

MULTI-FAMILY REDEVELOPMENT FOR 902 THIRD STREET SANTA CRUZ, CALIFORNIA



WILLIAM C. KEMPF
ARCHITECTS
105 Locust St., Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com



MULTI-FAMILY REDEVELOPMENT FOR
902 THIRD STREET
SANTA CRUZ, CA
COVER SHEET & PROJECT DATA

DRAWING DATE:	DECEMBER 18, 2025
A.P.N.:	007-033-07
CLIENT NAME:	ARTHUR LIN
PROJECT NAME:	THIRD STREET

REVISIONS		
No.	DESCRIPTION	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

STAMP

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SHEET
A1.1

AFFORDABLE UNIT SUMMARY

THE PROPOSED DENSITY BONUS REQUIRES 6 AFFORDABLE UNITS: (3) VERY LOW INCOME AND (3) MODERATE INCOME AFFORDABLE UNITS.

ADDITIONAL AFFORDABLE UNITS ARE REQUIRED TO MAKE UP FOR EXISTING UNITS BEING DEMOLISHED AS PART OF THIS DEVELOPMENT. THE UNITS BEING REMOVED ARE RENTED BY LOW-INCOME TENANTS (GOVT. CODE SECTION 66300.6). 9 EXISTING UNITS THROUGHOUT THE EXISTING BUILDINGS B & C ARE PROPOSED TO BE REMOVED (SEE SHEET A2.2 FOR EXISTING BUILDING PLANS). BECAUSE THE 9 EXISTING UNITS IN THE BUILDINGS BEING REMOVED HAVE LOW-INCOME RENTERS, 9 AFFORDABLE UNITS WILL BE REQUIRED. THE REMODEL OF EXISTING BUILDING 'A' WILL NOT REQUIRE REPLACEMENT UNITS DUE TO MAINTAINING >50% OF THE EXTERIOR WALLS (PER CITY OF SANTA CRUZ DEMOLITION HOUSING HANDOUT).

THE PROJECT PROPOSES TO PROVIDE:

- 3 VERY LOW INCOME UNITS (SATISFIES THE VERY LOW INCOME DENSITY BONUS UNITS)
- 6 LOW INCOME UNITS (SATISFIES THE REPLACEMENT UNITS & THE 3 MODERATE INCOME UNITS DENSITY BONUS UNITS)

CONCESSIONS & WAIVERS GRANTED DUE TO AFFORDABLE UNITS

UNLIMITED WAIVERS ARE ALLOWED PER GOVT. CODE SECTION 65916(e)

3 CONCESSIONS OR INCENTIVES ARE GRANTED PER GOVT. CODE SECTION 65916(d)(2) DUE TO PROVIDING 15% VERY LOW INCOME UNITS

- 1 WAIVER IS REQUESTED TO REDUCE THE REQUIRED AMOUNT OF OPEN SPACE REQUIRED, SEE SHEET A2.3.

DENSITY BONUS CALCULATION

STATE DENSITY BONUS CALCULATION PER GOVT. CODE SECTION 65915

FIRST AFFORDABLE DENSITY BONUS PER GOVT. CODE SECTION 65915 (B)(1)(b) - VERY LOW INCOME UNITS

A 50% BONUS IS GRANTED WHEN 15% VERY LOW INCOME UNITS ARE PROVIDED (GOVT. CODE §65915(0)(2))

20 ALLOWED UNITS x 15% = 3 VERY LOW INCOME UNITS ARE PROPOSED FOR A 50% DENSITY BONUS

$$\frac{20 \text{ UNITS}}{[\text{STANDARD DENSITY}]} \times \frac{1.50}{[\text{DENSITY BONUS}]} = \frac{10 \text{ UNITS}}{[\text{BONUS UNITS}]}$$

SECOND AFFORDABLE DENSITY BONUS PER GOVT. CODE SECTION 65915 (v)(1) - MODERATE INCOME UNITS

A 50% BONUS IS GRANTED WHEN 15% MODERATE INCOME UNITS ARE PROVIDED

20 ALLOWED UNITS x 15% = 3 MODERATE INCOME UNITS ARE PROPOSED FOR A 50% DENSITY BONUS

$$\frac{20 \text{ UNITS}}{[\text{STANDARD DENSITY}]} \times \frac{0.50}{[\text{DENSITY BONUS}]} = \frac{10 \text{ UNITS}}{[\text{BONUS UNITS}]}$$

$$\frac{20 \text{ UNITS}}{[\text{BASE UNITS}]} + \frac{10 \text{ UNITS}}{[\text{VERY LOW INCOME BONUS UNITS}]} + \frac{10 \text{ UNITS}}{[\text{MODERATE INCOME BONUS UNITS}]} = \frac{40 \text{ UNITS}}{[\text{TOTAL}]}$$

*40 UNITS TOTAL REQUIRES (3) VERY LOW INCOME AND (3) MODERATE INCOME AFFORDABLE UNITS

BASE DENSITY CALCULATION

BASE DENSITY CALCULATION

$$\frac{\text{LOT AREA} = 28,774 \text{ S.F.}}{\text{DENSITY} = \frac{1 \text{ UNIT PER } 1,450 \text{ S.F.}}{19.8 \text{ UNITS}}} = \frac{19.8 \text{ UNITS}}{19.8 \text{ UNITS}}$$

INCLUSIONARY REQUIREMENTS PER SCMC 24.16.020 (5)

RENTAL RESIDENTIAL DEVELOPMENTS THAT CREATE FIVE OR MORE NEW DWELLING UNITS SHALL PROVIDE TWENTY PERCENT OF THE DWELLING UNITS AS INCLUSIONARY UNITS, WHICH SHALL BE MADE AVAILABLE FOR RENT TO LOW INCOME HOUSEHOLDS AT AN AFFORDABLE RENT. IF THE NUMBER OF DWELLING UNITS REQUIRED RESULTS IN A FRACTIONAL REQUIREMENT OF 0.7 OR LESS, THEN THERE WILL BE NO INCLUSIONARY REQUIREMENT FOR THE FRACTIONAL UNIT.

19 UNITS x 20% = 3.8 UNITS THIS ROUNDS TO 4 UNITS

AT A BASE DENSITY OF 19 UNITS THE CITY WOULD REQUIRE THE PROJECT PROVIDE 4 LOW INCOME UNITS

PROJECT DATA

OWNERS: AMONDO ASSOCIATES LLC
4100 MOORPARK AVE. #205
SAN JOSE, CA 95117
ARTHUR LIN: (408) 510-1722

PROJECT SITE: 902 THIRD STREET
SANTA CRUZ, CALIFORNIA 95060

ASSESSORS PARCEL NUMBER: 007-033-07

LOT AREA: 28,774 S.F.

ZONING: R-T(B) - MOTEL RESIDENTIAL

PROJECT DESCRIPTION:

REDEVELOPMENT OF A PROPERTY ORIGINALLY CONSTRUCTED AS A MOTEL, AND CURRENTLY OPERATED AS APARTMENTS. PROJECT PROPOSES TO:

- REMODEL EXISTING BUILDING 'A' INTO 13-UNIT APARTMENT BUILDING.
- BUILD A NEW 3-STORY, 27-UNIT, APARTMENT BUILDING IN PLACE OF (2) EXISTING BUILDINGS ('B' & 'C') TO BE REMOVED.
- TWO 50% DENSITY BONUS' ARE REQUESTED .
- PROJECT PROPOSES TO PROVIDE 9 AFFORDABLE UNITS .
- A WAIVER IS REQUESTED FOR A REDUCTION OF THE OPEN SPACE REQUIREMENT.



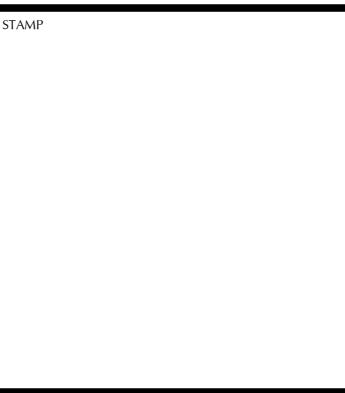
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MULTI-FAMILY REDEVELOPMENT FOR
902 THIRD STREET
SANTA CRUZ, CA
EXISTING SITE & BUILDING PLAN

