PROJECT INFORMATION

PARCEL SIZE: 4.15 AC (13,075 SF)
JOINING: C-3 (COMMERCIAL, GENERAL)
HISTORIC DISTRICT: MEDIUM HISTORIC RESIDENCE (10 SF BLAC)
LAND USE: NO
HIGH FIRE ZONE: NO
SLOPE: NO
EXISTING BUILDING HEIGHT: +/- 44'-7''

PROPOSED LOT COVERAGE:
BUILDING: 55% (6,799 SF/12,375 SF)
HARDSCAPE: 33% (4,076 SF/12,375 SF)
LANDSCAPE: 12% (1,500 SF/12,375 SF)
PRIVATE OPEN SPACE: REQUIRED

PROJECT STATS
UNITS:
1-BEDROOM (FLAT) 10
2-BEDROOM (FLAT) 4
2-BEDROOM (TOWNHOME) 2
TOTAL 16 UNITS

NET UNIT AREAS:
UNIT TYPE 1A (1-BED FLAT): ~560 SF (*2)
UNIT TYPE 1B (1-BED FLAT): ~520 SF (*6)
UNIT TYPE 1C (1-BED FLAT): ~585 (*2)
UNIT TYPE 2A (2-BED FLAT): ~730 SF (*4)
UNIT TYPE 2B (2 BED TOWNHOME): ~990 SF (*2)
TOTAL ~10,310 SF

HOUSING PROJECTS
RESIDENTIAL DENSITY FORMULA:
UTILIZED FAR CALCULATION UNDER AUD AMENDMENTS
GREATEST # OF PERMITTED RESIDENTIAL UNITS:
ZERO
AFFORDABILITY LEVEL:
MARKET RATE
FOR-SALE OR RENTAL:
RENTAL
SUPPLEMENTAL REQUIREMENTS:
SUBJECT TO 10% INCLUSIONARY HOUSING REQUIREMENTS OR 1.4 UNITS.

PARKING
REQUIRED VEHICLE PARKING:
RESIDENTIAL: 1 UNIT*16 UNITS = 16 SPACES
TOTAL: 16 SPACES

REQUIRED CYCLE PARKING:
RESIDENTIAL: (1 UNIT)*16 = 16 BIKE SPACES
TOTAL: 16 BIKE SPACES

PROPOSED VEHICLE PARKING:
CAR STACKER 5 BAYS INDEEP 4 BAYS HIGH: 16 SPACES
SURFACE PARKING STANDARDS: 0 SPACES
VAN ACCESSIBLE: 1 SPACE
TOTAL: 16 SPACES
LOADING: 1 SPACE
* ALL PARKING UNASSIGNED.

PROPOSED BICYCLE PARKING:
RESIDENTIAL: (1 UNIT)*16 = 16 BIKE SPACES
TOTAL: 16 BIKE SPACES

BUILDING GROSS AREA
GROUND FLOOR: 4,795 SF
FLOOR 1: 3,570 SF
FLOOR 2: 3,570 SF
FLOOR 3: 1,544 SF
TOTAL: 14,650 SF

MAX. F.A.R. ALLOWED: 2.25 (PER 2020 CASE) (12,375 SF)
PROPOSED F.A.R.: 1.36 (16,825 SF / 12,375 SF)

Vicious Map
1815 State Street Aud
Title Sheet
1815 State Street Aud

Project Directory

Owner:
1815 State Street LLC
2392-01-RS21

Owner’s Representative:
DANIEL CHASE
4233 State Street
Santa Barbara, CA 93105

Architect:
RRM Design Group
10 East Figueroa Street, Suite 1
Santa Barbara, CA 93101

Project Address:
1815 State Street
Santa Barbara, CA 93103

Sheet Index

A1 Title Sheet
A2 Conceptual Site Plan
A3 Conceptual Building Plans
A4 Conceptual Building Plans
A5 Conceptual Roof Plan
A6 Conceptual Elevations
A7 Conceptual Elevations
A8 Conceptual Unit Plans
A9 Conceptual Unit Plans
A10 Conceptual Perspectives
A11 Site Photos

Project Information

Project Description

The existing 2,666 SF two-story commercial building fronting State Street will be remodeled to be converted to 4 residential apartments. An existing 1,836 SF single story craftsman bungalow behind will be removed. In its place, a four story, 12,993 SF 12 unit apartment building will be developed with a 16 space car stacker.

Setbacks

Front: A minimum front set back of 5 feet shall be provided except where that portion of the structure which intrudes into the required five-foot front set back is appropriately balanced with a front set back area that exceeds the minimum front set back. The additional compensating set back area shall be in the front yard, and not located farther from the adjacent front lot line than one half of the depth of the lot.

Interior: No interior set back is required for those projects adjacent to a nonresidential zone.

PROJECT INFORMATION

PROPOSED LOT COVERAGE:
BUILDING: 32% (6,699 SF/20,875 SF)
LANDSCAPE: 22% (4,607 SF/20,875 SF)
MEDIUM HISTORIC RESIDENCE: 13% (2,603 SF/20,875 SF)

PRIVATE OPEN SPACE REQUIRED PROPOSED:
GROUND FLOOR: 1,440 SF +130 SF
SECOND FLOOR AND ABOVE: 2,460 SF +141 SF
COMMON OPEN SPACE: 1,185 SF NET LOT AREA +314 SF

GROSS FLOOR AREA:
GROUND FLOOR: 6,940 SF
FLOOR 1: 4,490 SF
FLOOR 2: 4,690 SF
FLOOR 3: 2,410 SF
FLOOR 4: 1,140 SF
TOTAL: 17,770 SF

MAX. F.A.R. ALLOWED:
PROPOSED F.A.R.: 1.56 (17,770 SF / 11,440 SF)

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MAX. F.A.R. ALLOWED:
PROPOSED F.A.R.: 1.56 (17,770 SF / 11,440 SF)
FOURTH FLOOR PLAN
1/8" = 1'-0" (24 X 36 SHEET)

THIRD FLOOR PLAN
1/8" = 1'-0" (24 X 36 SHEET)
UNIT TYPE 1B (1-BED FLAT)

UNIT TYPE 2A (2-BED FLAT)

UNIT TYPE 2B (2-BED TOWNHOME)
CONCEPTUAL PERSPECTIVES
1815 STATE STREET AUD
AERIAL VIEW OF EXISTING SITE

1. Bungalow View from State St. Entry
2. Neighboring Building View from Rear
3. Rear View of Craftsman Bungalow
4. Rear Parking View from Alley
5. Left Side Neighboring Building
6. Front Building View from State St.
7. Right Side Neighboring Building

SITE PHOTOS
1815 STATE STREET AUD

rrm design group

APRIL 28TH, 2022