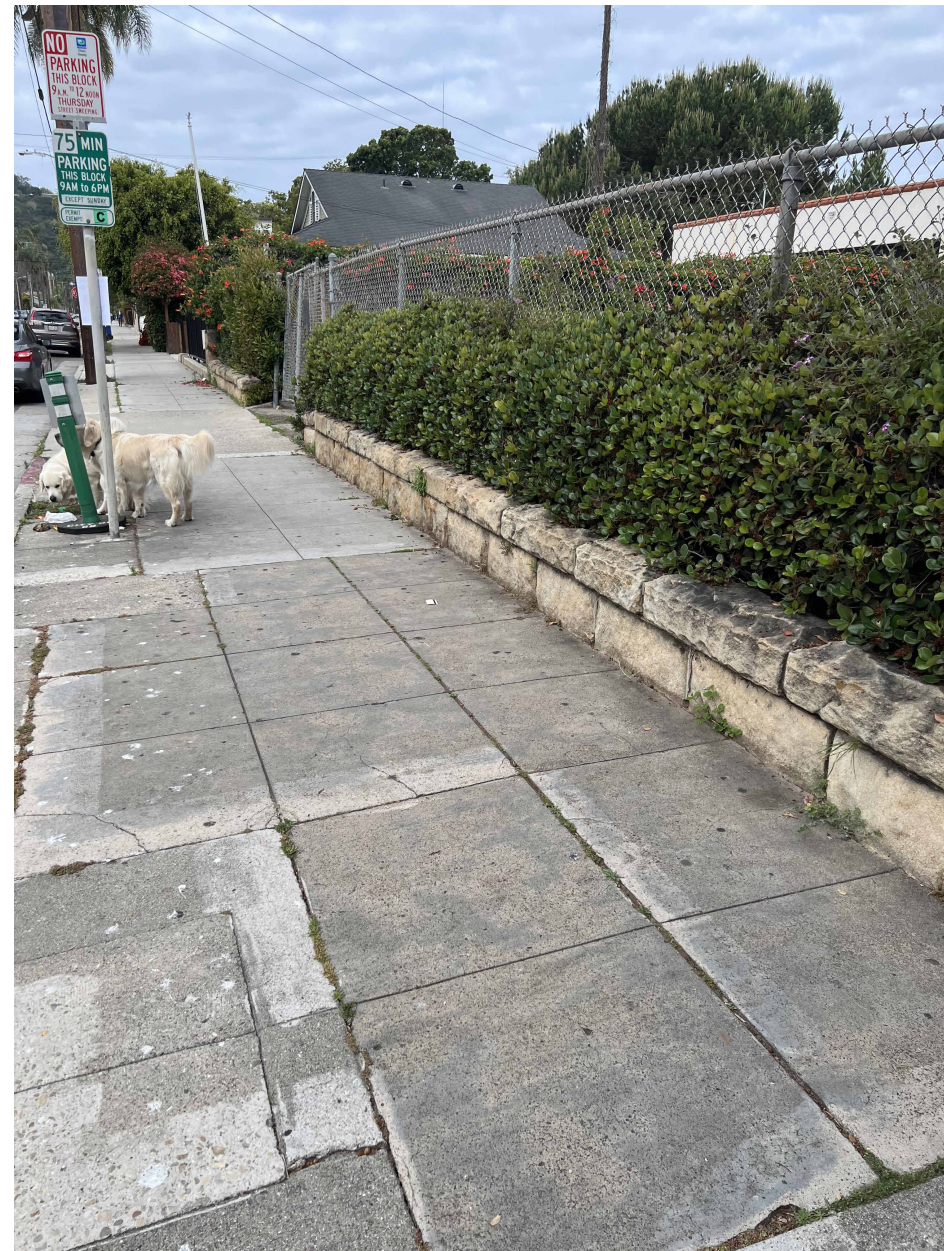




VIEW 5



VIEW 4



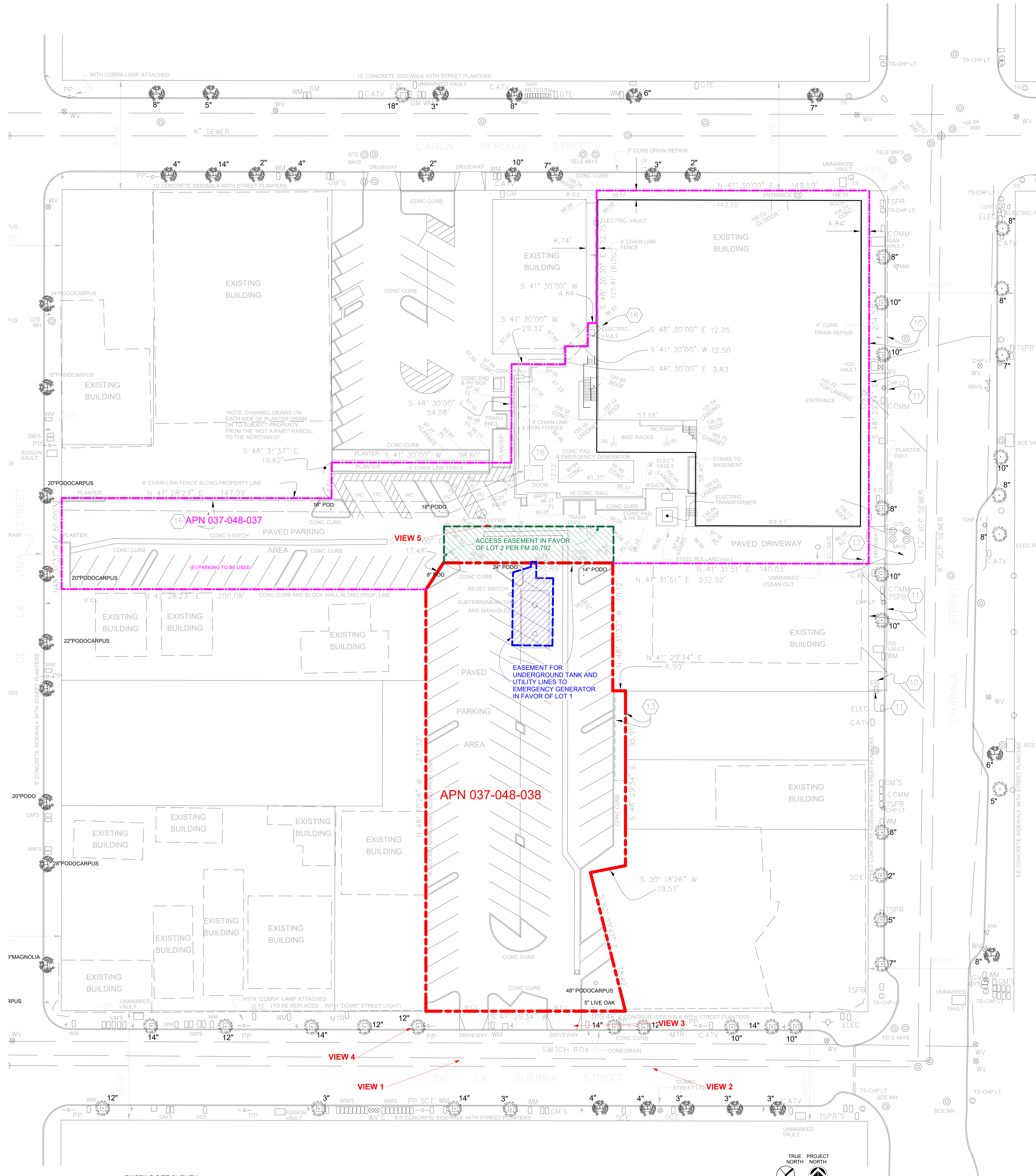
VIEW 3



VIEW 2



VIEW 1



1. EXISTING SITE SURVEY
1" = 20'-0"

PROJECT DESCRIPTION

The 25,594.89 sq. ft. property, currently a 77 space asphalt parking lot, will be developed into a proposed for-rent, mixed use multi-family apartment and self-storage building. The site is located in the AUD Priority Housing overlay zone with an allowable density of 37 units averaging a maximum of 811 sq. ft.

The new 5 story, 40 unit residential apartment building will front onto De La Guerra Street. All the units are studios with an average unit size of approximately 401 sq. ft. The project will utilize State Bonus Density (SBD) by providing 5% of the base density as very low income units (2 units), allowing for a 20% density bonus. The City's 10% moderate income unit inclusionary requirement will also be met by providing 4 moderate units (10% of 37). The project anticipates requesting two concessions allowed under the SBD provisions. The first will allow a height increase to 60' from 48'. The second will allow a reduced open yard requirement. The project is designed to comply with all other AUD zoning code requirements including setbacks.