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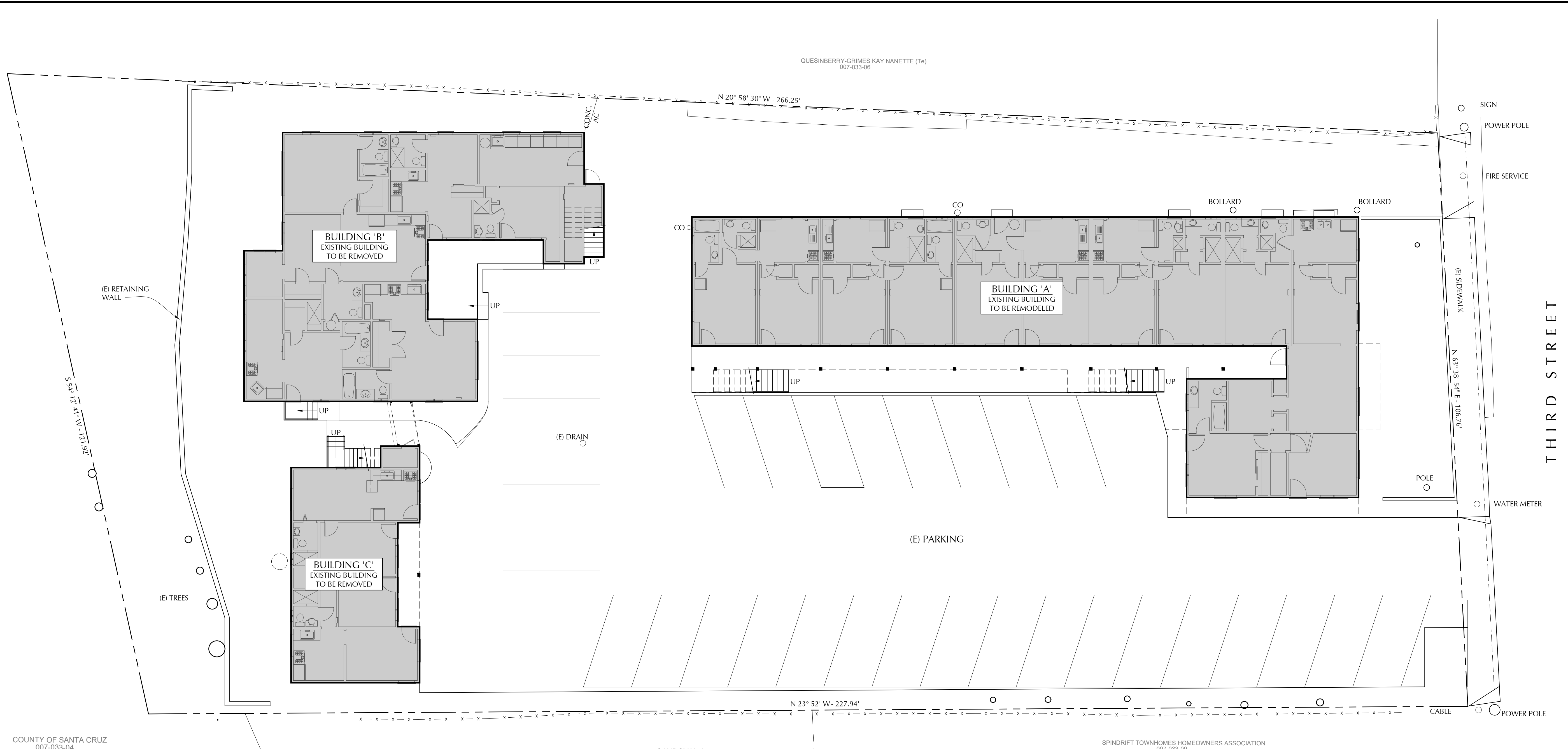
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SHEET
A2.1



COUNTY OF SANTA CRUZ
007-033-04

SANDOVAL JAMES
007-033-08

SPINDRIFT TOWNHOMES HOMEOWNERS ASSOCIATION
007-033-09

1 EXISTING SITE & BUILDING PLANS
SCALE: 1" = 10'-0"
NORTH



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MULTI-FAMILY REDEVELOPMENT FOR
902 THIRD STREET
SANTA CRUZ, CA
EXISTING LAYOUT

DRAWING DATE:
DECEMBER 18, 2025
A.P.N.
007-033-07
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ARTHUR LIN
PROJECT NAME:
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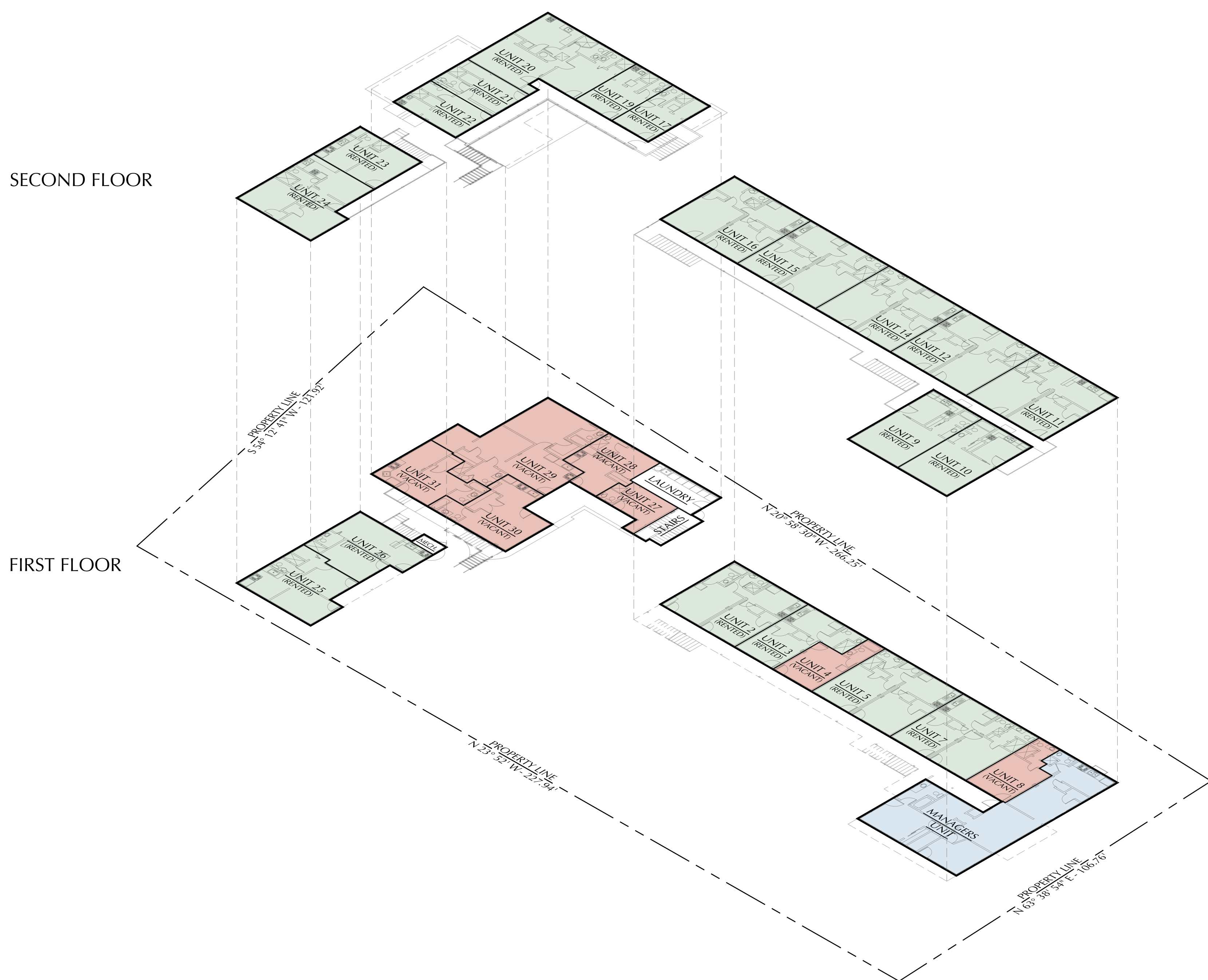
SHEET
A2.2

SHEET LEGEND	
	RENTED UNIT
	VACANT UNIT
	MANAGERS UNIT

UNIT LEGEND		
UNIT #	UNIT STATUS	UNIT TYPE
2	RENTED	1-BEDROOM
3	RENTED	STUDIO
4	VACANT	EFFICIENCY
5	RENTED	1-BEDROOM
7	RENTED	1-BEDROOM
8	VACANT	EFFICIENCY
9	RENTED	STUDIO
10	RENTED	STUDIO
11	RENTED	1-BEDROOM
12	RENTED	1-BEDROOM
14	RENTED	1-BEDROOM
15	RENTED	1-BEDROOM
16	RENTED	1-BEDROOM
17	RENTED	STUDIO
19	RENTED	STUDIO
20	RENTED	1-BEDROOM
21	RENTED	STUDIO
22	RENTED	STUDIO
23	RENTED	STUDIO
24	RENTED	2-BEDROOM
25	RENTED	1-BEDROOM
26	RENTED	1-BEDROOM
27	VACANT	EFFICIENCY
28	VACANT	STUDIO
29	VACANT	1-BEDROOM
30	VACANT	STUDIO
31	VACANT	STUDIO
TOTAL EFFICIENCY UNITS	3	
TOTAL EXISTING STUDIO UNITS	11	
TOTAL EXISTING 1-BED UNITS	12	
TOTAL EXISTING 2-BED UNITS	1	
TOTAL RENTED	20 UNITS	
TOTAL VACANT	7 UNITS	

* 1 ADDITIONAL MANAGERS UNIT IS NOT INCLUDED

SHEET DESCRIPTION
PLAN SHOWS THE EXISTING BUILDING LAYOUT AND ESTABLISHES THE CURRENT NUMBER OF UNITS THAT ARE RENTED AND OCCUPIED AND WHICH UNITS ARE VACANT.



