

VICINITY MAP



PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT IS CENTERED ON DELIVERING 100% AFFORDABLE HOUSING THAT BENEFITS BOTH RESIDENTS AND THE WIDER COMMUNITY. OUR VISION EMPHASIZES LIVABILITY, INCLUSIVITY, AND LASTING NEIGHBORHOOD VALUE.

A KEY FOCUS IS CREATING A WELCOMING, FAMILY-FRIENDLY ENVIRONMENT. FEATURES LIKE A CHILDREN 'S PLAY AREA, SHARED COMMUNITY SPACES, AND LANDSCAPED OPEN AREAS ARE DESIGNED TO ENCOURAGE CONNECTION, BUILD COMMUNITY BONDS, AND PROVIDE SAFE, ACTIVE SPACES FOR FAMILIES.

EVERYDAY CONVENIENCE AND COMFORT ARE ALSO PRIORITIES. ON-SITE LAUNDRY, RESIDENT AND BIKE PARKING, AND WELL-DESIGNED APARTMENT LAYOUTS ENSURE HOUSEHOLDS ' PRACTICAL NEEDS ARE MET WHILE OFFERING EFFICIENCY AND EASE OF LIVING.

AT STREET LEVEL, GROUND-FLOOR RETAIL WILL ACTIVATE PACIFIC AVENUE, ADDING VIBRANCY AND PEDESTRIAN ACTIVITY WHILE PROVIDING SERVICES THAT BENEFIT RESIDENTS AND NEIGHBORS ALIKE. BY FOSTERING STREET ENGAGEMENT, THE PROJECT ENHANCES SAFETY, WALKABILITY, AND CONNECTIONS WITH THE SURROUNDING NEIGHBORHOOD.

OVERALL, THE GOAL IS TO CREATE A THRIVING AFFORDABLE HOUSING COMMUNITY WHERE RESIDENTS FEEL AT HOME, FAMILIES CAN GROW, AND THE NEIGHBORHOOD AS A WHOLE GAINS FROM A THOUGHTFUL, WELL-INTEGRATED DEVELOPMENT.

SHEET NUMBER

A - 001	PROJECT INFORMATION
A - 002	SITE CONTEXT
A - 003	EXISTING SITE CONDITIONS
A - 004	SITE PLAN/ LEVEL 1 FLOOR PLAN
A - 005	LEVEL 2 FLOOR PLAN
A - 006	LEVEL 3 - LEVEL 7 FLOOR PLAN
A - 007	LEVEL 8 FLOOR PLAN
A - 008	BUILDING ELEVATIONS
A - 009	BUILDING ELEVATIONS

PROJECT TEAM

APPLICANT:
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT
4429 MORENA BLVD. SUITE A, SAN DIEGO, CA 92117

ARCHITECT:
AURA ARCHITECTURE, INC.
434 N MAIN SUITE 207, CORONA, CA 92878

CIVIL:
BKF
1730 N. FIRST STREET, SUITE 600, SAN JOSE, CA 95112

LANDSCAPE:
GMP
3176 LIONSHED AVE #102, CARLSBAD, CA 92010

SITE SUMMARY	
ADDRESS	407 PACIFIC AVENUE, SANTA CRUZ, CA
APN	007-023-18 AND 007-023-19
ZONING DESIGNATION	R-T(C) SUBDISTRICT C - BEACH COMMERCIAL IN GENERAL PLAN. SITE IS LOCATED WITHIN SOUTH OF LAUREL COMPREHENSIVE AREA PLAN; CZ-O (COASTAL ZONE OVERLAY)
LOT AREA	26,687 SQ. FT. / 0.613 ACRES

BUILDING CODE ANALYSIS	
CONSTRUCTION TYPE	FIVE STORIES TYPE IIIA OVER THREE STORIES TYPE IA
OCCUPANCY GROUP	R-2, A-3, S-2, M AND B
SPRINKLED	YES; NFPA 13