The new 4 story self-storage facility, located behind the residential apartments, with approximately 14,592 sq. ft. per floor, will have a basement level and a maximum height of 45'. The self-storage facility will be operated in concert with new self-storage units that will be integrated into the historic telephone building. This use is the only one that realistically can be implemented for adaptive reuse in this existing building because residential is not allowed due to environmental/toxic issues and office use is simply not viable. To ensure that a self-storage facility in this location is economically viable, we have maximized it to the greatest extent feasible. There is 31,000 sq. ft. allocated to the site, therefore a Transfer of Existing Development Rights (TEDR) will be necessary for the remaining commercial square footage required.

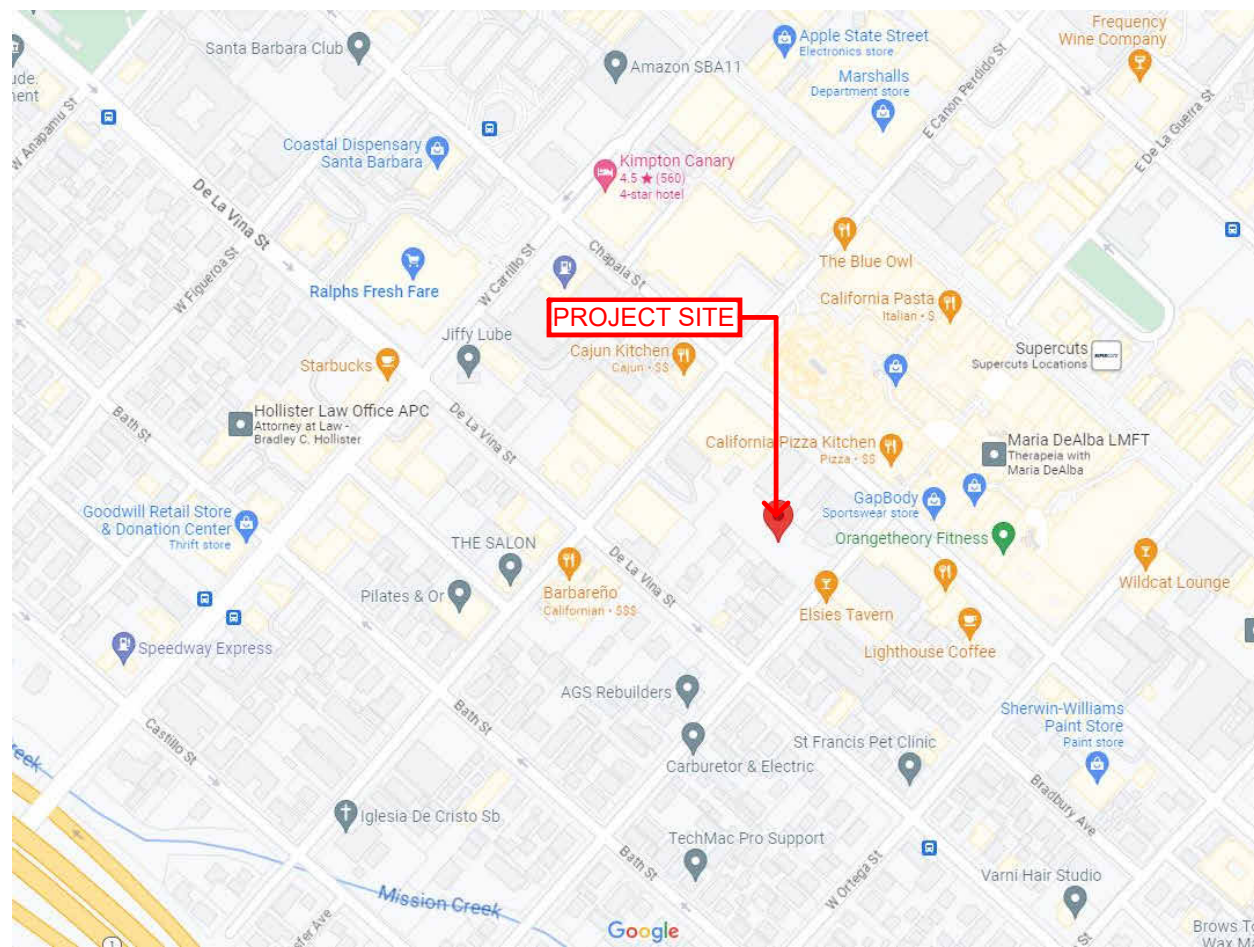
The total project square footage is approximately 95,666 sq. ft.