SECOND FLOOR

FIRST FLOOR

PROPERTY LINE
S 74° 12' 41" W 123.93'

PROPERTY LINE
N 27° 58' 30" W 206.25'

PROPERTY LINE
N 23° 32' W 227.94'

PROPERTY LINE
N 63° 58' 54" E 186.76'



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SANTA CRUZ, CA
PROPOSED SITE & 1ST FLOOR BLDG PLANS

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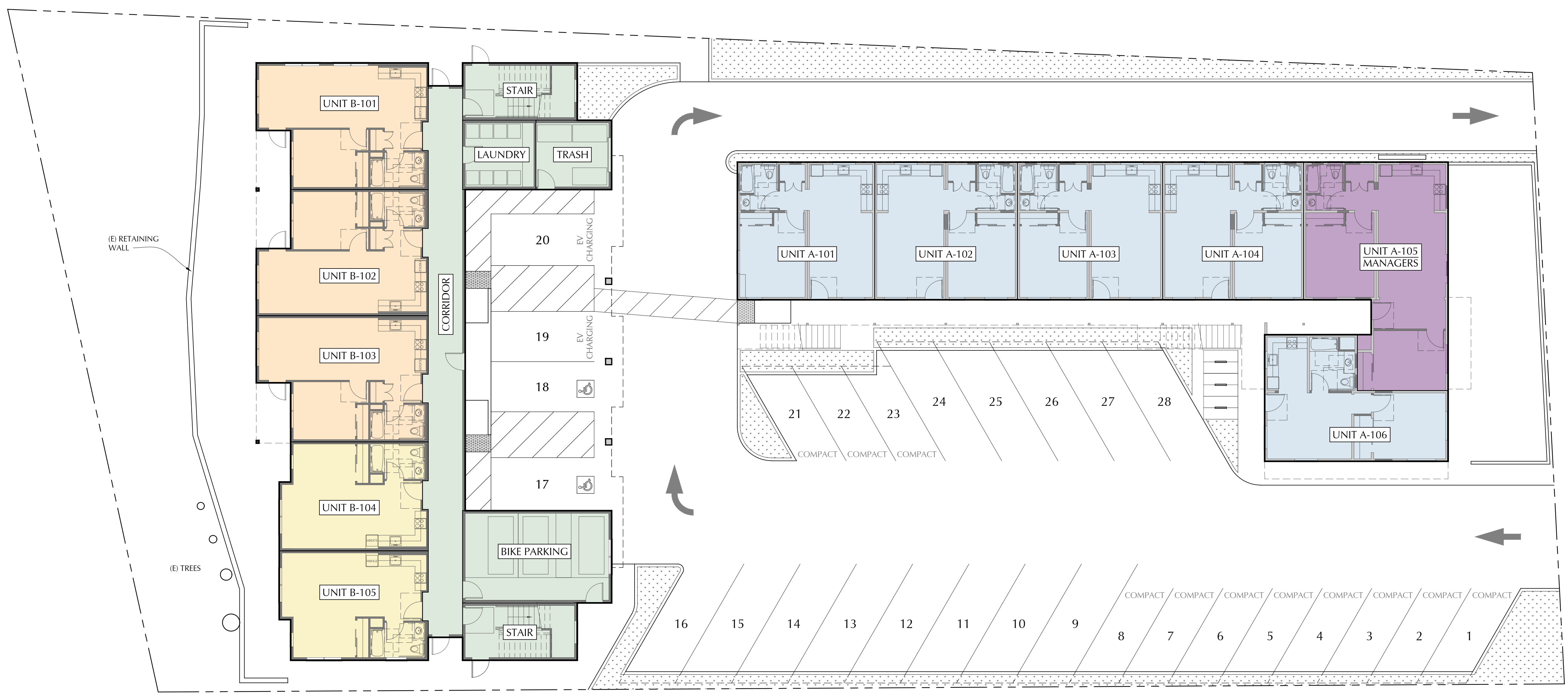
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SHEET
A2.3

