

**PROJECT DESCRIPTION:**

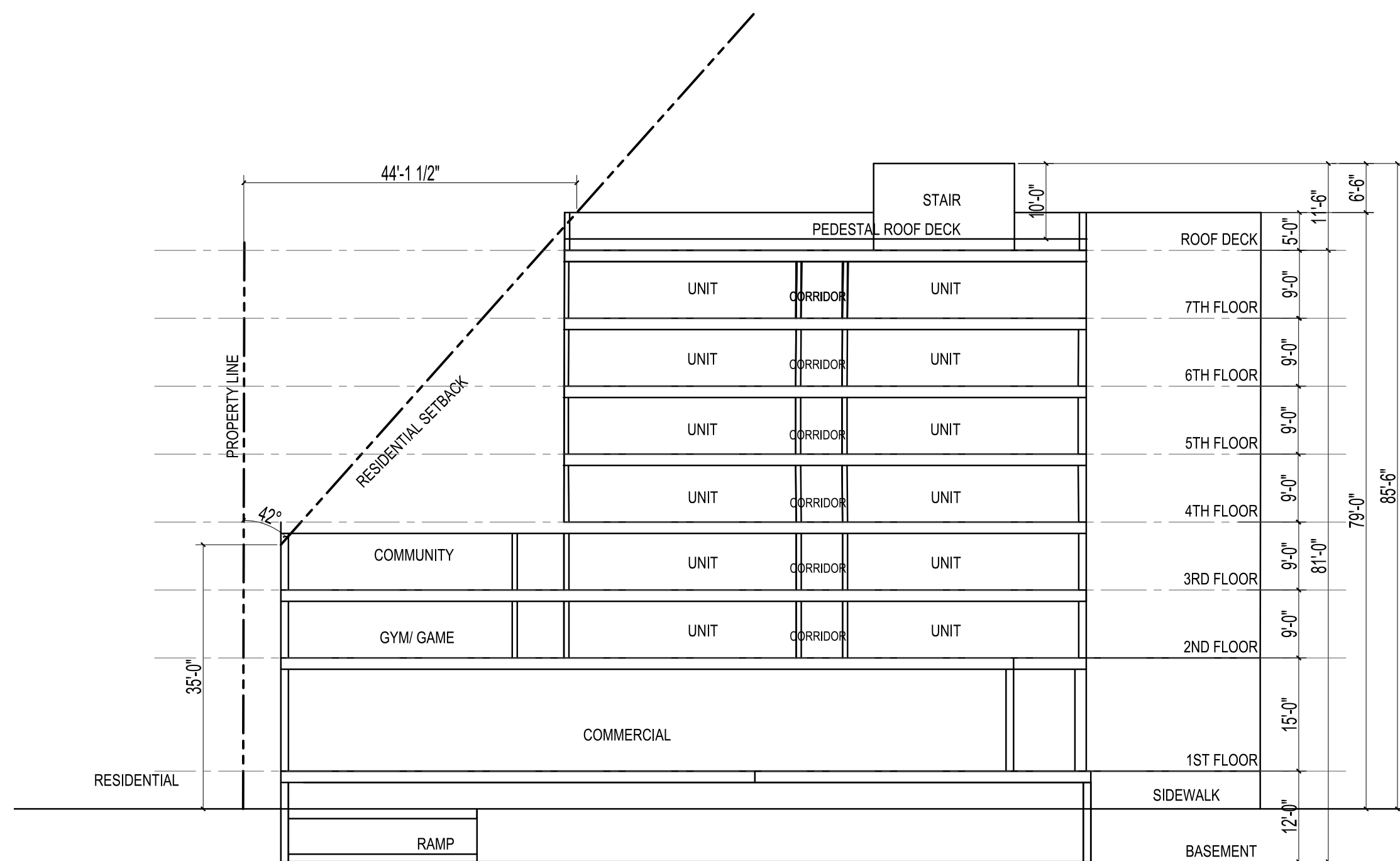
Pre-application to demolish two commercial buildings and one single-family house on three contiguous parcels and construct an eight-story mixed-use building on parcels in the MU-M (Mixed-Use Medium Density) zone district.

**PROJECT DATA**

PROJECT ADDRESS:	1501,1507,1511 MISSION STREET, SANTA CRUZ				
APN:	004-043-25,24,23				
LOT SIZE (SF):	GROSS:	18,076	NET:	18,076	D
FLOOD ZONE:					
ZONING:	MU-M Mixed Use Medium Density				
GENERAL PLAN USE:	Existing use: Commercial Proposed Use: MXMD- Mixed Medium Density Mixed Use (Commercial + Apartments) 79/				
BUILDING HEIGHT (FEET/ STORIES)	7				
NUMBER OF RESIDENTIAL FLOOR	6				
NUMBER RESIDENTIAL UNITS	60				
DENSITY (DU/ACRE)	144.59				
<b>UNIT (SF) BREAKDOWNS</b>	STUDIO	1-BED+ 1 bedrm/ 2 bath	2-BED 2 bedrm/ 2 bath	3-BED-A 3 bedrm/ 2 bath	3-BED-B 3 bedrm/ 2 bath
FLOOR AREA/UNIT	419	647	955	1,432	1,486
PRIVATE OPEN SPACE	-	58	57	72	79
NUMBER OF UNITS PER FLOOR	10	2	5	1	1
BUILDING FLOOR AREA (SF)	FIRST FLOOR (COMMERCIAL) 2ND & 3RD FLOORS 4TH-7TH FLOORS ROOF DECK TOTAL				14,251 11,191 10,013 722 77,407
F.A.R.	BASEMENT				4.28
OPEN SPACE	COMMON				2,326
	GYM COMMUNITY ROOF DECK COURT YARD TOTAL				1,182 1,182 10,291 4,914 17,569
PRIVATE OPEN SPACE (SEE UNIT BREAKDOWNS)					