No parking is provided pursuant to ASB 2097 and our proximity to the transit center on Chapala St. Approximately 26 existing parking spaces on the adjacent parcel may be provided for surplus parking. Bike parking for 40 bikes and a trash enclosure will be provided at grade.

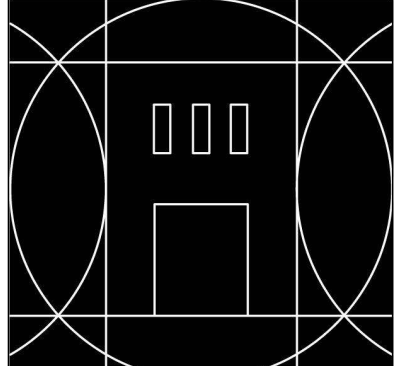
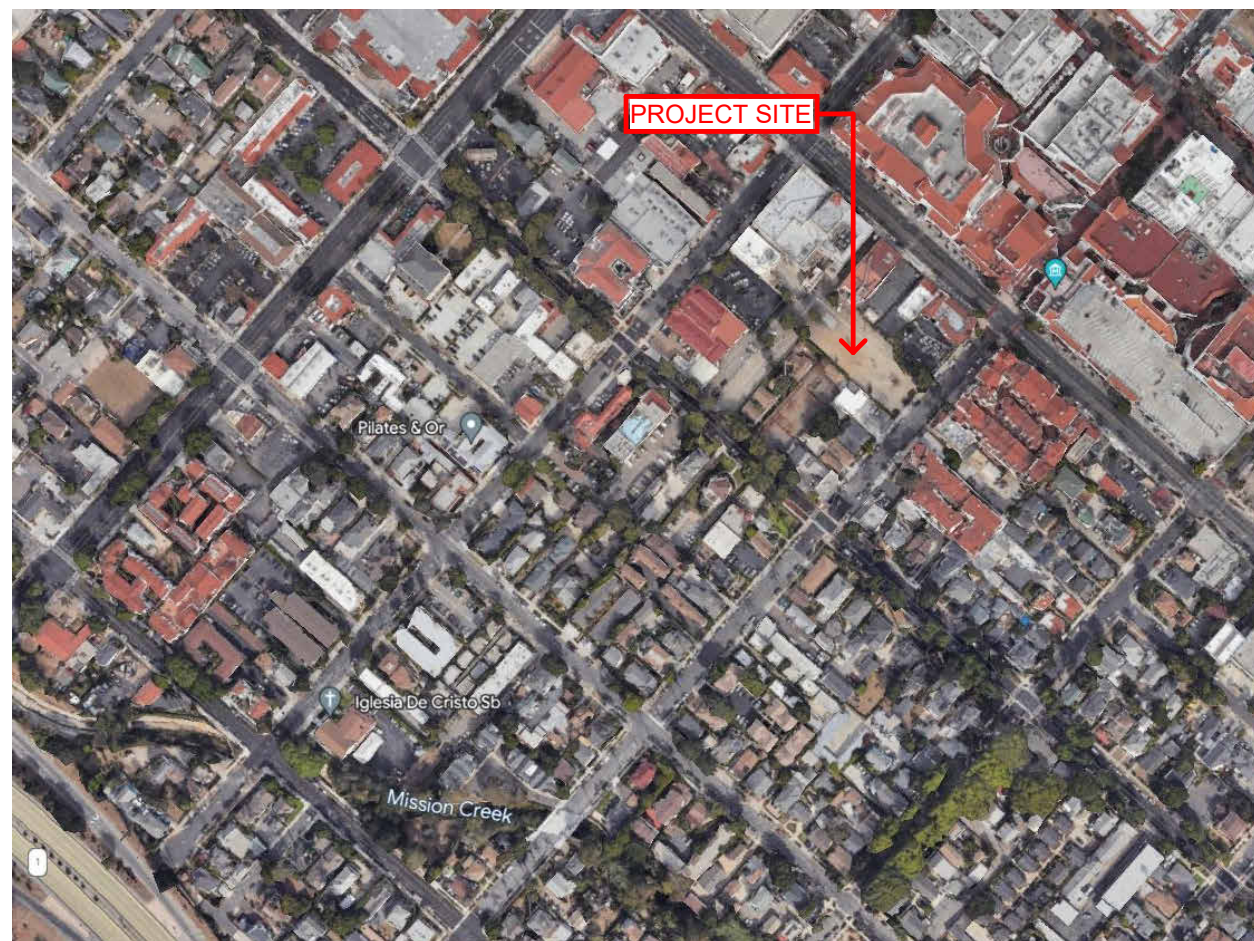
PROJECT STATISTICS