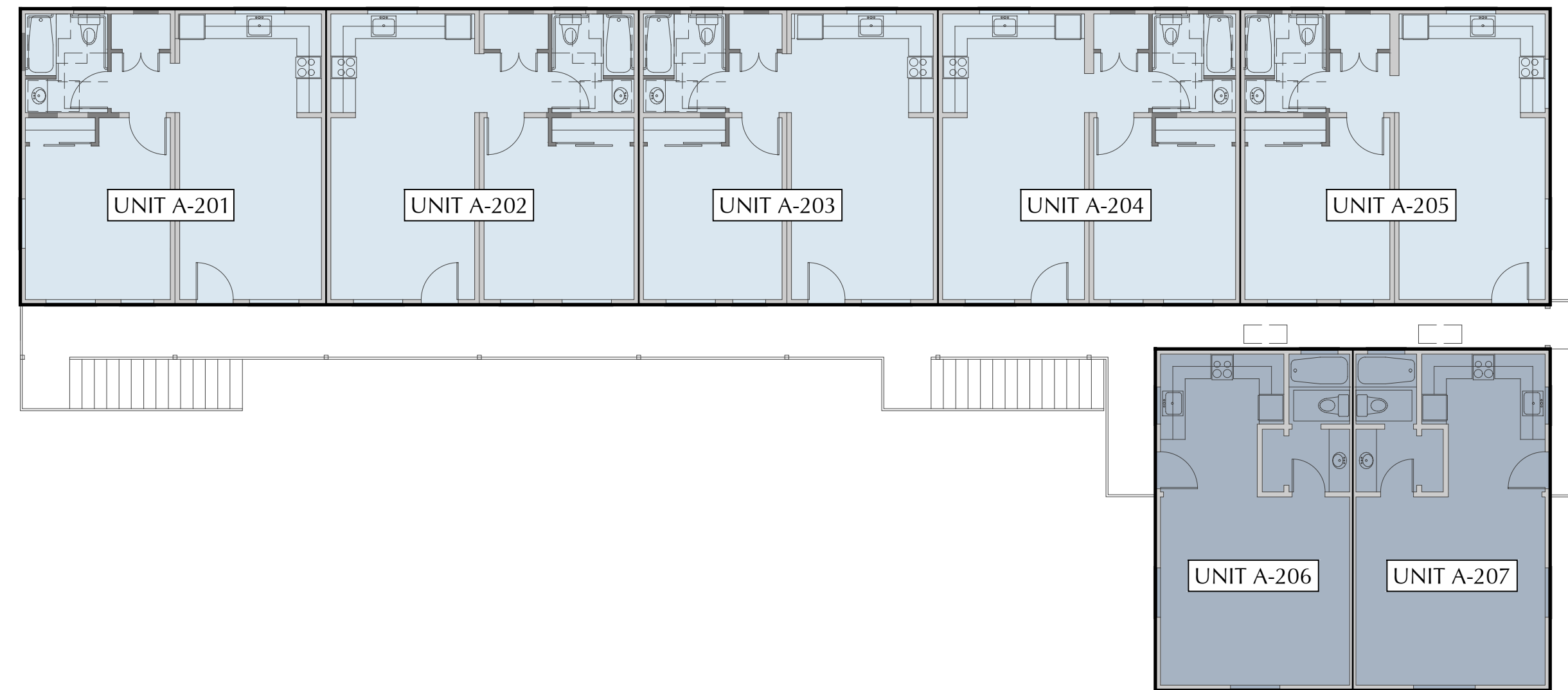
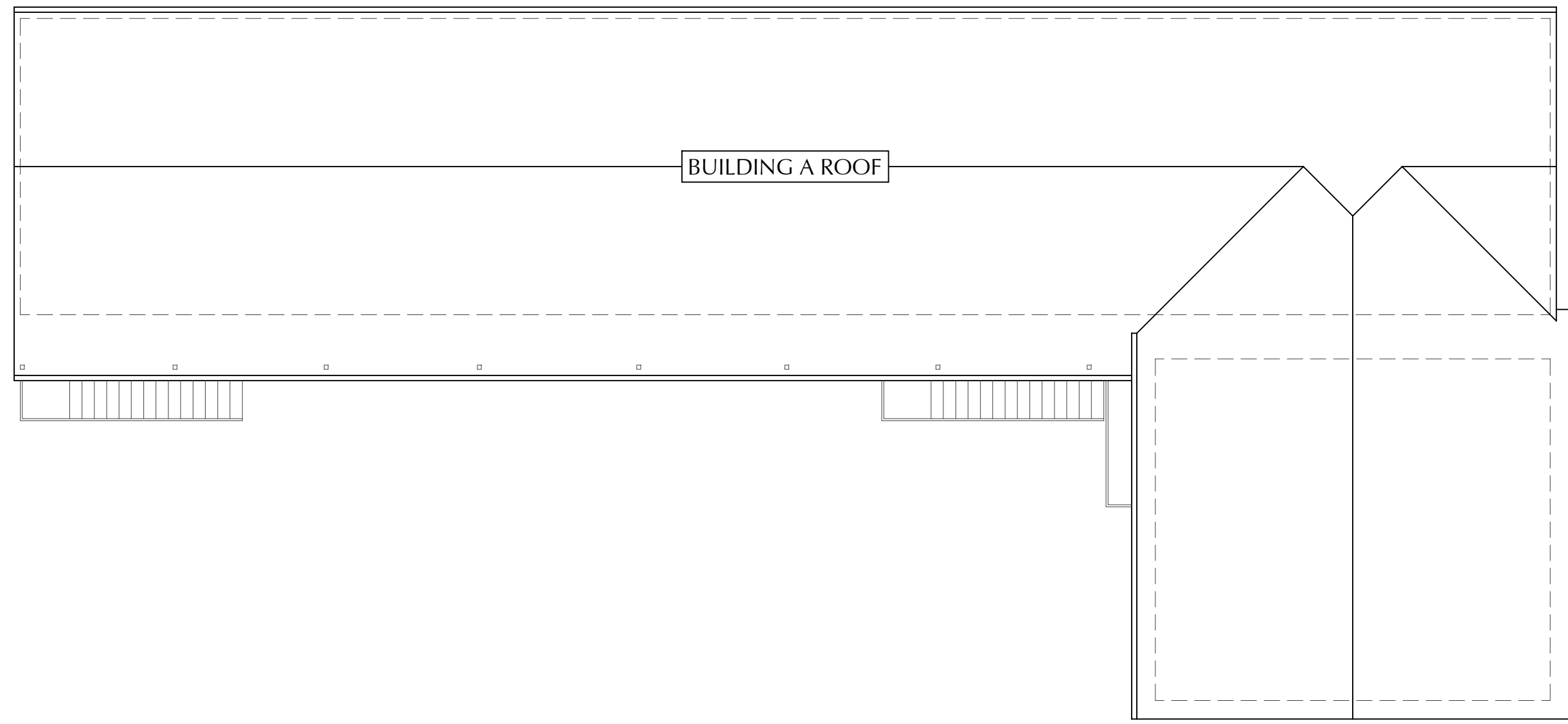
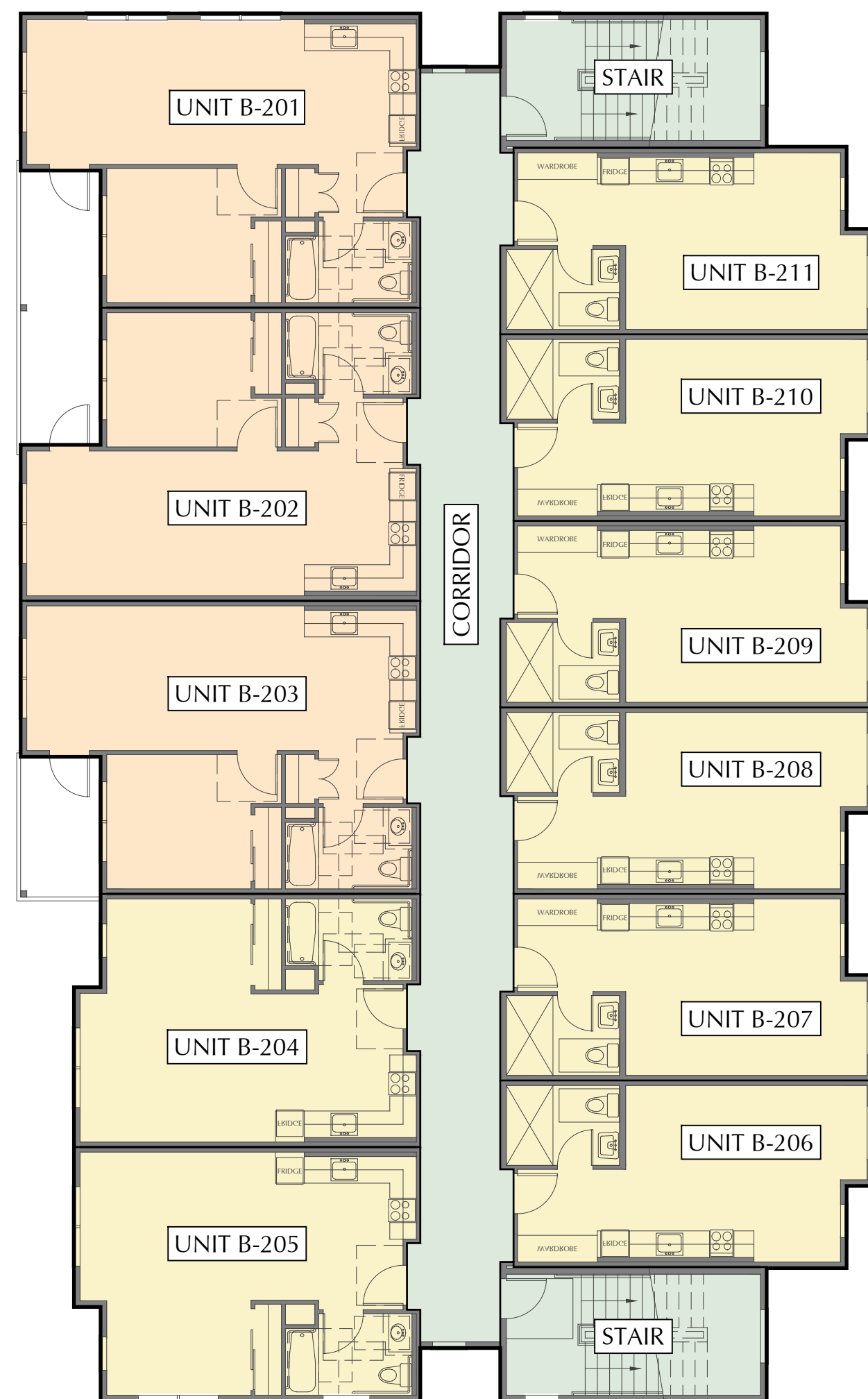
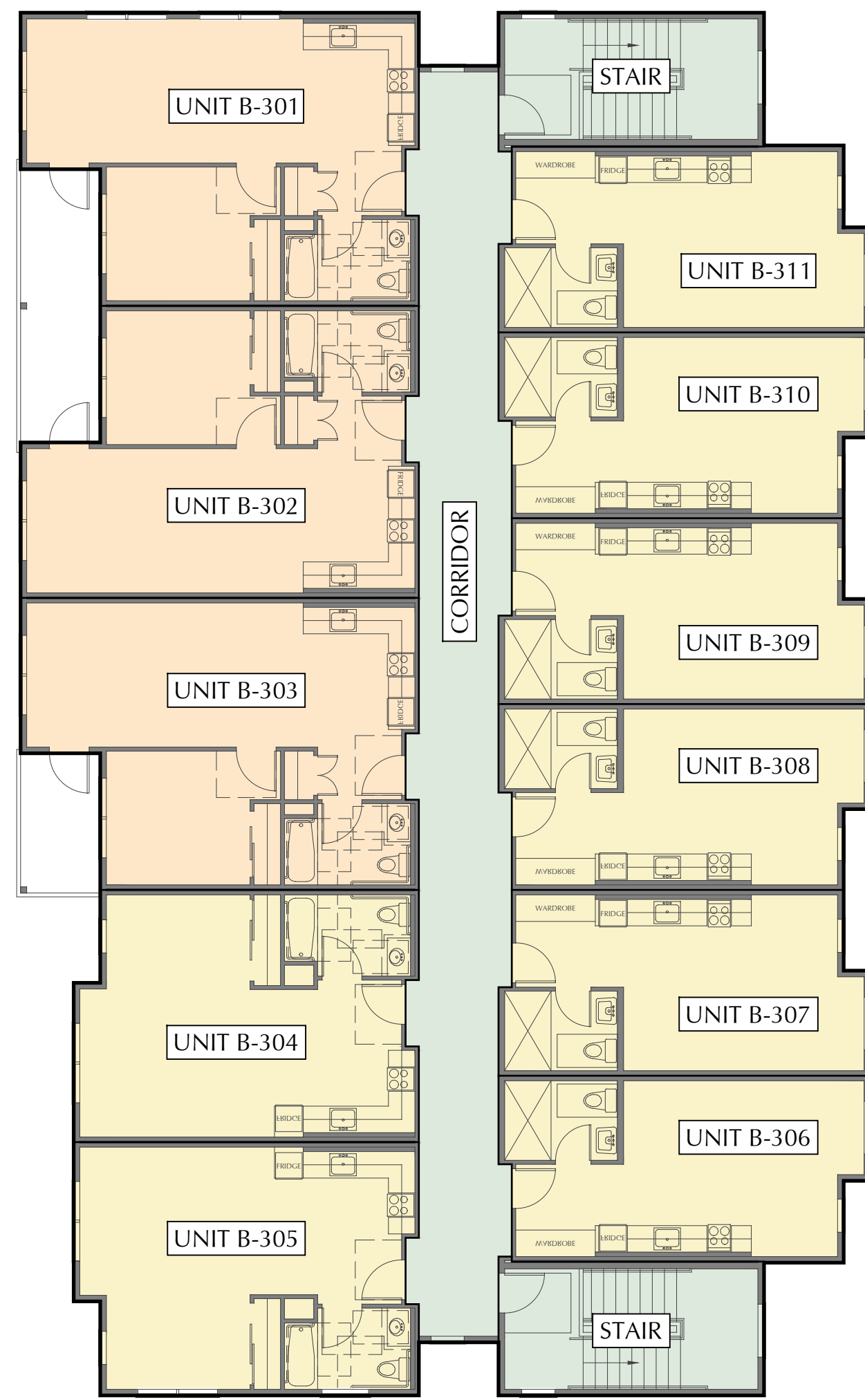
UNIT LEGEND		
UNIT #	AREA (S.F.)	UNIT TYPE
A-101	594	1-BED
A-102	594	1-BED
A-103	594	1-BED
A-104	594	1-BED
A-105	841	MANAGERS
A-106	552	1-BED
A-201	594	1-BED
A-202	594	1-BED
A-203	594	1-BED
A-204	594	1-BED
A-205	594	1-BED
A-206	443	STUDIO
A-207	443	STUDIO
B-101	593	1-BED
B-102	593	1-BED
B-103	593	1-BED
B-104	475	STUDIO
B-105	475	STUDIO
B-201	593	1-BED
B-202	593	1-BED
B-203	593	1-BED
B-204	475	STUDIO
B-205	475	STUDIO
B-206	373	STUDIO
B-207	373	STUDIO
B-208	373	STUDIO
B-209	373	STUDIO
B-210	373	STUDIO
B-211	373	STUDIO
B-301	593	1-BED
B-302	593	1-BED
B-303	593	1-BED
B-304	475	STUDIO
B-305	475	STUDIO
B-306	373	STUDIO
B-307	373	STUDIO
B-308	373	STUDIO
B-309	373	STUDIO
B-310	373	STUDIO
B-311	373	STUDIO
STUDIO UNITS PROPOSED	20	
1-BED UNITS PROPOSED	19	
MANAGERS UNIT	1	
TOTAL UNITS COUNT	40 UNITS	

BUILDING AREAS	
BUILDING 'A'	
FIRST FLOOR HEATED	3,764 S.F.
SECOND FLOOR HEATED	3,861 S.F.
TOTAL HEATED AREA	7,625 S.F.
BUILDING 'B'	
FIRST FLOOR HEATED	2,734 S.F.
SECOND FLOOR HEATED	4,970 S.F.
THIRD FLOOR HEATED	4,970 S.F.
TOTAL HEATED AREA	12,674 S.F.
COVERED PARKING AREA	1,430 S.F.
SUPPORT AREAS	3,859 S.F.
BUILDING 'B' TOTAL	17,963 S.F.