**ZONING**

			REQUIRED	PROPOSED	WAIVER REQUEST
a	MAX HEIGHT	FEET	55' (5-STORY)	80'	YES
b	MIN LOT SIZE	SF	6000		
c	F.A.R.		1.0 TO 2.75	4.28	YES
d	MIN. LOT AREA/ DU (>2-BED UNIT ONLY)	SF	792	14,256	
e	SETBACK	FEET			
	FRONT (TRESCONY)		0	0.5	
	REAR		20	5	YES
	SIDE EXTERIOR (MISSION)		10	0	YES
	SIDE INTERIOR		0	5	
f	OPEN SPACE				
	PRIVATE	PER UNIT	40	>57SF (NOT FOR STUDIO)	
	COMMON	PER UNIT	80	4,800	



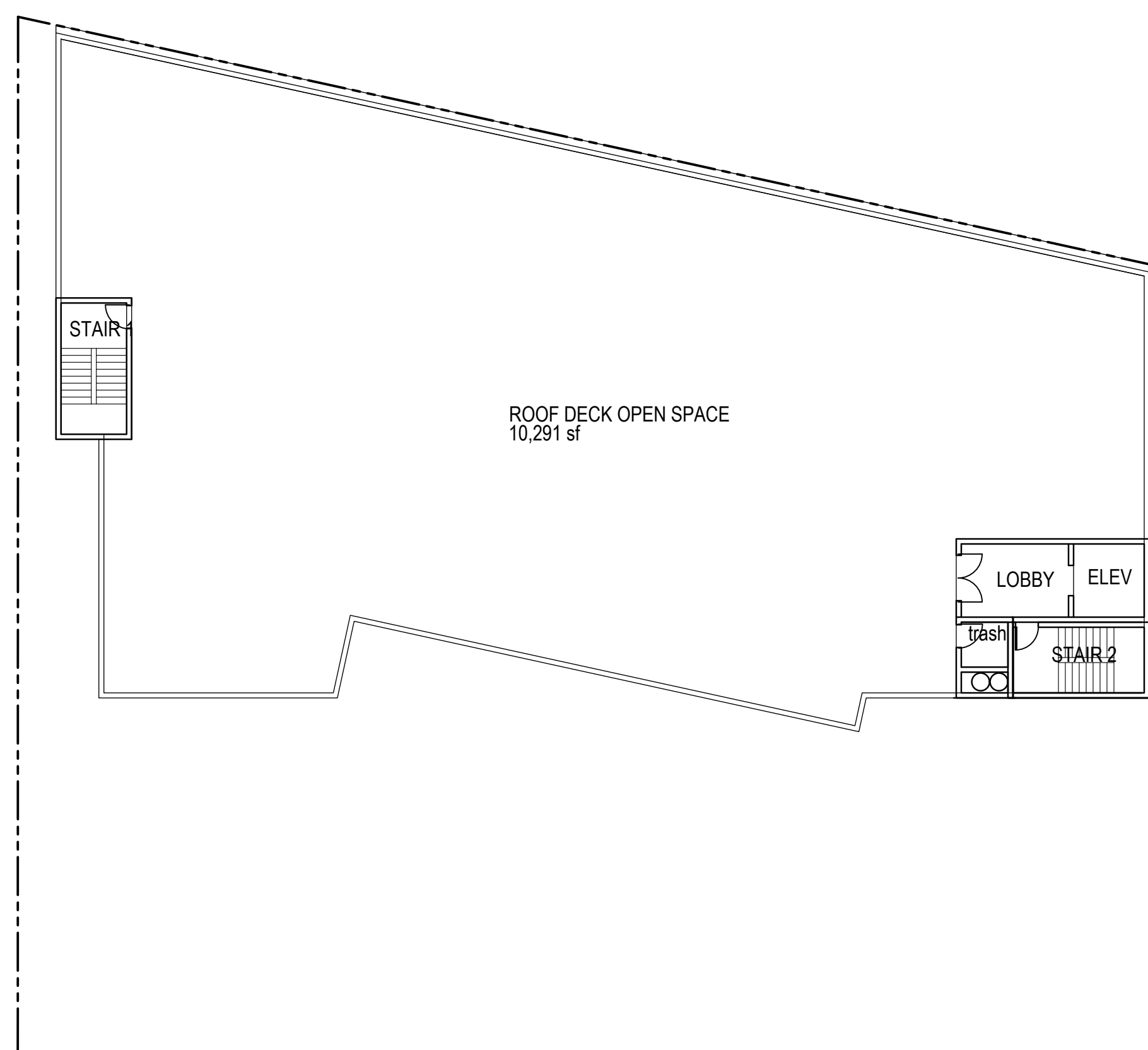
Aerial View from North



Aerial View from South

**TYPICAL CROSS SECTION**

1/16" = 1'-0"



**ROOF DECK LEVEL**

1/16" = 1'-0"



Street View from North



Street View from South-East

**MISSION ST APARTMENTS**

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