PROPERTY OWNERS:	FRONTIER COMMUNICATIONS 875 CHAPALA STREET, SANTA BARBARA, CA 93101
PROPERTY ADDRESS:	102 W DE LA GUERRA STREET SANTA BARBARA, CA 93101
A.P.N.:	037-045-038
HIGH FIRE ZONE:	NO
FLOOD ZONE:	NO
ZONING:	C-G
LAND USE DESIGNATION:	COMMERCIAL-HIGH DENSITY RESIDENTIAL
OVERLAY:	PRIORITY HOUSING OVERLAY (37.63 DUAC)
LOT AREA:	GROSS: 0.59 ACRE 25,594.89 SF
ALLOWABLE DENSITY:	(25,594.89 SF/4356) = 37.017
STATE BONUS DENSITY:	37 UNITS
2% VERY LOW INCOME HOUSING: (1.85)	2 UNITS
25% BONUS: (7.4)	8 UNITS
TOTAL ALLOWABLE DENSITY:	45 UNITS
TOTAL PROPOSED DENSITY:	40 UNITS
UNIT MIX	COUNT
(N) STUDIO	40
AVERAGE UNIT SIZE:	16,034 SF
PROPOSED SQUARE FOOTAGE	NET
(N) STUDIOS	16,034 SF
(N) MISC. (CIRCULATION/MECHANICAL)	6,672 SF
RESIDENTIAL TOTAL	22,706 SF
(N) SELF-STORAGE	(5)14,592 SF
COMMERCIAL TOTAL	72,360 SF
TOTAL	95,066 SF
MAX. HEIGHT ALLOWED	60'
SETBACKS:	5' PROVIDED (8' REQUIRED)
FRONT:	0'
REAR:	0'
INTERIOR:	0'
AVERAGE SLOPE:	2%
EXISTING PARKING SPACE ON SITE	77
PARKING SPACE REQUIRED	0 (PARKING EXEMPTIONS AB-2097)
PARKING SPACE PROPOSED ((E) PARKING ON PARCEL 037-048-037)	26
BICYCLE PARKING SPACE PROPOSED	40

LOCATION MAP



VICINITY MAP



C E A R N A L
COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN
521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.965.8077
www.cearnal.com

NOT FOR
CONSTRUCTION

102 W DE LA GUERRA STREET
SANTA BARBARA, CA 93101

JOB NUMBER:	24009
CONTENTS:	<p>PROJECT INFORMATION</p> <p>THE CENTRAL COLLECTIVE LLP expressly reserves their common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of The Central Collective LLP. In the event of unauthorised reuse of these plans by a third party, the third party shall hold The Central Collective LLP harmless.</p>
ISSUE DATE:	JUNE 15, 2023
ISSUANCES:	
#	DATE DESCRIPTION