OPEN SPACE AND PARKING SUMMARY	
OPEN SPACE REQUIRED 400 S.F. PER UNIT x 40 UNITS = 16,000 S.F. OF OPEN SPACE REQUIRED	
OPEN SPACE PROVIDED* COMMON OPEN SPACE 2,082 S.F., PRIVATE OPEN SPACE PROVIDED 376 S.F. *A CONCESSION IS REQUESTED FOR A REDUCTION IN OPEN SPACE	
VEHICULAR PARKING REQUIRED NO VEHICULAR PARKING IS REQUIRED FOR THE DEVELOPMENT DUE TO BEING LOCATED WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP PER GOV'T. CODE SECTION 65863.2	
VEHICULAR PARKING PROVIDED 28 SPACES PROVIDED	
CLASS 1 BICYCLE PARKING REQUIRED 1 SPACE PER UNIT x 40 UNITS = 40 SPACES REQUIRED	
CLASS 1 BICYCLE PARKING PROVIDED 48 SPACES PROVIDED	
CLASS 2 BICYCLE PARKING REQUIRED 1 SPACE PER 4 UNITS x 40 UNITS = 10 SPACES REQUIRED	
CLASS 2 BICYCLE PARKING PROVIDED 6 SPACES PROVIDED	



1 PROPOSED SITE & FIRST FLOOR PLANS
SCALE: 1" = 10'-0"
NORTH



2 PROPOSED THIRD FLOOR PLANS
SCALE: 1" = 10'-0"

1 PROPOSED SECOND FLOOR PLANS
SCALE: 1" = 10'-0"



UNIT LEGEND		
UNIT #	AREA (S.F.)	UNIT TYPE
A-101	594	1-BED
A-102	594	1-BED
A-103	594	1-BED
A-104	594	1-BED
A-105	841	MANAGERS
A-106	552	1-BED
A-201	594	1-BED
A-202	594	1-BED
A-203	594	1-BED
A-204	594	1-BED
A-205	594	1-BED
A-206	443	STUDIO
A-207	443	STUDIO
B-101	593	1-BED
B-102	593	1-BED
B-103	593	1-BED
B-104	475	STUDIO
B-105	475	STUDIO
B-201	593	1-BED
B-202	593	1-BED
B-203	593	1-BED
B-204	475	STUDIO
B-205	475	STUDIO
B-206	373	STUDIO
B-207	373	STUDIO
B-208	373	STUDIO
B-209	373	STUDIO
B-210	373	STUDIO
B-211	373	STUDIO
B-301	593	1-BED
B-302	593	1-BED
B-303	593	1-BED
B-304	475	STUDIO
B-305	475	STUDIO
B-306	373	STUDIO
B-307	373	STUDIO
B-308	373	STUDIO
B-309	373	STUDIO
B-310	373	STUDIO
B-311	373	STUDIO

STUDIO UNITS PROPOSED	20
1-BED UNITS PROPOSED	19
MANAGERS UNIT	1
TOTAL UNITS COUNT	40 UNITS

BUILDING AREAS		
BUILDING 'A'		
FIRST FLOOR HEATED	3,764 S.F.	
SECOND FLOOR HEATED	3,861 S.F.	
TOTAL HEATED AREA	7,625 S.F.	
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FIRST FLOOR HEATED	2,734 S.F.	
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TOTAL HEATED AREA	12,674 S.F.	
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MULTI-FAMILY REDEVELOPMENT FOR
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SANTA CRUZ, CA
PROPOSED 2ND & 3RD FLOOR BLDG PLNS

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A2.4



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MULTI-FAMILY REDEVELOPMENT FOR
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BUILDING A - FIRST FLOOR PLAN

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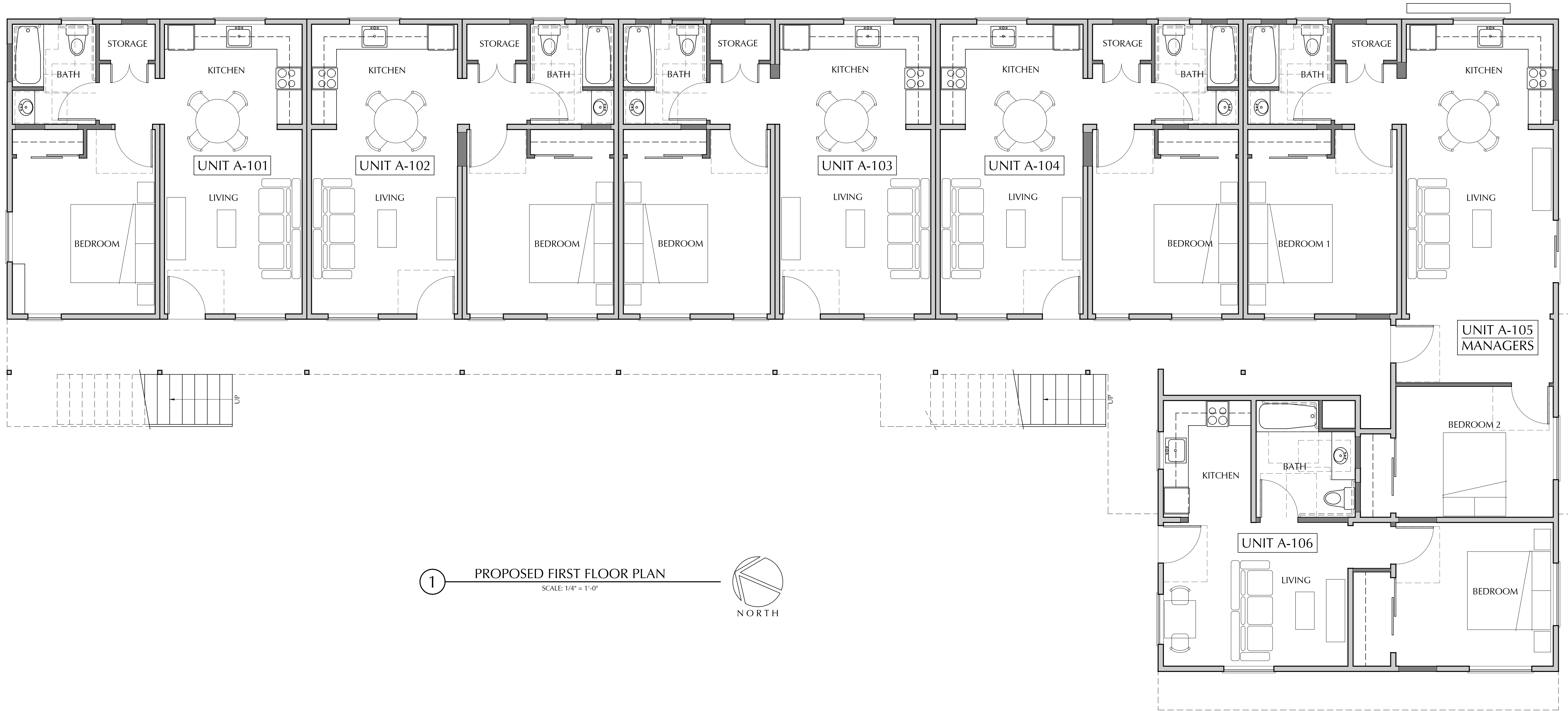
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SHEET
A3.1



WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WOOD FRAMED WALL



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MULTI-FAMILY REDEVELOPMENT FOR
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BUILDING A - SECOND FLOOR PLAN

