

1815 MISSION STREET

SB330 PRE-APPLICATION - 07/17/2024



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

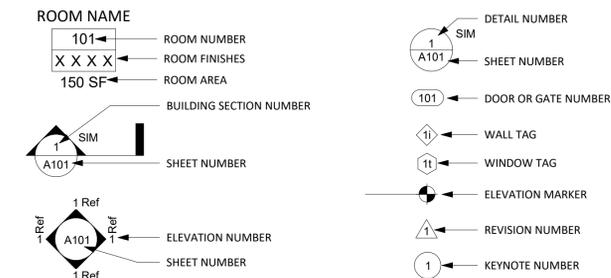


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1815 MISSION STREET
1811, 1815, 1819 MISSION STREET
SANTA CRUZ, CA 95060

GRAPHIC LEGEND



PROJECT DIRECTORY

CLIENT/TENANT
MISSION STUDIOS
SANTA CRUZ LLC
402 INGALLS ST SUITE 5A
SANTA CRUZ, CA 95060
P:
E:

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ISSUES/ REVISIONS

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| APN number | 004-124-34, 32, 31 |
| Project number | 23163 |
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| Drawn by | JP |
| Checked by | EB |
| Scale | NTS |

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COVER SHEET INDEX

GP0.01

BUILDING GROSS AREA

GROSS AREA BY USE

| LEVEL | RESIDENTIAL | STORAGE | CIRCULATION | PARKING | AMENITY | SERVICE / MECH. | COMMERCIAL | TOTALS |
|--------------|-------------|---------|-------------|----------|----------|-----------------|------------|-----------|
| LEVEL 1 | 0 SF | 0 SF | 1,664 SF | 6,628 SF | 1,058 SF | 750 SF | 1364 SF | 11,463 SF |
| LEVEL 2 | 5,107 SF | 2567 SF | 1,792 SF | 0 SF | 1,070 SF | 131 SF | 0 SF | 10,667 SF |
| LEVEL 3 | 5,996 SF | 2569 SF | 1,614 SF | 0 SF | 178 SF | 125 SF | 0 SF | 10,482 SF |
| LEVEL 4 | 5,997 SF | 2573 SF | 1,614 SF | 0 SF | 173 SF | 126 SF | 0 SF | 10,483 SF |
| LEVEL 5 | 5,494 SF | 2194 SF | 1,621 SF | 0 SF | 1,046 SF | 126 SF | 0 SF | 10,480 SF |
| LEVEL 6 | 6,948 SF | 0 SF | 1,546 SF | 0 SF | 178 SF | 120 SF | 0 SF | 8,792 SF |
| GRAND TOTALS | 29,542 SF | 9902 SF | 9,851 SF | 6,628 SF | 3,703 SF | 1,377 SF | 1364 SF | 62,368 SF |

PLANNING CODE NOTES

BUILDING HEIGHT

| | | |
|------------|------------|---------------------------------|
| HT. LIMIT: | ALLOWABLE: | 45 |
| | PROVIDED: | 71' - 6" (REFERENCE ELEVATIONS) |

SETBACKS

| | | |
|----------------|----------------|----|
| SCMC 24.10.750 | ALLOWED: | |
| | FRONT: | 0' |
| | SIDE INTERIOR: | 0' |
| | SIDE EXTERIOR: | 0' |
| | REAR: | 0' |

SEE PLANS FOR SETBACKS PROVIDED

PARKING

| | | |
|----------------|----------------------------------|--|
| SCMC 24.12.240 | REQUIRED: | |
| | RESIDENTIAL - 97 SPACES REQUIRED | (1 SPACE PER 1 BR; 2 PER 2 BR UNIT, + 10%) |
| | COMMERCIAL - 17 SPACES REQUIRED | (1 PER 120 SF) |
| | PROVIDED: 14 TOTAL STALLS | |
| | | 2 ADA (1 VAN) |
| | | 12 EV READY |