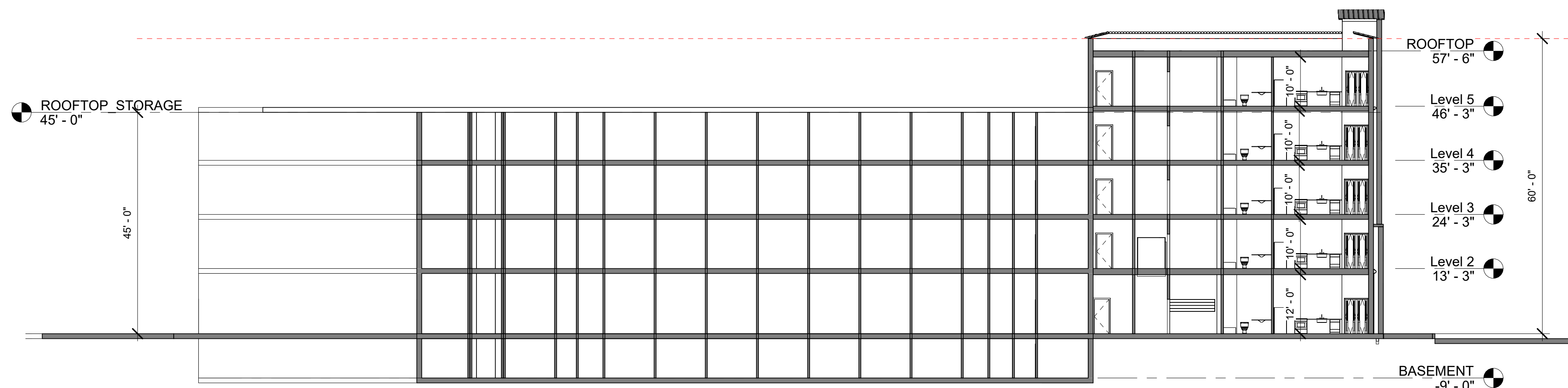
A-00



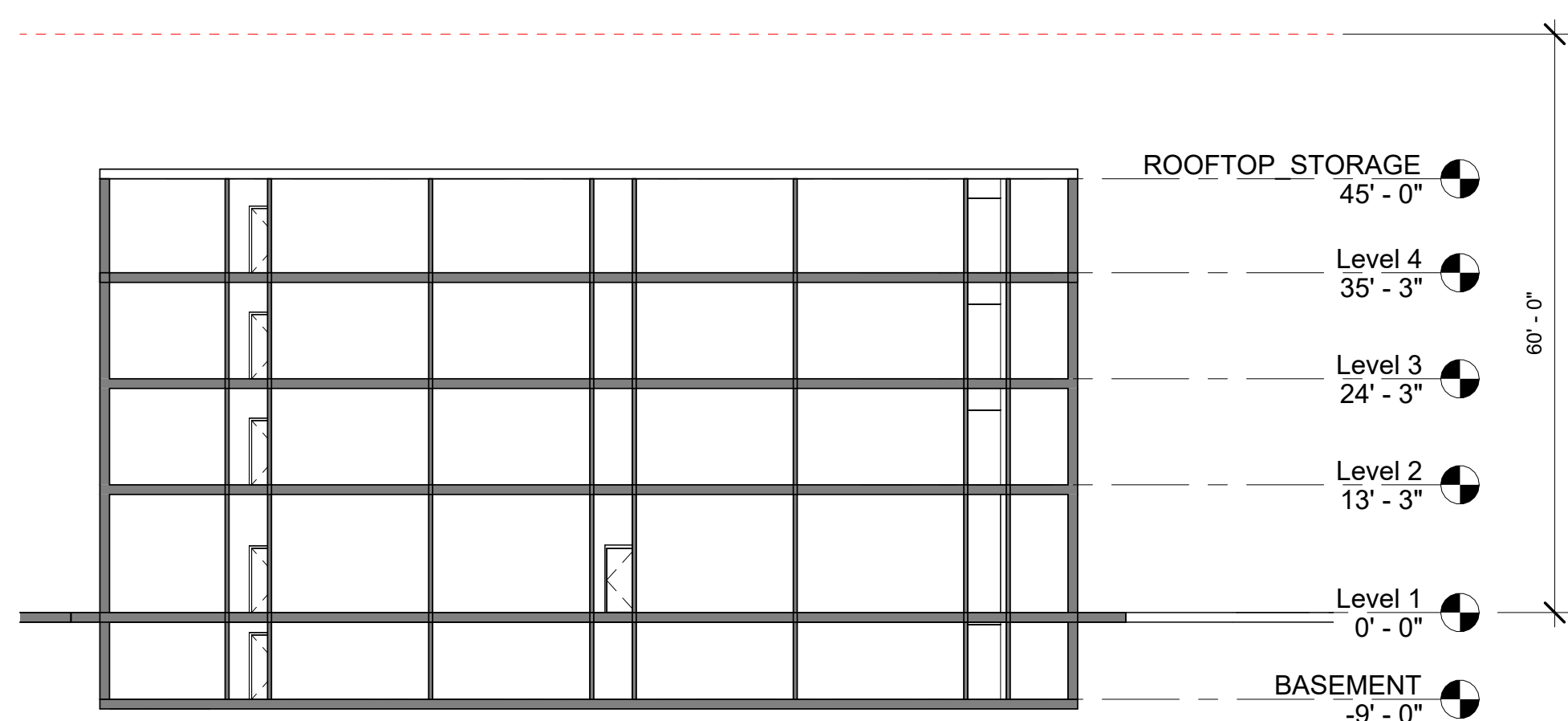
A RENDERED VIEW - SOUTH ELEVATION, FACING W DE LA GUERRA



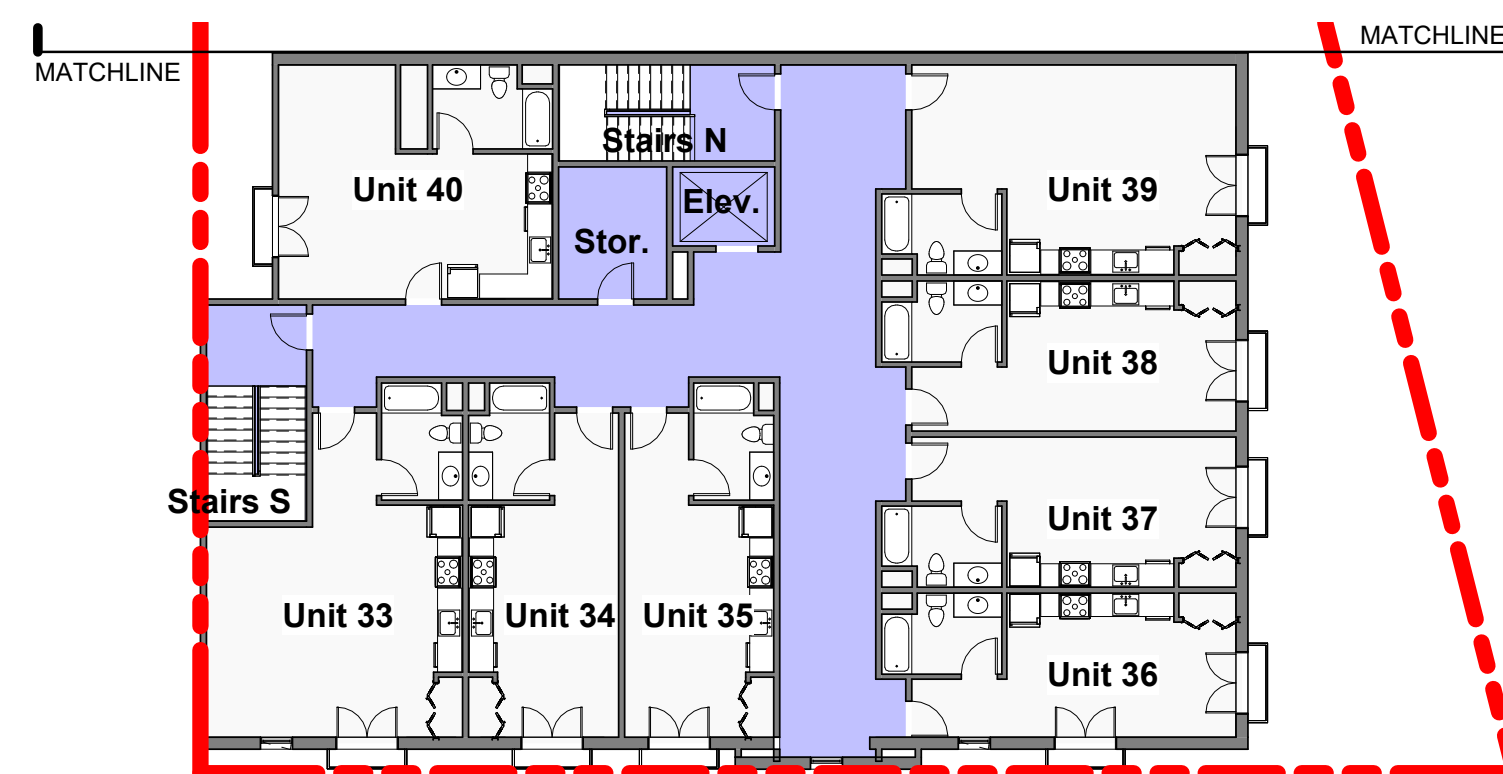