ZONING COMPLIANCE SUMMARY					
CATEGORY	STANDARD	ALLOWED/ REQUIRED	PROPOSED	CODE REFERENCE	NOTES
BUILDING HEIGHT	MAXIMUM HEIGHT	36 FEET	93 FEET	SCMC 24.10.624 (1A)	PER GOVT. CODE 65915, AS THE SITE IS WITHIN 0.5 MILE OF A TRANSIT STOP, 3 ADDITIONAL STORIES OR 33 FEET ADDITIONAL HEIGHT IS PERMITTED
	MINIMUM BUILDING HEIGHT	2 STORIES	8 STORIES	SCMC 24.10.624 (2E)	
	MAX. HEIGHT FOR SOUTH OF LAUREL STREET	70 FEET	93 FEET	DOWNTOWN PLAN AMENDED CHAPTER 4 (FIG. B-3)	
LOT SIZE	MINIMUM LOT AREA	8,000 SF	26,687 SF	SCMC 24.10.624 (1B)	REQUESTED A WAIVER
	MINIMUM LOT AREA PER DWELLING UNIT	1,450 SF	262 SF	SCMC 24.10.624 (1C)	
	MINIMUM LOT WIDTH	65 FEET	125 FEET	SCMC 24.10.624 (1D)	
OPEN AREA	USABLE OPEN SPACE PER DWELLING UNIT	400 SF	32 SF	SCMC 24.10.624 (1E)	100 SF/ UNIT OF COMMON OPEN SPACE IS REQUIRED PER SCMC 24.12.185 (8A). MORE STRINGENT REQUIREMENT IS SHOWN HERE
GROUND FLOOR USE	MIN. ACTIVE FRONTAGE ALONG PACIFIC AVE.	50% OF THE LENGTH	30% OF THE LENGTH	SCMC 24.10.624 (3A)	REQUESTED A CONCESSION
	MIN. HEIGHT OF RETAIL ON FIRST FLOOR	12 FEET	14 FEET	SCMC 24.12.185 (13A)	
	MIN. DEPTH OF RETAIL ON FIRST FLOOR	20 FEET	25 FEET	DOWNTOWN PLAN AMENDED CHAPTER 4 (SEC. K, 4A)	
	MAX. ALLOWED FRONTAGE FOR RES. LOBBY	30 FEET	30 FEET	SCMC 24.12.185 (5H)	
DENSITY	MAX. FAR	3.5 FAR	6.31 FAR	DOWNTOWN PLAN AMENDED CHAPTER 4 (FIG. B-5)	REQUESTED A WAIVER
STEP-BACK	UPPER LEVEL TAPERING REQUIREMENT DOES NOT APPLY TO THE SITE AS SITE FRONTAGE IS 125 FEET			DOWNTOWN PLAN AMENDED CHAPTER 4 (SEC. K, 5)	
SETBACK	MIN. FRONT YARD SETBACK	31 FEET (1 SF FOR EACH 3 FEET OF HEIGHT)	2 FEET	SCMC 24.10.608 (2)	PER 24.10.619 (1F), SETBACKS REQUIREMENTS HAVE BEEN USED FROM R-T(A) DISTRICT
	MIN. REAR SETBACK	31 FEET (1 SF FOR EACH 3 FEET OF HEIGHT)	5 FEET - 15 FEET	SCMC 24.10.608 (2)	
	MIN. SIDE YARD SETBACK	30 FEET (5 SF FOR LVL. 1 AND 1 SF FOR EACH 3 FEET OF HEIGHT ON LEVELS ABOVE)	9 FEET - 12 FEET	SCMC 24.10.608 (2)	REQUESTED A WAIVER
PARKING	BICYCLES	CLASS 1: 1 SPACE PER UNIT (102 SPACES)	102 SPACES	SCMC 24.12.250	PER AB 2097 (CALIFORNIA GOVT. CODE 65863.2), AUTOMOBILE PARKING IS NOT REQUIRED AS THE SITE IS WITHIN 0.5 MILE OF A MAJOR TRANSIT STOP
		CLASS 2: 1 SPACE PER 4 UNIT (26 SPACES)	26 SPACES	SCMC 24.12.250	
	VEHICLES	2 STALLS PER UNIT (204 STALLS)	43 STALLS	SCMC 24.12.240	

OTHER DESIGN CONSIDERATIONS

- BUILDING WALL FACING PACIFIC AVENUE IS BROKEN BY MASSING BREAK. A MINIMUM OF EVERY 25'. (DOWNTOWN PLAN AMENDED CHAPTER 4, SECTION E (3A))
- UPPER- LEVEL FACADES PROVIDES A COUNTERPOINT TO THE STOREFRONTS BELOW AND PROVIDES A VISUALLY INTERESTING AND VARIED EDGE TO THE PUBLIC SPACE OF THE STREET. IN GENERAL, THE UPPER-LEVEL FaçADE CONSISTS OF CAREFULLY COMPOSED "PUNCTURED OPENINGS" WITHIN A RICHLY DETAILED WALL. A VARIETY OF TREATMENTS HAVE BEEN INTRODUCED TO CREATE RICHNESS IN BOTH THE HORIZONTAL AND VERTICAL PLANES. (DOWNTOWN PLAN AMENDED CHAPTER 4, SECTION E (9))
- PARKING STRUCTURE IS VISUALLY SCREENED PER SCMC 24.10.619 (2J)
- RETAIL STOREFRONTS ARE LOCATED ALONG PACIFIC AVENUE PER SCMC 24.10.619 (2G)
- INTERIOR COURTYARD IS PROVIDED PER SCMC 24.10.619 (2K)