ADDITIONAL 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: | YES, POTENTIALLY |
| SPECIES OF CONCERN: | YES, POTENTIALLY |
| RECORDED PUBLIC EASEMENTS: | YES |
| COASTAL ZONE: | NO |
| STREAM OR OTHER RESOURCE: | NO |

ANY APPROVALS UNDER THE SUBDIVISION MAP ACT, INCLUDING, BUT NOT LIMITED TO, A PARCEL MAP, A TENTATIVE MAP, OR A CONDOMINIUM MAP, BEING REQUESTED **NO**

PROJECT - UNIT TOTAL COUNT

| UNIT COUNT: | UNIT TYPE | COUNT |
|-------------|----------------|-------|
| | UNIT 2 BEDROOM | 20 |
| | UNIT DOUBLE | 14 |
| | UNIT STUDIO A | 26 |
| | UNIT STUDIO B | 8 |
| | | 68 |

PROJECT DATA

| | |
|--------------------------|--|
| LOT 1 ADDRESS: | 1811 MISSION ST. SANTA CRUZ, CA 95060 |
| APN: | 004-124-34 |
| LOT 1 AREA: | 4,835 SF |
| LOT 2 ADDRESS: | 1815 MISSION ST. SANTA CRUZ, CA 95060 |
| APN: | 004-124-32 |
| LOT 1 AREA: | 4,704 SF |
| LOT 3 ADDRESS: | 1819 MISSION ST. SANTA CRUZ, CA 95060 |
| APN: | 004-124-31 |
| LOT 3 AREA: | 4,661 SF |
| TOTAL LOT SIZE: | 14,200 SF |
| ZONING DISTRICT: | CC |
| LAND USE DESIGNATION: | CM |
| ZONING OVERLAY: | MISSION ST |
| EXISTING BUILDING AREAS: | 3,584 SF |
| PROPOSED BUILDING AREA: | 62,368 SF |
| FAR ALLOWED: | 1.75 |
| FAR PROVIDED: | 4.39 |

SCOPE OF WORK

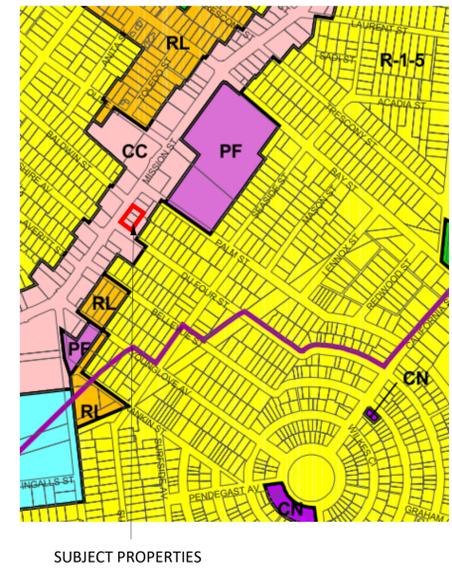
THIS PROJECT IS AN APPROXIMATELY 62,368 GSF RESIDENTIAL APARTMENT BUILDING. THE 6 STORY BUILDING CONSISTS OF A GROUND FLOOR PODIUM WITH 5 TOTAL RESIDENTIAL LEVELS ABOVE. THE BUILDING SPANS THREE LAND PARCELS ZONED "COMMUNITY COMMERCIAL" (CC) AND SEEKS TO REPLACE THREE EXISTING SFR AND 3 DETACHED GARAGES (SEE DEMOLITION SITE PLAN).

THE GROUND FLOOR PODIUM IS COMPOSED OF A MIXED-USE GROUND FLOOR FEATURING A COMMERCIAL SPACE AT THE CORNER OF MISSION ST AND DUFOUR WITH A DESIGNATED OUTDOOR SEATING AREA. THERE IS ALSO A RESIDENTIAL LOBBY AND RESIDENT AMENITIES FRONTING MISSION ST. THE REMAINDER OF THE GROUND FLOOR IS DEDICATED TO A PARKING GARAGE THAT HOSTS BOTH COMMERCIAL AND RESIDENTIAL PARKING AS WELL AS BUILDING SERVICES INCLUDING THE TRASH ROOM AND MECHANICAL ROOMS. THE UPPER FLOORS OF THE BUILDING FEATURE THE RESIDENTIAL UNITS, LAUNDRY, AND RESIDENT AMENITIES, INCLUDING A PARTIAL 6TH FLOOR ROOF TERRACE.