B RENDERED VIEW - SOUTH EAST ELEVATION ON W DE LA GUERRA



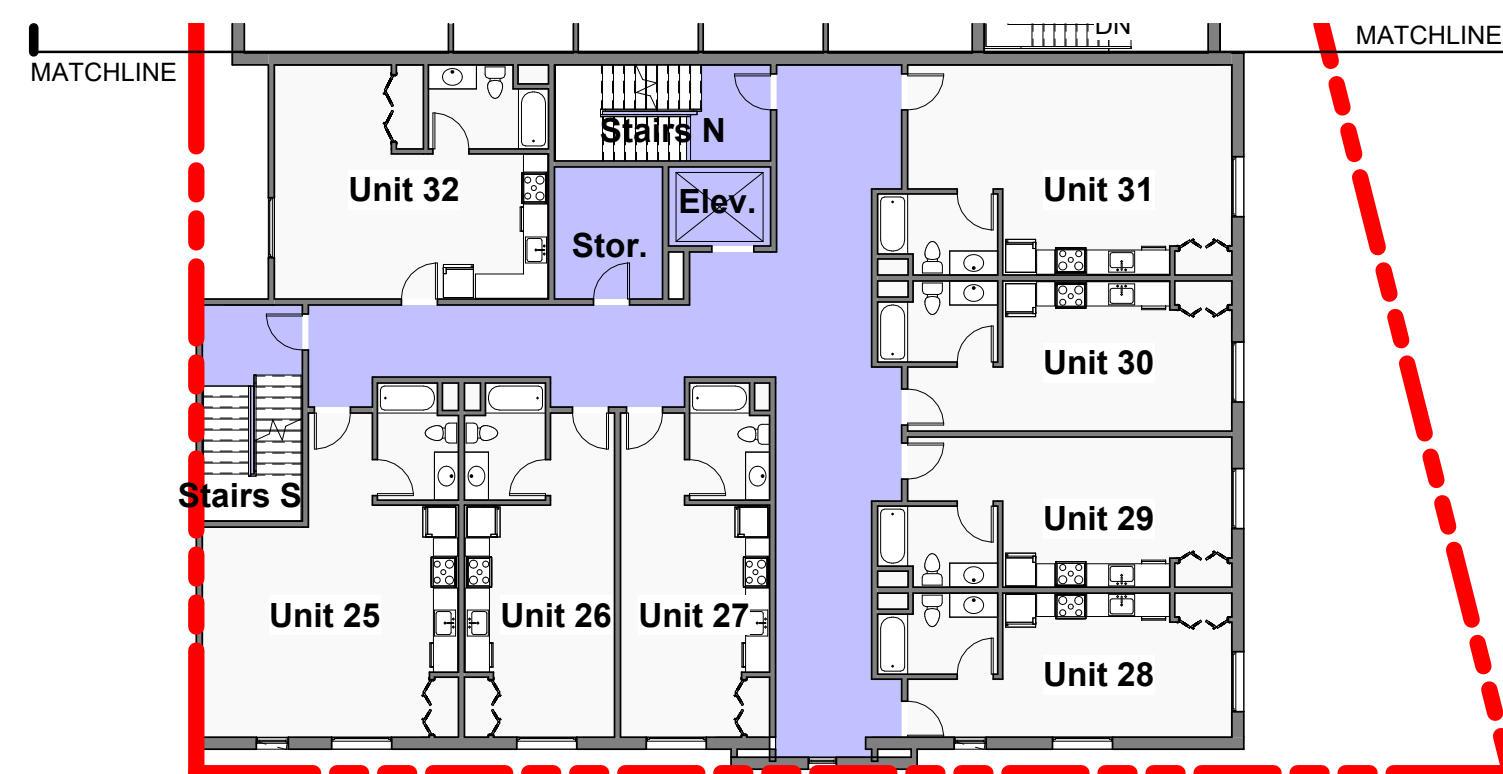
7 LONGITUDINAL SECTION
1/16" = 1'-0"



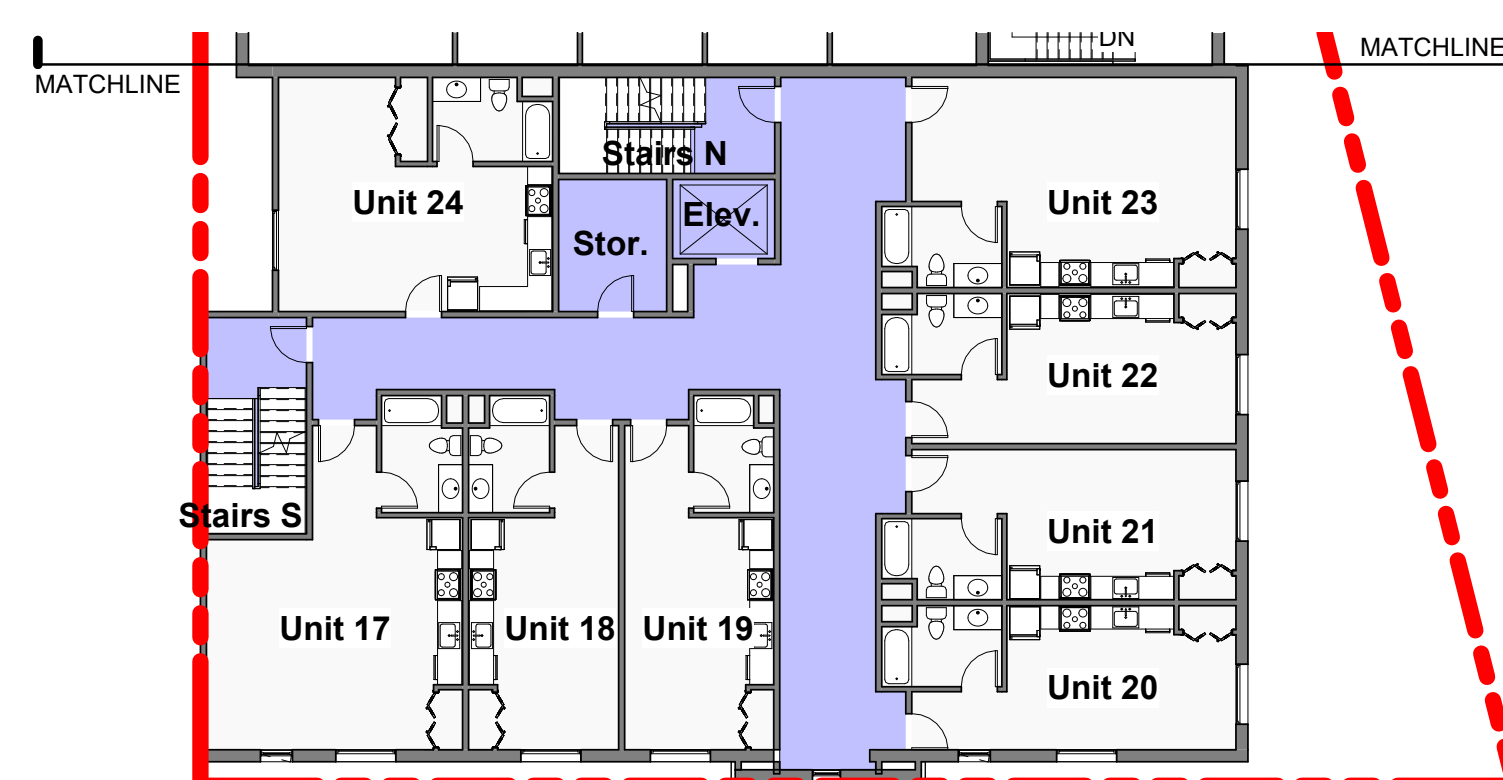
8 CROSS SECTION
1/16" = 1'-0"



