	3-051-07
Project number		23153	
Print Date		02.	.15.202
Drawn by			ME
Che	cked by		EE
Scal	e		N.T.S

CAR, EV, BICYCLE PARKING, & STORAGE INFO AP9.02