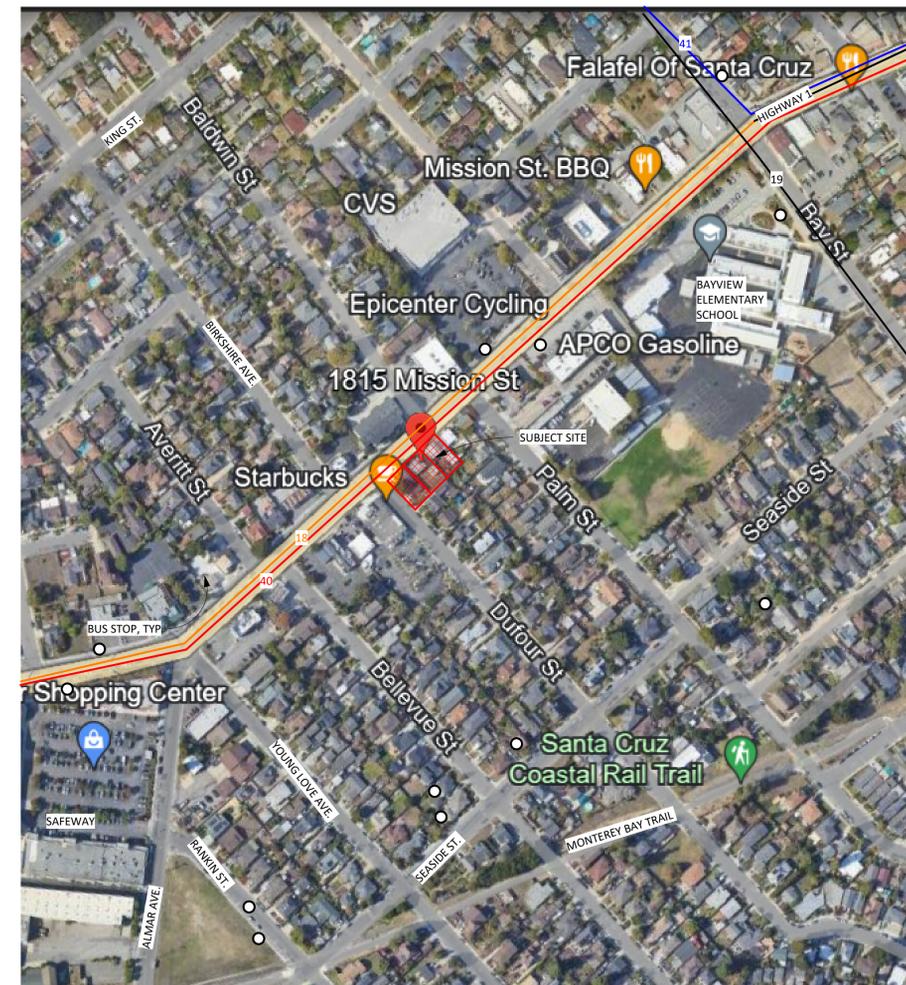
ASSESSORS MAP



ZONING MAP



CONTEXT & MOBILITY



workbench

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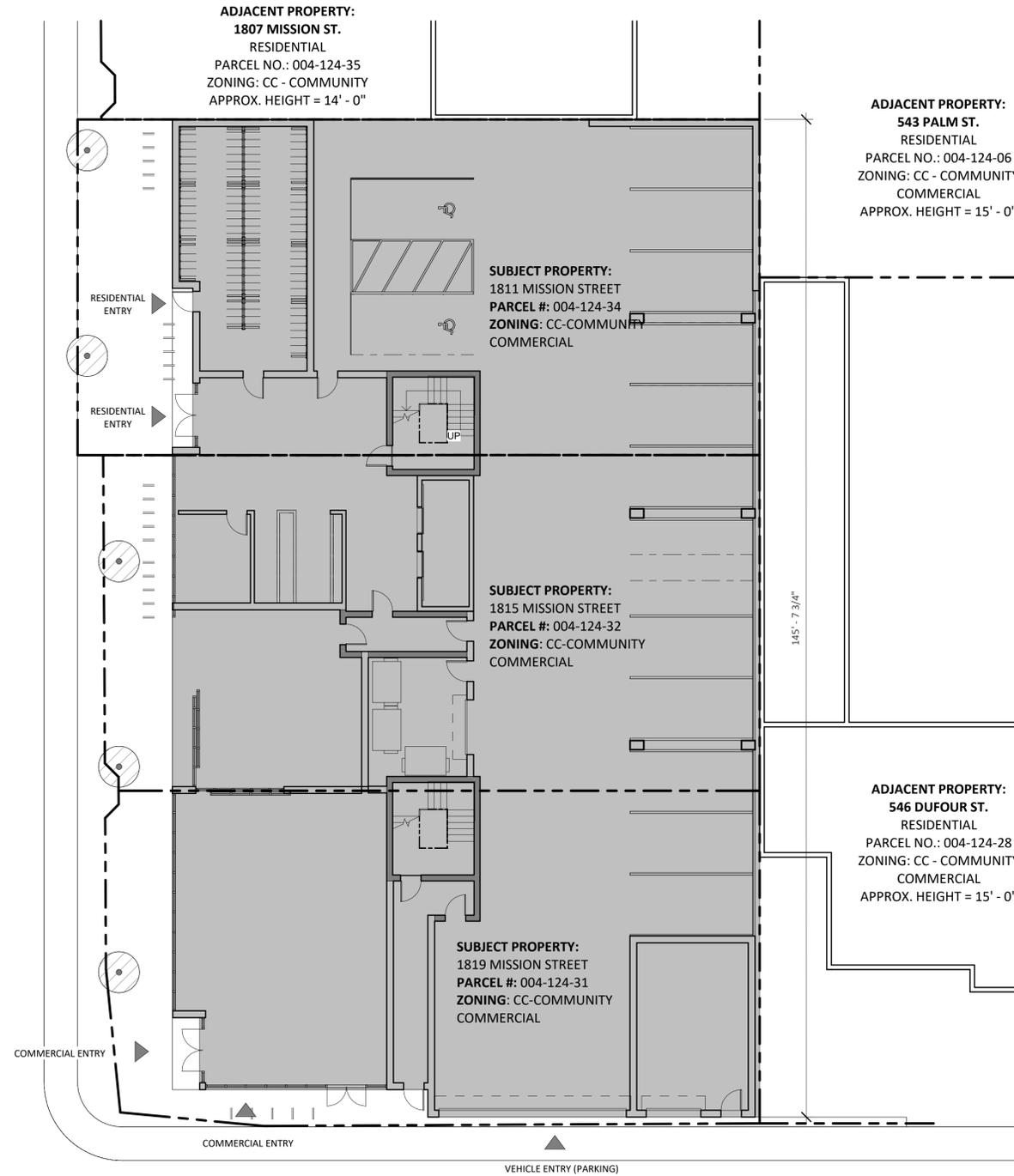
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PROJECT INFO

GPO.02

1804 MISSION ST.
H&R BLOCK
PARCEL NO.: 002-741-03
ZONING: CC - COMMUNITY COMMERCIAL
APPROX. HEIGHT = 45' - 0"

MISSION STREET



ADJACENT PROPERTY:
1807 MISSION ST.
RESIDENTIAL
PARCEL NO.: 004-124-35
ZONING: CC - COMMUNITY
APPROX. HEIGHT = 14' - 0"