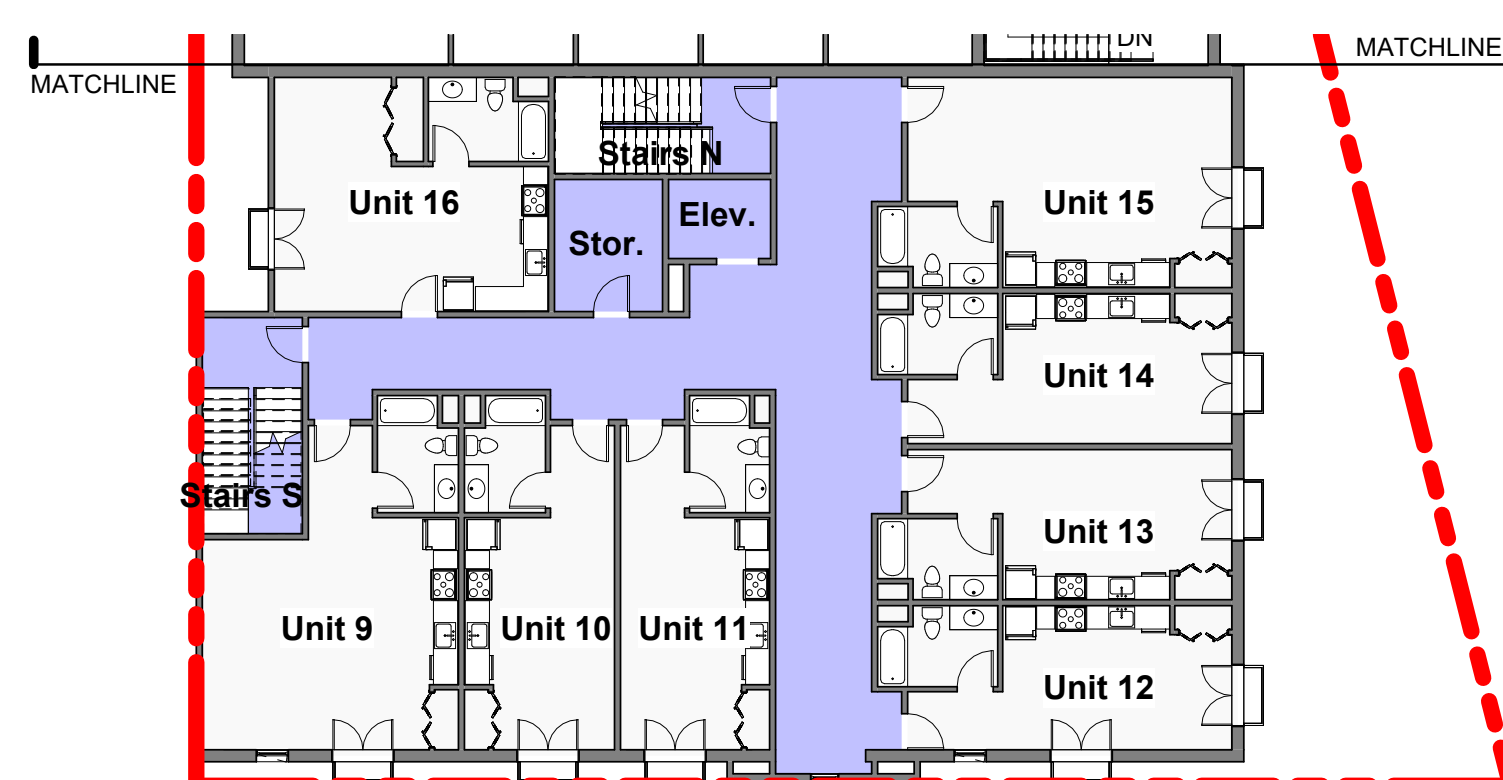
9 PARTIAL FIFTH FLOOR PLAN - RESIDENTIAL
1/16" = 1'-0"



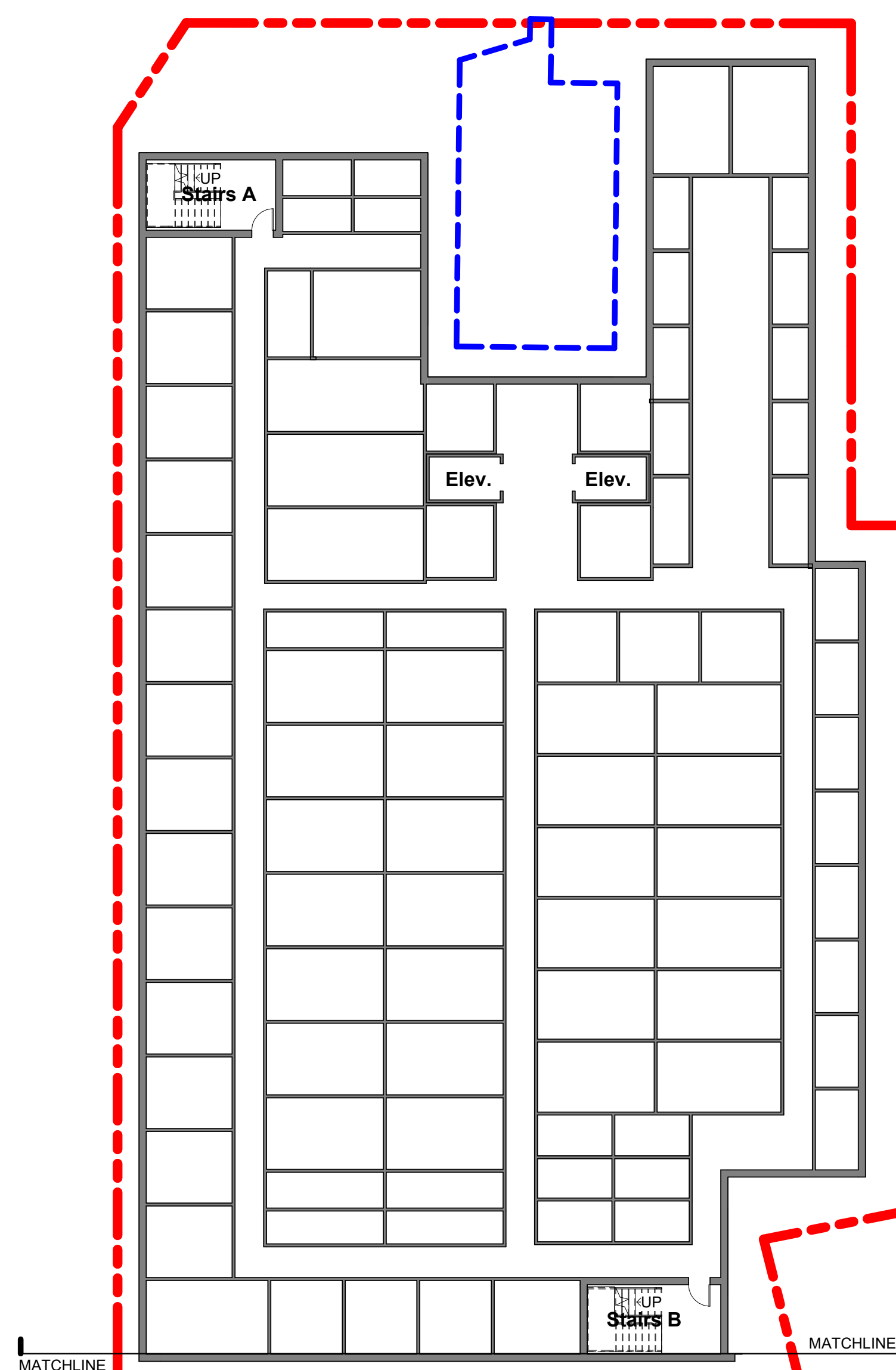
10 PARTIAL FOURTH FLOOR PLAN - RESIDENTIAL
1/16" = 1'-0"