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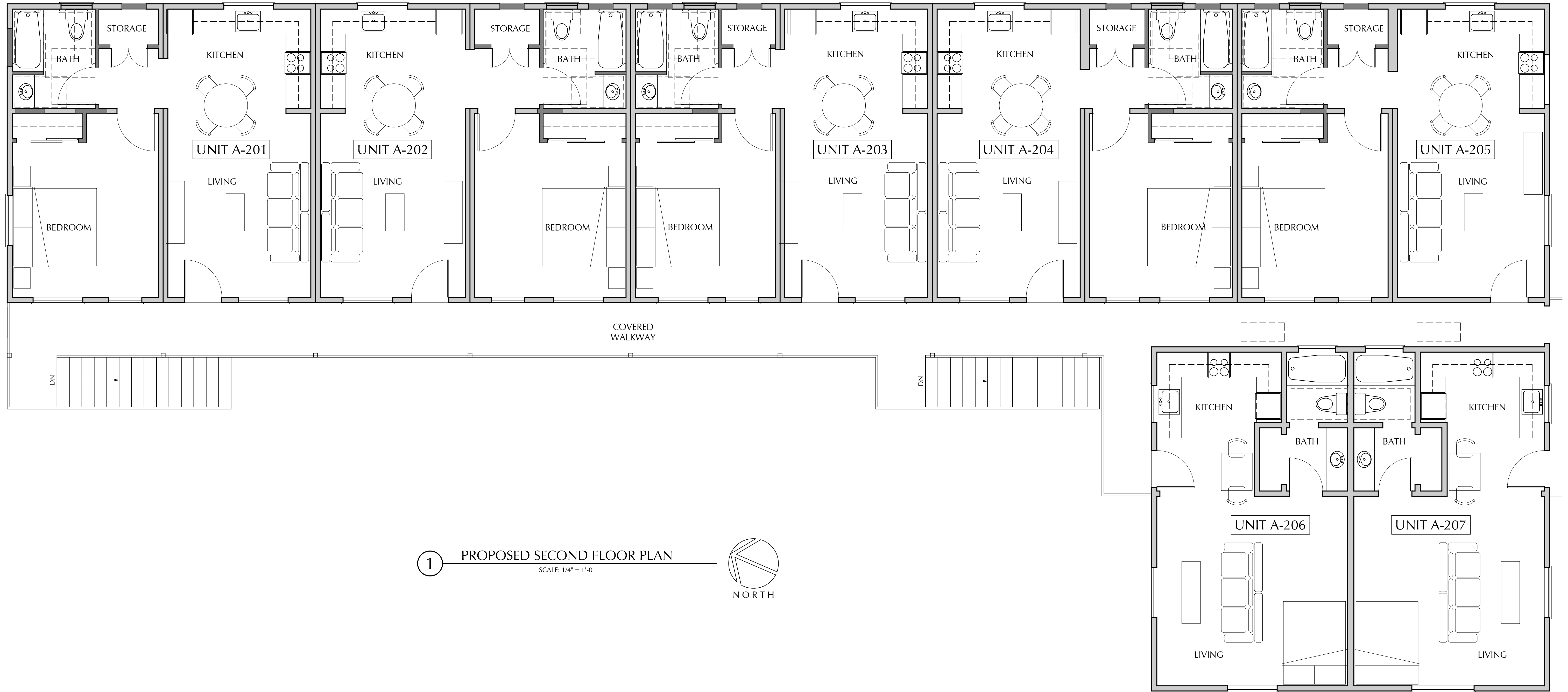
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SHEET
A3.2



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WOOD FRAMED WALL



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MULTI-FAMILY REDEVELOPMENT FOR
902 THIRD STREET
SANTA CRUZ, CA
BUILDING B - FIRST FLOOR PLAN

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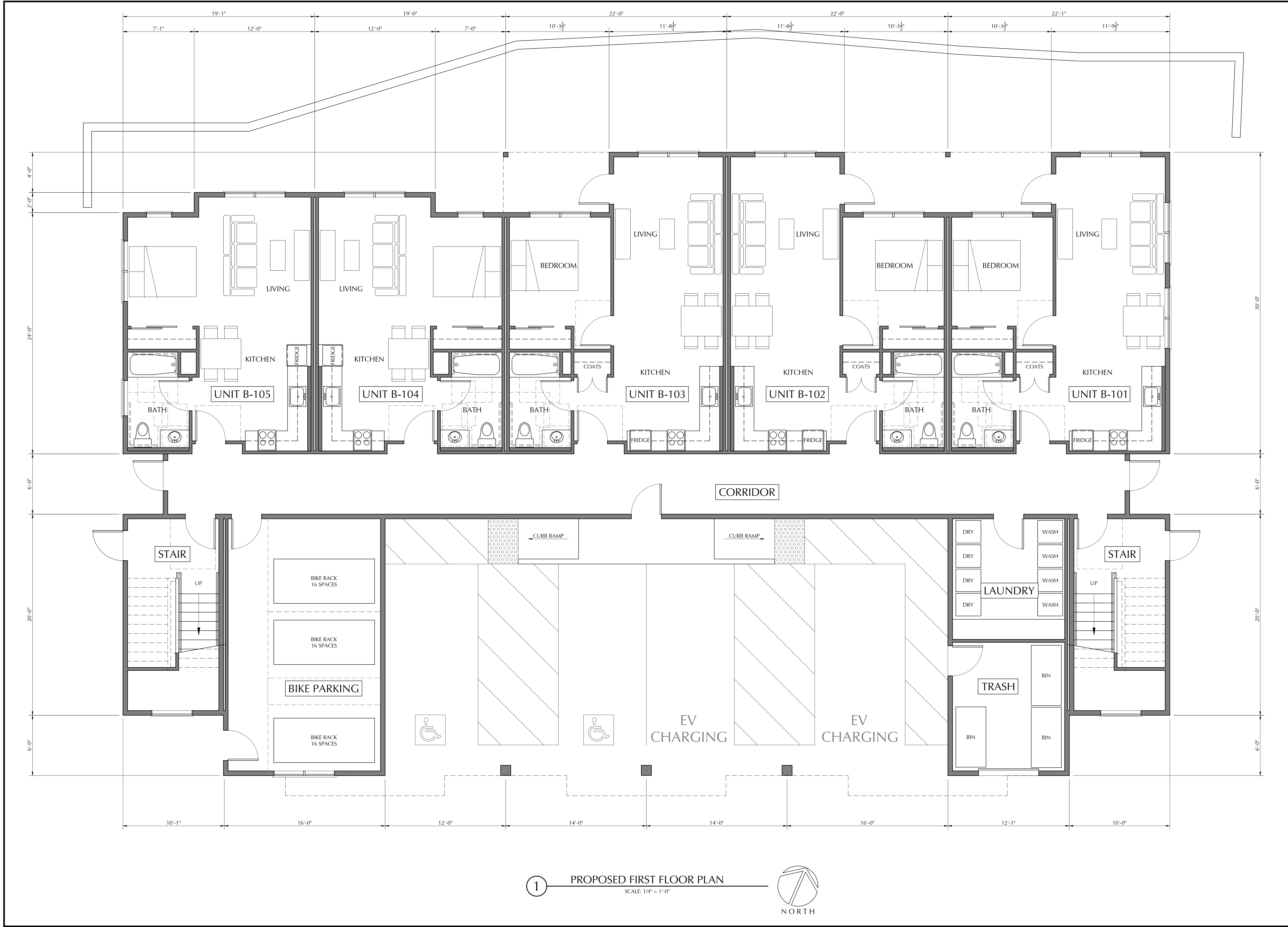
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SHEET
A3.3



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
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MULTI-FAMILY REDEVELOPMENT FOR
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BUILDING B - SECOND FLOOR PLAN

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SHEET
A3.4



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
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MULTI-FAMILY REDEVELOPMENT FOR
902 THIRD STREET
SANTA CRUZ, CA
BUILDING B - THIRD FLOOR PLAN

DRAWING DATE:
DECEMBER 18, 2025
A.P.N.:
007-033-07
CLIENT NAME:
ARTHUR LIN
PROJECT NAME:
THIRD STREET

REVISIONS		
No.	DESCRIPTION	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

STAMP

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SHEET
A3.5



1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



WILLIAM C. KEMPF
ARCHITECTS
105 Locust St., Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

MULTI-FAMILY REDEVELOPMENT FOR
902 THIRD STREET
SANTA CRUZ, CA
BUILDING 'A' - EXTERIOR ELEVATIONS

DRAWING DATE:
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ARTHUR LIN
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THIRD STREET

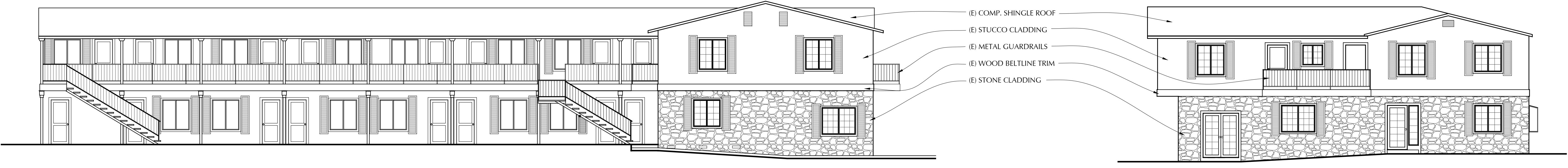
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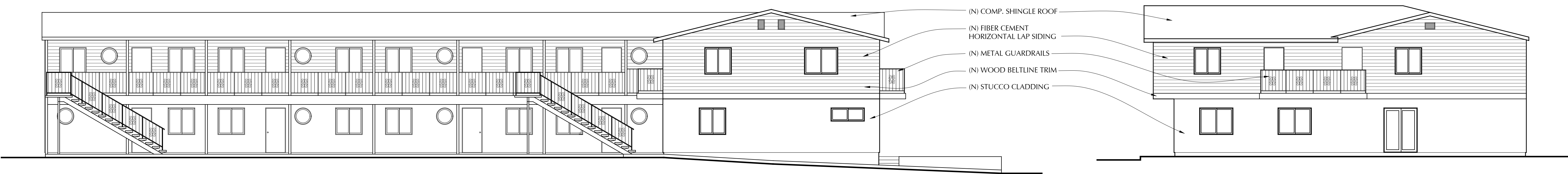
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SHEET
A5.1



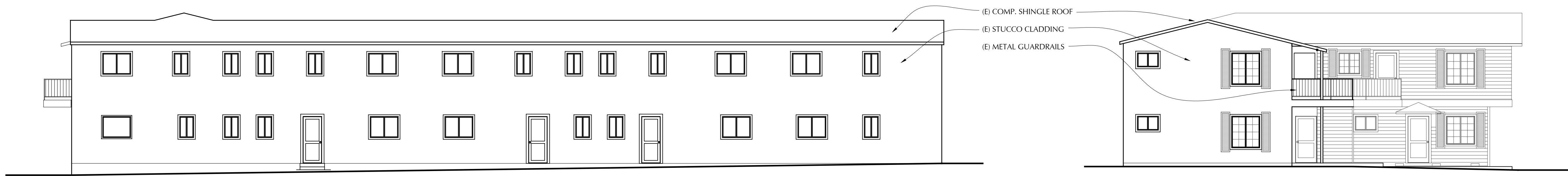
② EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

① EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



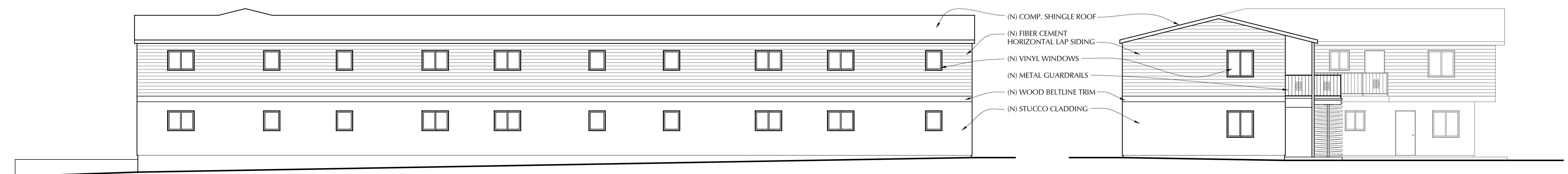
④ PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

③ PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



⑥ EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

⑤ EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



⑧ PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

⑦ PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WILLIAM C. KEMPF
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BUILDING 'B' - EXTERIOR ELEVATIONS

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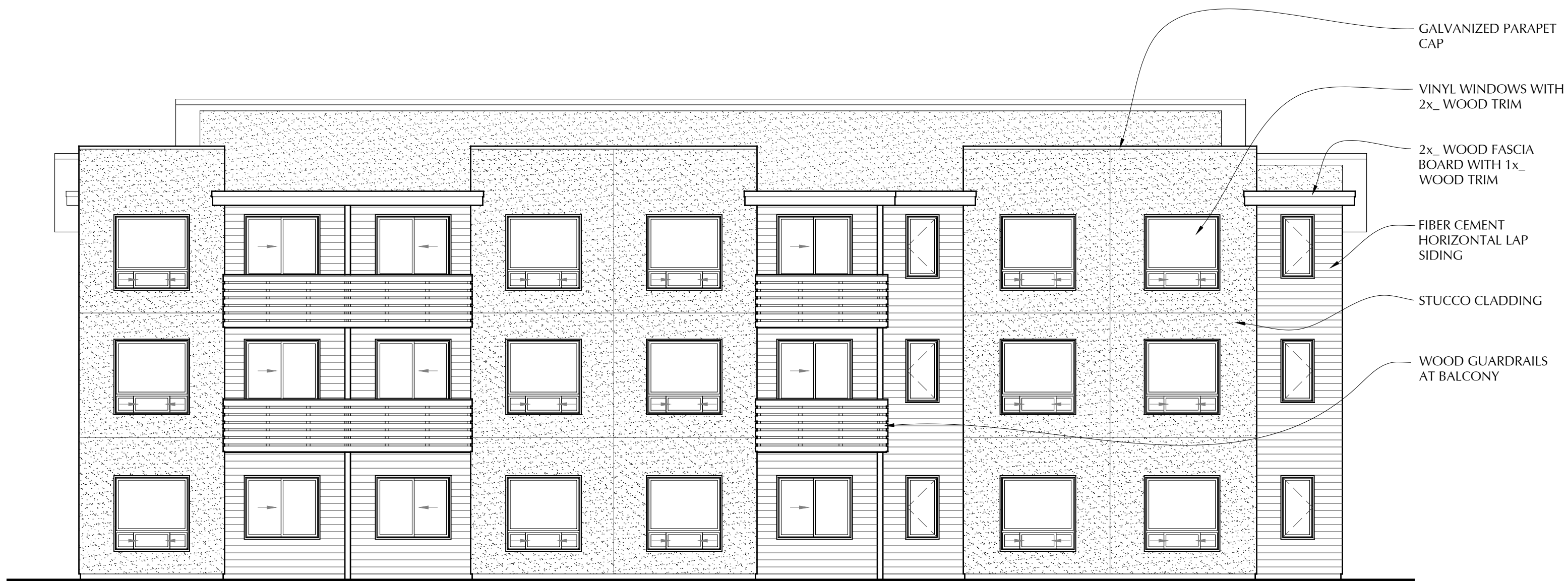
REVISIONS		
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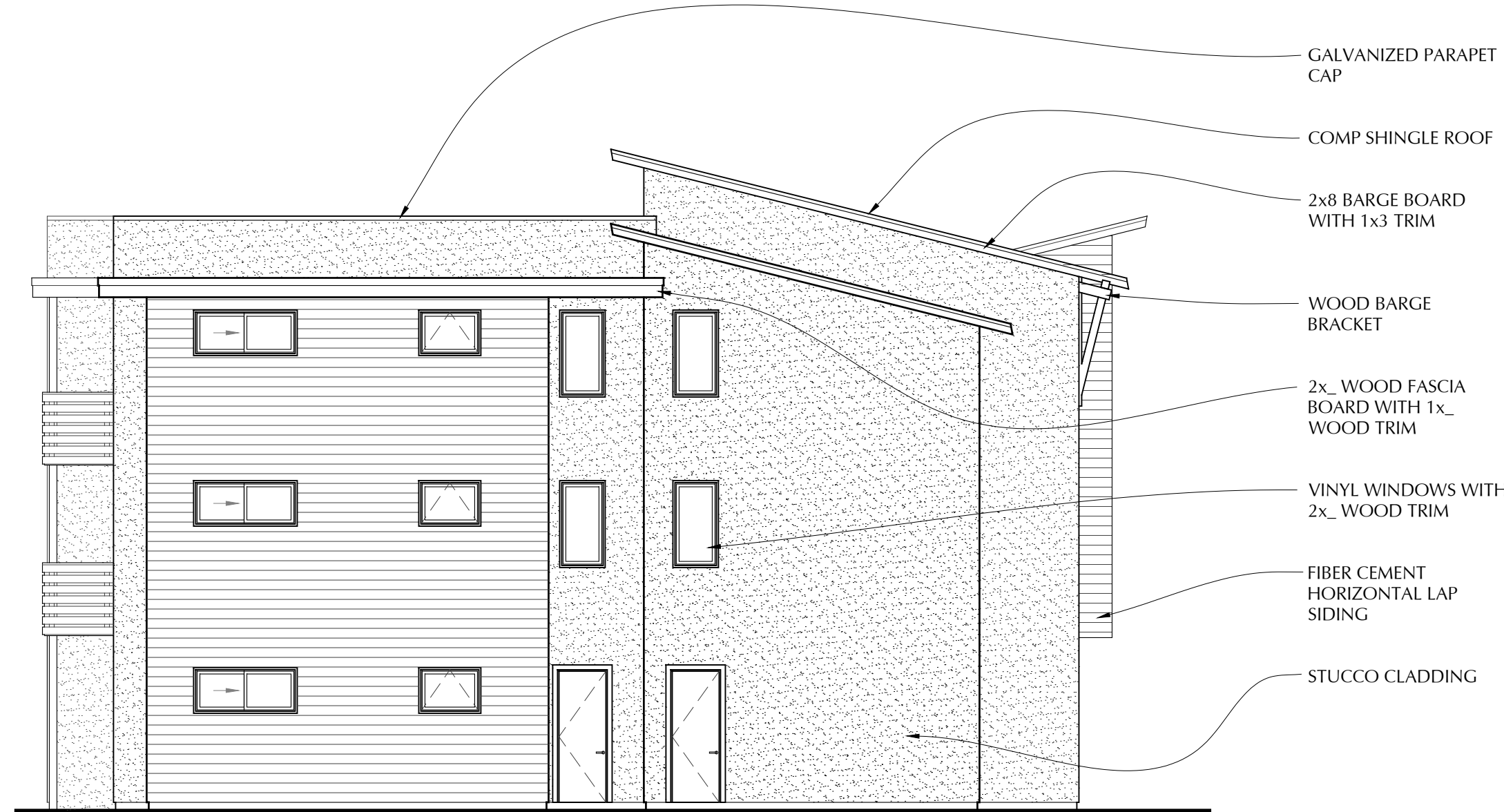
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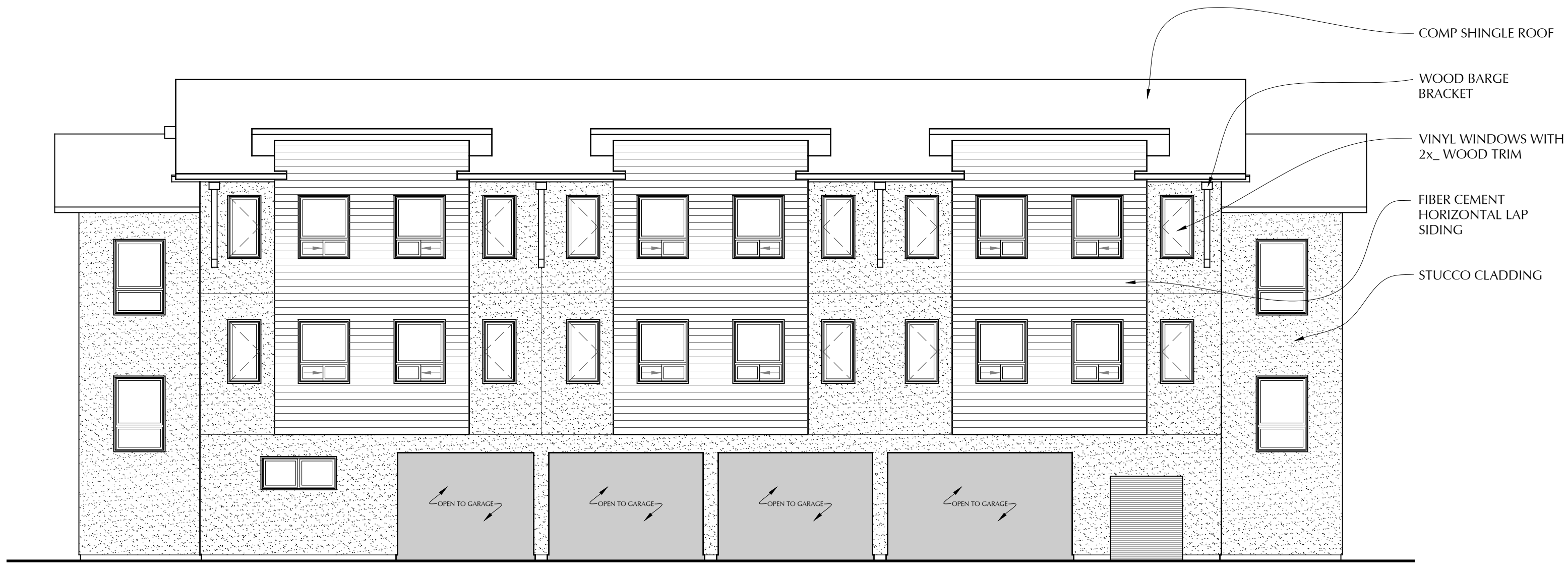
SHEET
A5.2