PROJECT INFORMATION				
UNIT TYPE	UNIT COUNT	% OF UNITS	UNIT AREA	TOTAL AREA
TWO BEDROOM UNIT	34 UNITS	33%	772 SF	26,248 SF
THREE BEDROOM UNIT	68 UNITS	67%	988 SF	67,184 SF
TOTAL	102 UNITS	100%	89 FEET	93,432 SF

PARKING PROVIDED		
STALL TYPE AND SIZE	# OF STALLS PROVIDED	ADDITIONAL NOTES
STANDARD SIZE STALLS (9' X 18')	23 STALLS	THIS INCLUDES TYPICAL STALLS AND EV STALLS
COMPACT SIZE STALLS (8' X 16')	16 STALLS	
ACCESSIBLE STALLS (9' X 18')	4 STALLS	THIS INCLUDES ACCESSIBLE STALLS, VAN ACCESSIBLE STALL, EV ACCESSIBLE STALL AND EV VAN ACCESSIBLE STALL
TOTAL STALLS PROVIDED	43 STALLS	

REQUESTED WAIVERS AND CONCESSIONS

WAIVERS

- MAXIMUM BUILDING HEIGHT** : REQUESTING AN INCREASE FROM 70 FEET TO 93 FEET.
- MINIMUM LOT AREA PER DWELLING UNIT** : REQUESTING A REDUCTION FROM 1,450 SF TO 262 SF
- USABLE OPEN SPACE PER DWELLING UNIT** : REQUESTING A REDUCTION FROM 400 SF TO 32 SF
- MAXIMUM FAR** : REQUESTING AN INCREASE FROM 3.5 FAR TO 6.31 FAR
- FRONT YARD SETBACK** : REQUESTING A REDUCTION FROM 31 FEET TO 2 FEET
- SIDE YARD SETBACK** : REQUESTING A REDUCTION FROM 30 FEET TO 9 FEET
- REAR SETBACK** : REQUESTING A REDUCTION FROM 31 FEET TO 5 FEET

CONCESSION

- MINIMUM ACTIVE FRONTAGE ALONG PACIFIC AVENUE** : REQUESTING A REDUCTION FROM 50% OF FRONTAGE TO 30% OF FRONTAGE

ADDITIONAL TCAC REQUIREMENT

LAUNDRY ROOM
NO FEWER THAN ONE WASHER/ DRYER PER 10 UNITS
11 WASHER AND DRYER MIN. REQUIRED
11 WASHER AND DRYER PROVIDED
COMMON AREA
PROJECTS OVER 100 UNITS SHALL PROVIDE 1,800 SF MIN. COMMON AREA AMENITIES.
COMMON AREA PROVIDED = 1030 SF COMMUNITY ROOM ON LEVEL 2 + 772 SF ROOFTOP COMMUNITY ROOM ON LEVEL 8 = 1,802 SF TOTAL COMMON AREA AMENITY PROVIDED
PLAY/ RECREATION FACILITY
600 SF MIN. PLAY/ RECREATION AREA REQUIRED FOR CHILDREN AGES 2-12
600 SF MIN. PLAY/ RECREATION AREA WILL BE INCORPORATED IN PODIUM COURTYARD SPACE

DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING &
COMMUNITY DEVELOPMENT

PROJECT NAME :
407 PACIFIC AVENUE,
SANTA CRUZ, CA

JOB NUMBER :
2025-01

SHEET DESCRIPTION :
PROJECT INFORMATION

DATE :
10-03-2025

SHEET NUMBER :
A - 001



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AURA ARCHITECTURE INC.