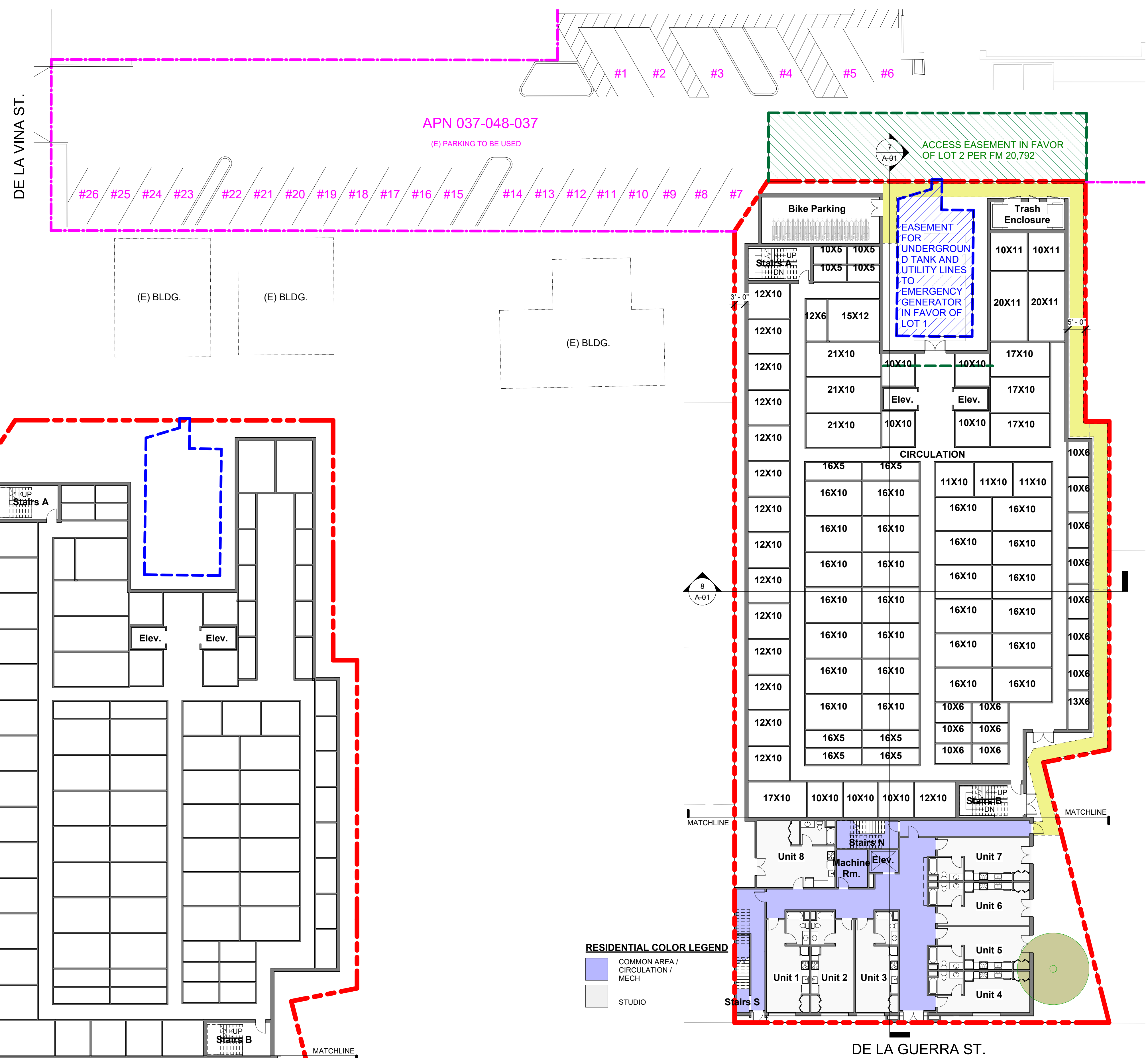
11 PARTIAL THIRD FLOOR PLAN - RESIDENTIAL
1/16" = 1'-0"



12 PARTIAL SECOND FLOOR PLAN - RESIDENTIAL
1/16" = 1'-0"



13 SELF-STORAGE FLOOR PLAN, TYP
1/16" = 1'-0"



RESIDENTIAL COLOR LEGEND
COMMON AREA / CIRCULATION / MECH
STUDIO

14 PROPOSED SITE / GROUND FLOOR
1/16" = 1'-0"