ADJACENT PROPERTY:
543 PALM ST.
RESIDENTIAL
PARCEL NO.: 004-124-06
ZONING: CC - COMMUNITY COMMERCIAL
APPROX. HEIGHT = 15' - 0"

SUBJECT PROPERTY:
1811 MISSION STREET
PARCEL #: 004-124-34
ZONING: CC-COMMUNITY COMMERCIAL

SUBJECT PROPERTY:
1815 MISSION STREET
PARCEL #: 004-124-32
ZONING: CC-COMMUNITY COMMERCIAL

SUBJECT PROPERTY:
1819 MISSION STREET
PARCEL #: 004-124-31
ZONING: CC-COMMUNITY COMMERCIAL

ADJACENT PROPERTY:
546 DUFOUR ST.
RESIDENTIAL
PARCEL NO.: 004-124-28
ZONING: CC - COMMUNITY COMMERCIAL
APPROX. HEIGHT = 15' - 0"

DUFOUR STREET

1901 MISSION ST.
STARBUCKS
PARCEL NO.:
ZONING:
APPROX. HEIGHT = 17' - 0"

SITE PLAN NOTES

1. SEE G SHEETS FOR GENERAL NOTES AND PROJECT INFORMATION
2. ADJACENT BUILDING HEIGHTS ARE APPROXIMATE AND ARE TAKEN FROM ADJACENT GRADE ELEVATIONS.
3. REFERENCE LAND SURVEY FOR SITE ELEVATIONS, SLOPES AND EXISTING SITE CONDITIONS.



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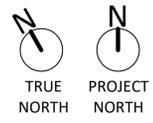


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PROPOSED SITE PLAN

AP0.51



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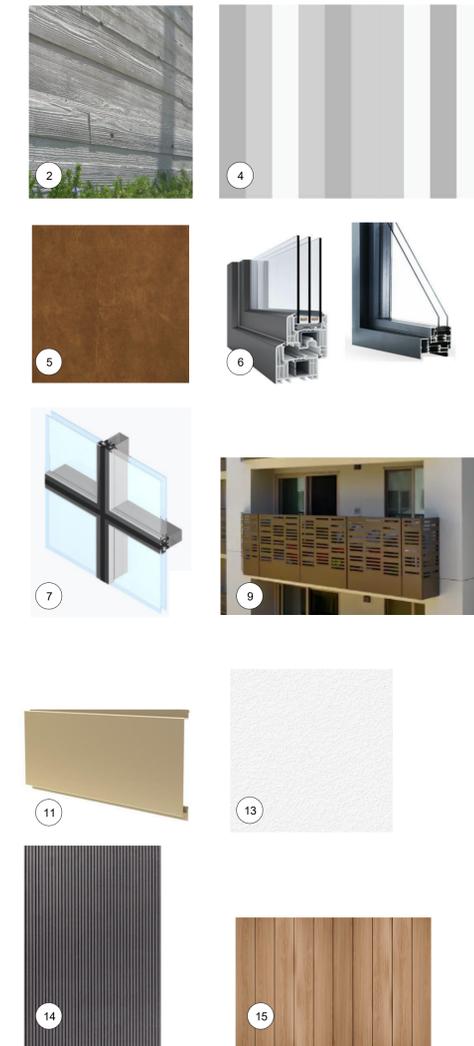
ELEVATIONS GENERAL NOTES

- PROPERTY LINES ARE SHOWN RELATIVE TO THE ELEVATION, REFER TO PLAN DRAWINGS FOR MORE INFORMATION ON PROPERTY LINE LOCATIONS AND DIMENSIONS.
- CURBS AND STREETS ARE SHOWN RELATIVE TO THE ELEVATION VIEW, REFER TO LAND SURVEY FOR EXISTING CURB, GUTTER, AND STREET INFORMATION.