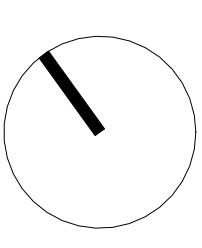
CLIENT :
CRP AFFORDABLE HOUSING &
COMMUNITY DEVELOPMENT

PROJECT NAME :
407 PACIFIC AVENUE,
SANTA CRUZ, CA

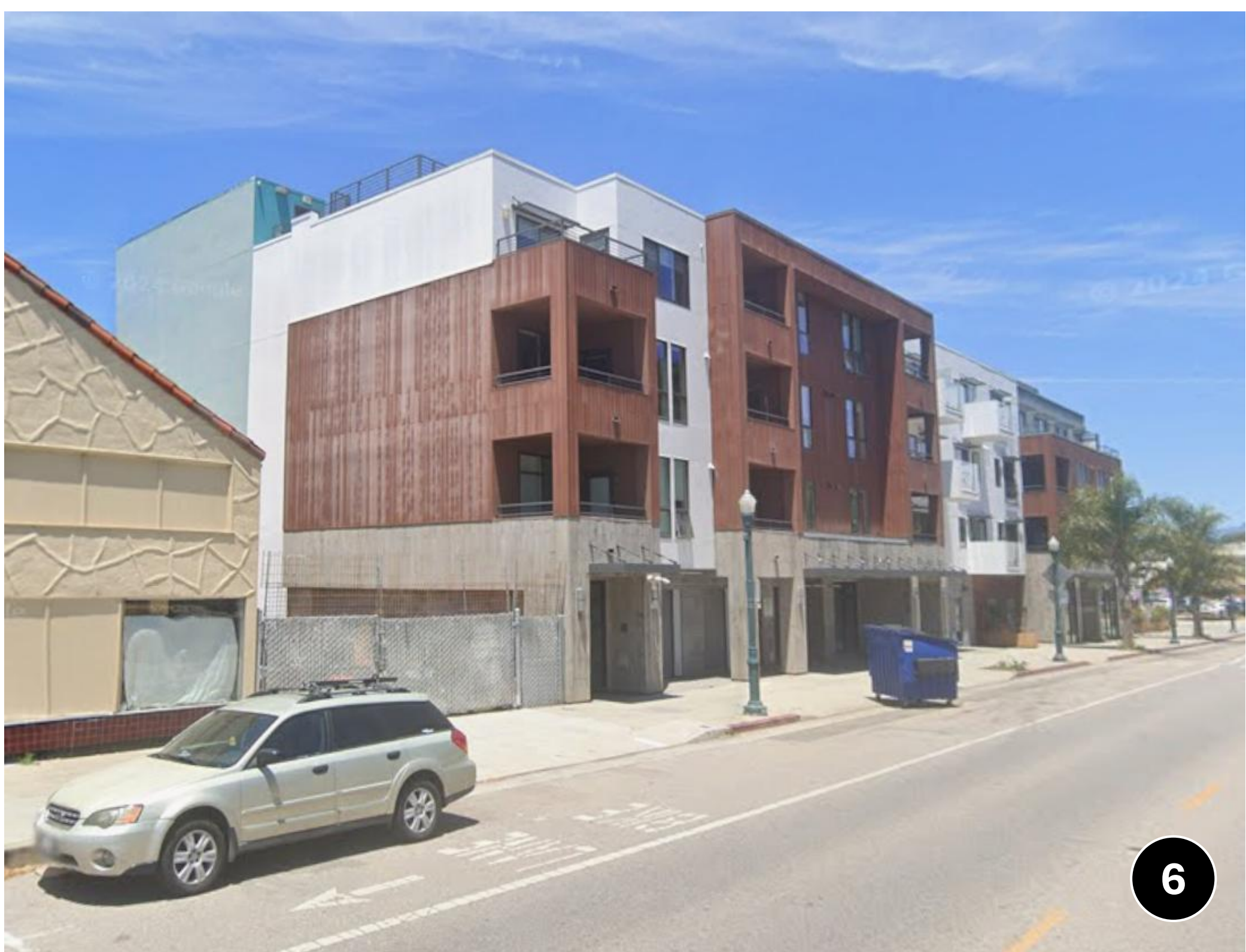
JOB NUMBER :
2025-01

SHEET DESCRIPTION :
SITE CONTEXT

DATE :
10-03-2025



SHEET NUMBER :
A - 002



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CLIENT :
CRP AFFORDABLE HOUSING &
COMMUNITY DEVELOPMENT

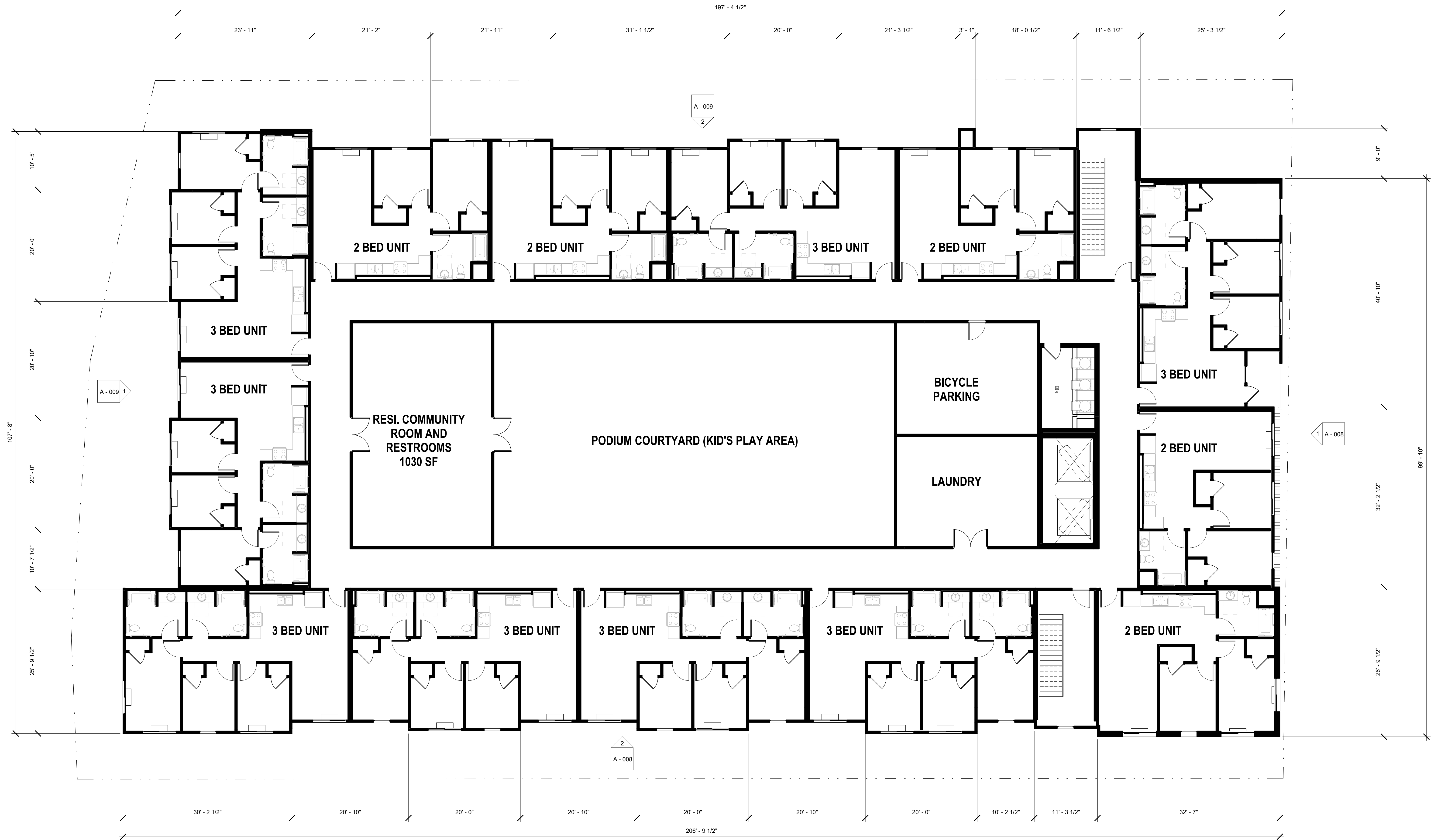
PROJECT NAME :
407 PACIFIC AVENUE,
SANTA CRUZ, CA

JOB NUMBER :
2025-01

SHEET DESCRIPTION :
EXISTING SITE CONDITIONS

DATE :
10-03-2025

SHEET NUMBER :
A - 003



① LEVEL 3 PLAN / PODIUM LEVEL PLAN
1/8" = 1'-0"

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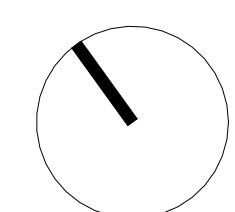
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CRP AFFORDABLE HOUSING &
COMMUNITY DEVELOPMENT