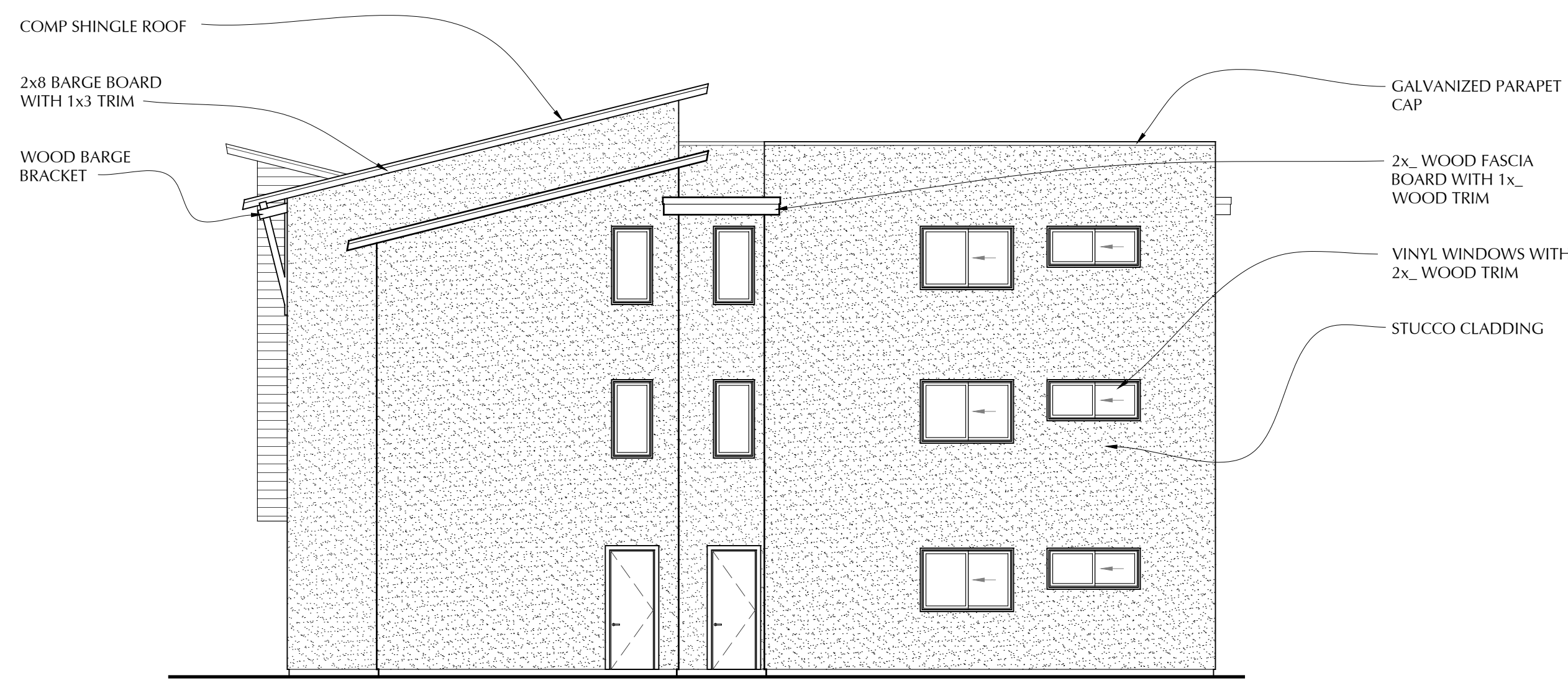
② — NORTH ELEVATION
SCALE: 1/4" = 1'-0"



① — WEST ELEVATION
SCALE: 1/8" = 1'-0"



④ — SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



③ — EAST ELEVATION
SCALE: 1/4" = 1'-0"



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ARCHITECTS
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Santa Cruz, CA 95060
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www.wckempf.com

MULTI-FAMILY REDEVELOPMENT FOR
902 THIRD STREET
SANTA CRUZ, CA
BUILDING 'A' - SCHEMATIC SECTION

DRAWING DATE:
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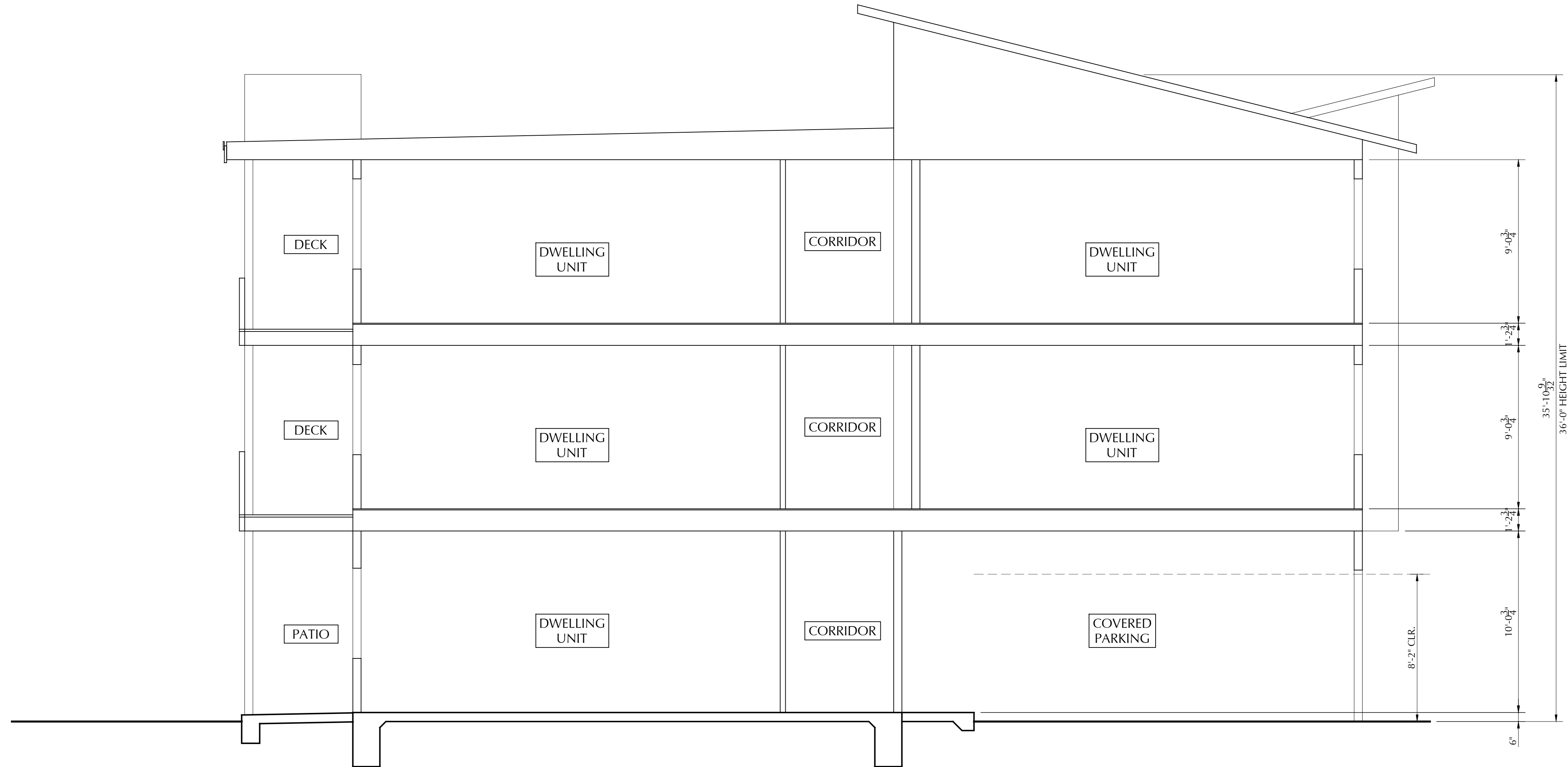
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A5.3



1 — SCHEMATIC SECTION
SCALE: 1/4" = 1'-0"