ELEVATION KEYED NOTES

| KEYNOTE SCHEDULE - EXTERIOR ELEVATION | |
|---------------------------------------|---|
| KEYNOTE | MATERIAL |
| 1 | ALIGN |
| 2 | BOARD FORMED CONCRETE OR TEXTURE FIBER CEMENT PANEL OR SIM. |
| 3 | ROLLING OVERHEAD DOOR/VEHICLE ENTRY GATE |
| 4 | MULTIPLE SHADES OF GRAY CEMENTITIOUS PANELS OR SIM. |
| 5 | PAINTED METAL PANELS, OR SIM. |
| 6 | ALUMINUM OR VINYL WINDOWS OR SIM. |
| 7 | GLAZED ALUMINUM OR TIMBER CURTAIN WALL SYSTEM OR SIM. |
| 8 | PAINTED METAL BALCONY, OR SIM. |
| 9 | PERFORATED METAL PANEL RAILING OR SIM. |
| 10 | PLANTER/PLANTER BENCH |
| 11 | PATTERNED METAL SCREEN |
| 12 | ROOFTOP MECHANICAL EQUIPMENT |
| 13 | WHITE STUCCO OR SIM. |
| 14 | TEXTURED CEMENTITIOUS PANEL SIDING OR SIM. |
| 15 | WOOD SOFFIT OR SIM |
| 16 | GRAY CEMENTITIOUS PANELS OR SIM. |

MATERIALS LEGEND



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PROPOSED ELEVATIONS

AP3.01



① BUILDING ELEVATION - NORTH
1" = 10'-0"



② BUILDING ELEVATION - SOUTH
1" = 10'-0"



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PROPOSED ELEVATIONS

AP3.02

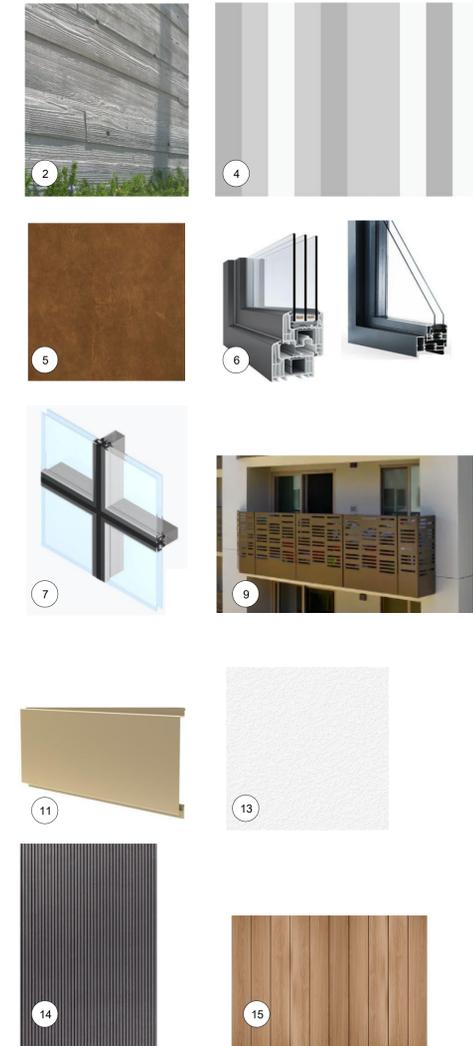
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ELEVATION KEYED NOTES

| KEYNOTE SCHEDULE - EXTERIOR ELEVATION | |
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| 13 | WHITE STUCCO OR SIM. |
| 14 | TEXTURED CEMENTITIOUS PANEL SIDING OR SIM. |
| 15 | WOOD SOFFIT OR SIM |
| 16 | GRAY CEMENTITIOUS PANELS OR SIM. |