PROJECT NAME :
407 PACIFIC AVENUE,
SANTA CRUZ, CA

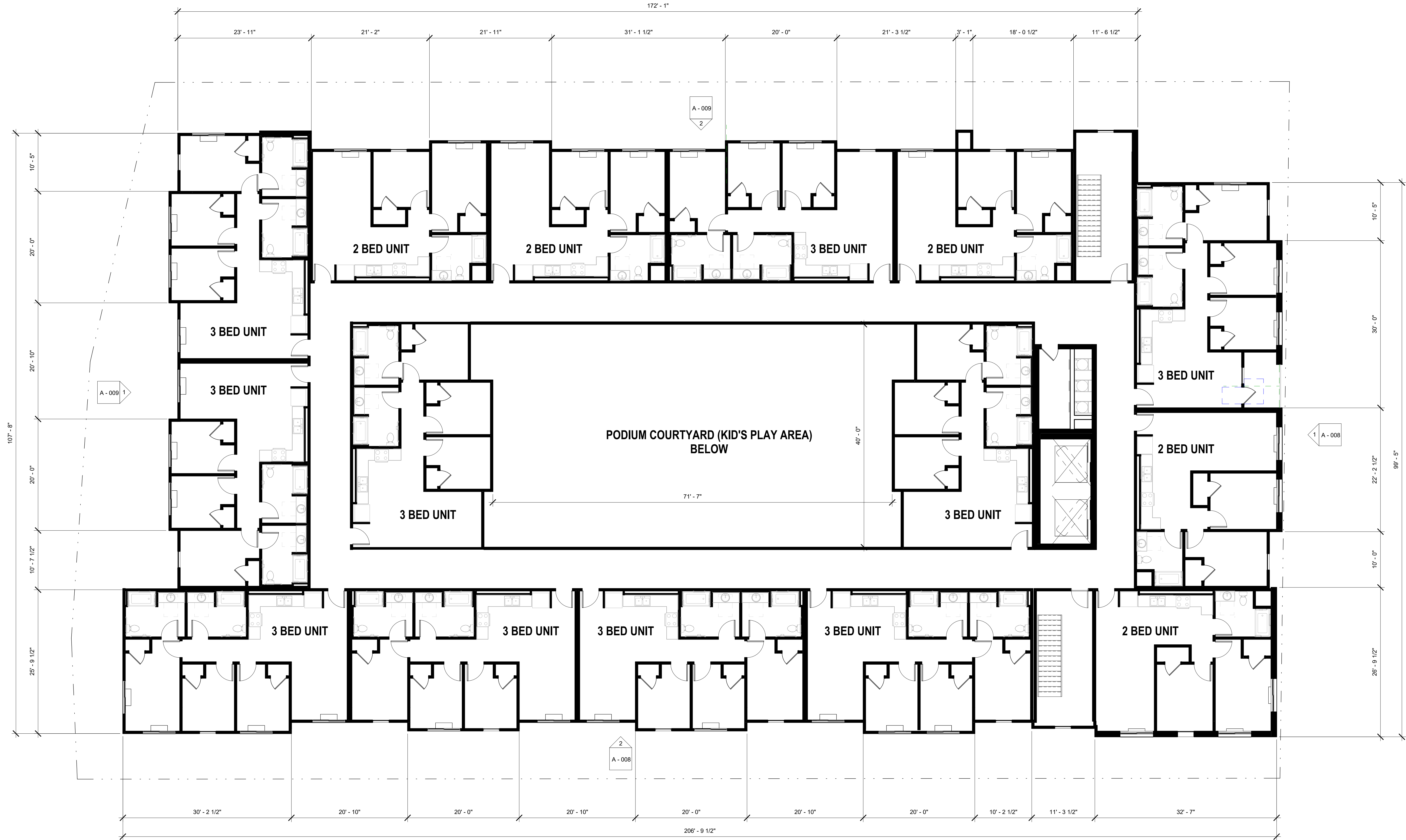
JOB NUMBER :
2025-01

SHEET DESCRIPTION :
LEVEL 2 FLOOR PLAN

DATE :
10-03-2025



SHEET NUMBER :
A - 005



① TYPICAL LEVEL PLAN (LVL 3 TO LVL 7)
1/8" = 1'-0"

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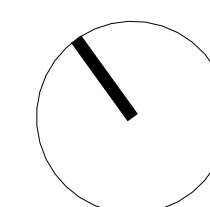
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CRP AFFORDABLE HOUSING &
COMMUNITY DEVELOPMENT