MATERIALS LEGEND



1 BUILDING ELEVATION - EAST
1" = 10'-0"



2 BUILDING ELEVATION - WEST
1" = 10'-0"



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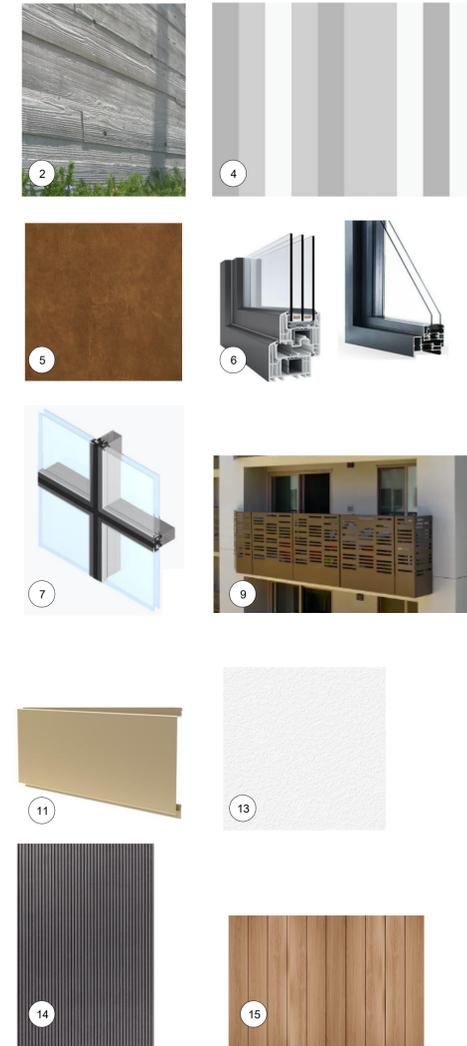
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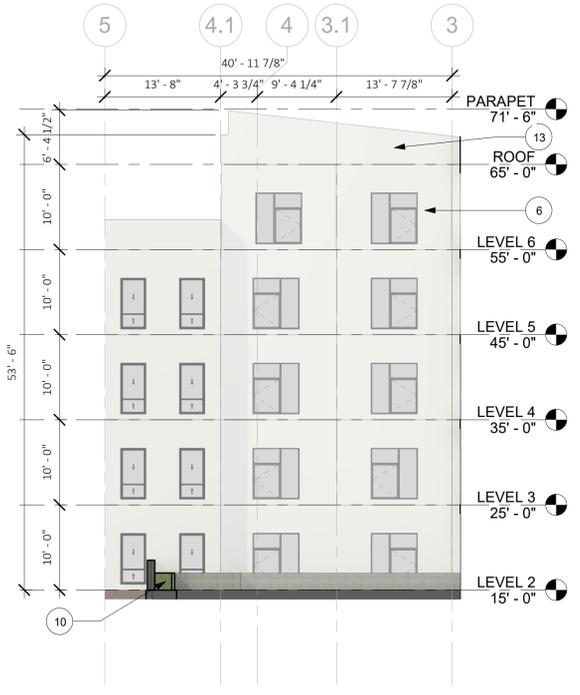
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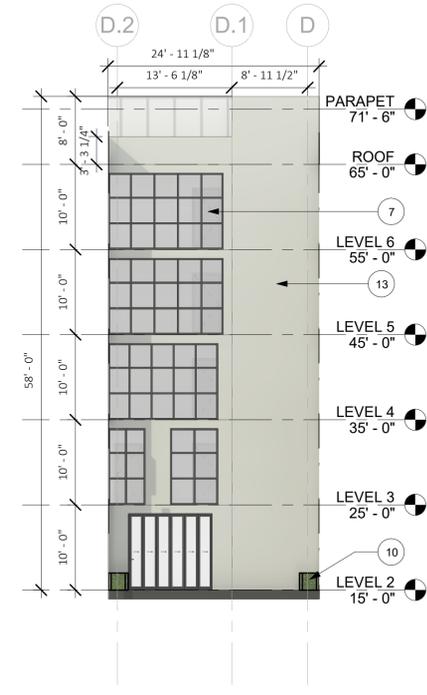
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PROPOSED ELEVATIONS

AP3.03



① BUILDING ELEVATION - COURTYARD NORTH
1" = 10'-0"



② BUILDING ELEVATION - COURTYARD EAST
1" = 10'-0"



③ BUILDING ELEVATION - COURTYARD SOUTH
1" = 10'-0"