PROJECT NAME :
407 PACIFIC AVENUE,
SANTA CRUZ, CA

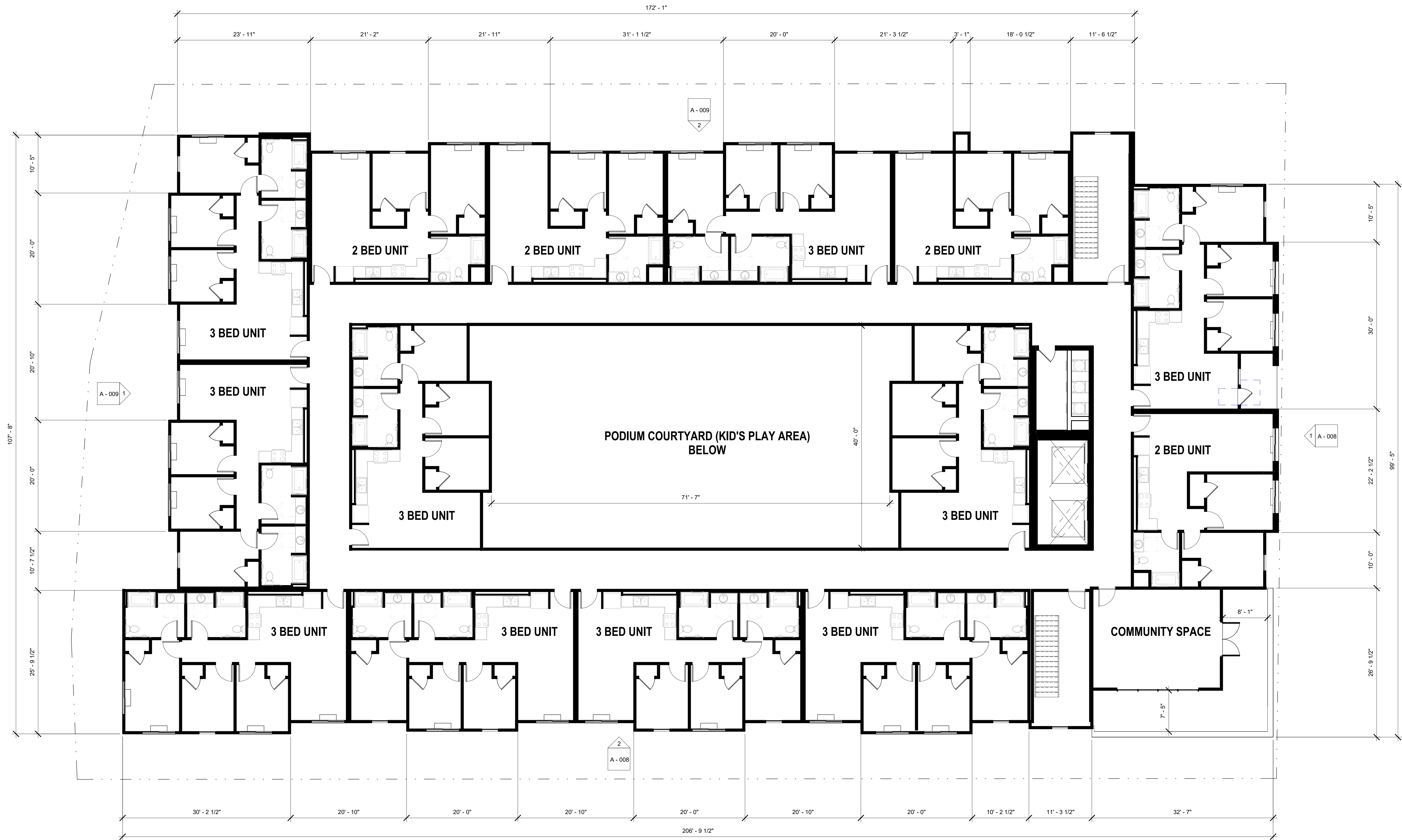
JOB NUMBER :
2025-01

SHEET DESCRIPTION :
LEVEL 3 - LEVEL 7 FLOOR
PLAN

DATE :
10-03-2025



SHEET NUMBER :
A - 006



① LEVEL 8 PLAN
1/8" = 1'-0"

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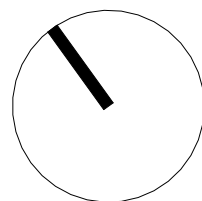
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COMMUNITY DEVELOPMENT

PROJECT NAME :
407 PACIFIC AVENUE,
SANTA CRUZ, CA

JOB NUMBER :
2025-01

SHEET DESCRIPTION :
LEVEL 8 FLOOR PLAN

DATE :
10-03-2025



SHEET NUMBER :
A - 007



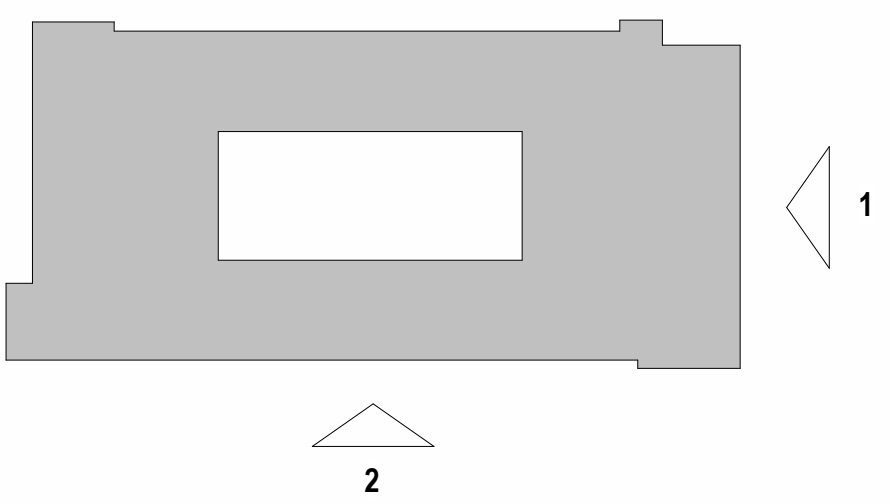
② SOUTH ELEVATION
1" = 10'-0"



① EAST ELEVATION
1" = 10'-0"

KEYNOTES

- 1 PLANTER BOX
- 2 LIGHT GRAY STUCCO
- 3 BEIGE STUCCO
- 4 DARK BROWN STUCCO
- 5 METAL GUARDRAIL
- 6 VINYL WINDOW
- 7 STOREFRONT
- 8 SCREED LINE
- 9 SIDING



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CLIENT :
CRP AFFORDABLE HOUSING &
COMMUNITY DEVELOPMENT

PROJECT NAME :
407 PACIFIC AVENUE,
SANTA CRUZ, CA

JOB NUMBER :
2025-01

SHEET DESCRIPTION :
BUILDING ELEVATIONS

DATE :
10-03-2025

SHEET NUMBER :
A - 008



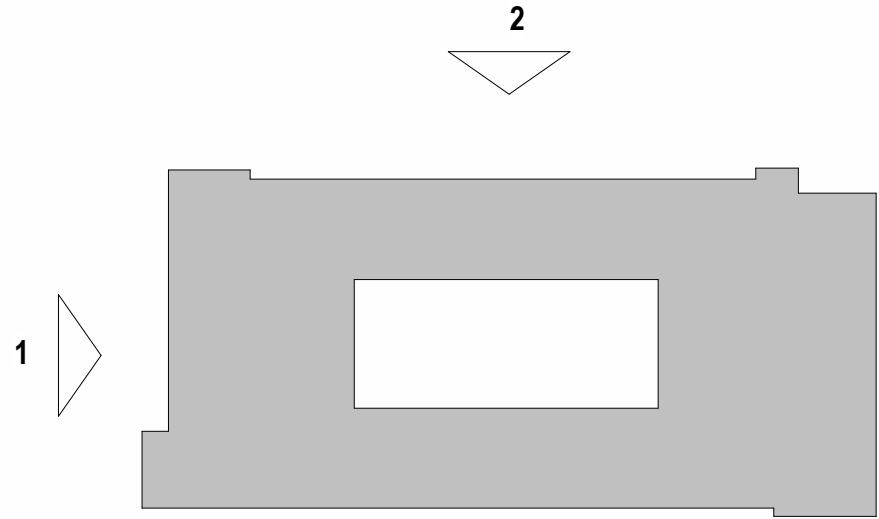
② NORTH ELEVATION
1" = 10'-0"



① WEST ELEVATION
1" = 10'-0"

KEYNOTES

- 1 PLANTER BOX
- 2 LIGHT GRAY STUCCO
- 3 BEIGE STUCCO
- 4 DARK BROWN STUCCO
- 5 METAL GUARDRAIL
- 6 VINYL WINDOW
- 7 STOREFRONT
- 8 SCREED LINE
- 9 SIDING



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PROJECT NAME :
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SANTA CRUZ, CA

JOB NUMBER :
2025-01

SHEET DESCRIPTION :
BUILDING ELEVATIONS

DATE :
10-03-2025

SHEET NUMBER :
A - 009