RESIDENTIAL APARTMENTS (REVISED)
6737 SUENO ROAD
GOLETA, CA 93117

CONTACT INFORMATION

OWNER: MISSION ISLA VISTA PARTNERS, LP
831 CLIFF DRIVE SUITE 100
SANTA BARBARA, CA 93109
PHONE: 805-456-5910

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EMAIL: KNolan@architects-ca.com

AGENT: ON DESIGN ARCHITECTS
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SANTA BARBARA, CA 93102
ATT: LONNIE ROY
PHONE: (805) 896-7896
EMAIL: lroy@architects-ca.com

LANDSCAPE ARCHITECT: ON DESIGN ARCHITECTS
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GEOTECHNICAL ENGINEER: BEACON GEOTECHNICAL, INC.
P.O. BOX 4814
PASO ROBLES, CALIFORNIA 93447
PHONE: 805-239-9457
EMAIL: BEACONGEOTECHNICAL@GMAIL.COM

SURVEYOR: GROMATICI LAND SURVEYING, INC
P.O. BOX 650
LOS OLIVOS, CA 93441
ATT: ERIC ACKERMAN
PHONE: 805-691-9112
EMAIL: EACKERMAN@GROMATICI.COM

CIVIL ENGINEER: RRM DESIGN GROUP
10 E FIGUEROA ST, STE 200
SANTA BARBARA, CA 93101
PHONE: (805) 963-6283

CODE REQUIREMENT:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2022 CALIFORNIA BUILDING CODE (C.B.C.)
2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
CALIFORNIA ADMINISTRATIVE CODE 2022 (TITLES 24 & 25)
2022 CALIFORNIA MECHANICAL CODE (2022 C.M.C.)
2022 CALIFORNIA PLUMBING CODE (2022 C.P.C.)
2022 CALIFORNIA ELECTRICAL CODE (2022 C.E.C.)
CITY ORDINANCES
FEDERAL OSHA
COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA ADMINISTRATIVE CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA REFERENCED STANDARDS CODE

PROJECT STATISTICS

EXISTING	NET	GROSS
SINGLE FAMILY HOME		
1ST FLOOR	925 SF	1,005 SF
2ND FLOOR	670 SF	615 SF
TOTAL	1,595 SF	1,620 SF
GARAGE		
1ST FLOOR	410 SF	455 SF
TOTAL EXISTING	**2,005 SF**	**2,075 SF**

DEMOLITION	NET	GROSS
SINGLE FAMILY HOME		
1ST FLOOR	925 SF	1,005 SF
2ND FLOOR	670 SF	615 SF
TOTAL	1,595 SF	1,620 SF
GARAGE		
1ST FLOOR	410 SF	455 SF
TOTAL DEMOLITION	**2,005 SF**	**2,075 SF**

NOTE: THE SITE HAS NUMEROUS SHEDS AND SHIPPING CONTAINERS NOT ON PERMANENT FOUNDATIONS THAT ARE ALSO PROPOSED FOR REMOVAL.

	PLANNING COMMISSION	REVISED
PROPOSED	NET/GROSS	NET/GROSS
BUILDING 1		
1ST FLOOR	2,018 SF / 2,525 SF	3,240 SF / 3,380 SF
2ND FLOOR	2,042 SF / 2,525 SF	3,240 SF / 3,380 SF
3RD FLOOR	2,010 SF / 2,525 SF	1,065 SF / 1,130 SF
TOTAL	6,070 SF / 7,575 SF	7,545 SF / 7,890 SF
BUILDING 2		
1ST FLOOR	1,000 SF / 1,258 SF	3,240 SF / 3,380 SF
2ND FLOOR	1,008 SF / 1,258 SF	3,240 SF / 3,380 SF
3RD FLOOR	1,008 SF / 1,258 SF	3,240 SF / 3,380 SF
TOTAL	3,016 SF / 3,774 SF	9,720 SF / 10,140 SF
BUILDING 3		
1ST FLOOR	2,016 SF / 2,496 SF	
2ND FLOOR	2,016 SF / 2,496 SF	
3RD FLOOR	1,975 SF / 2,095 SF	
TOTAL	6,007 SF/ 7,087 SF	
TOTAL PROPOSED	**15,093 SF / 18,436 SF**	**17,265 SF / 18,030 SF**

PARKING

	PLANNING COMMISSION	REVISED
REQUIRED	0 SPACES	0 SPACES
PROPOSED	24 SPACES	36 SPACES

NOTES:
1) TENANTS OF THE VERY LOW INCOME AND MODERATE RESTRICTED UNITS SHALL HAVE THE FIRST RIGHT OF REFUSAL TO LEASE A PARKING SPACE IF AVAILABLE.
2) PARKING SPACES ARE NOT INCLUDED IN THE LEASE OF MARKET RATE UNITS AND SHALL BE LEASED SEPARATELY.
3) 2 SPACES WILL BE RESERVED FOR RIDESHARE SERVICES.
4) 1 SPACE WILL BE MADE AVAILABLE FOR A POTENTIAL CAR SHARE VEHICLE IF SERVICES WANT TO LOCATE A VEHICLE ONSITE.

BICYCLE PARKING

	PLANNING COMMISSION	REVISED
REQUIRED	45 UNENCLOSED/45 ENCLOSED	45 UNENCLOSED/45 ENCLOSED
PROPOSED	52 UNENCLOSED/48 ENCLOSED	48 UNENCLOSED/48 ENCLOSED

DEVELOPMENT STANDARDS

ALLOWED BUILDING HEIGHT
(STATE DENSITY BONUS CONCESSION UTILIZED)

	PLANNING COMMISSION	REVISED
MAX PER CODE	25'	25'
PROPOSED	36.56'	36.56'

REQUIRED SETBACKS
(STATE DENSITY BONUS CONCESSION UTILIZED)

	PLANNING COMMISSION	REVISED
FRONT PER CODE	50' FROM STREET CL 20' FROM STREET ROW	50' FROM STREET CL 20' FROM STREET ROW
FRONT PROPOSED	12'-7" FROM ROW	3' FROM ROW
SIDE PER CODE	10% LOT WIDTH (12'-9")	10% LOT WIDTH (12'-9")
SIDE PROPOSED	8'-6" WEST & 12'-3" EAST	27'-1" WEST & 10'-0" EAST
REAR PER CODE	25'	25'
REAR PROPOSED	10'	95'-0"

LANDSCAPING

	PLANNING COMMISSION	REVISED
REQUIRED	15% NET LOT AREA (3,815 SF)	15% NET LOT AREA (3,815 SF)
PROPOSED	4,750 SF (18.6%)	4,020 SF (15.8%)

BEDROOM DENSITY
(STATE DENSITY BONUS CONCESSION UTILIZED)

	PLANNING COMMISSION	REVISED
MAX PER CODE	1 PER 2,500 SF NET LOT AREA(10)	1 PER 2,500 SF NET LOT AREA(10)
PROPOSED	45 BEDROOMS	45 BEDROOMS

DENSITY

BASE DENSITY

18 UNITS PER GROSS ACRE — 11 UNITS (18 X 0.65 ACRES)

STATE DENSITY BONUS

15% VERY LOW = 50% BONUS — 6 BONUS UNITS; 2 VERY LOW INCOME RESTRICTED UNITS REQUIRED

TOTAL BASE + DENSITY UNITS ALLOWED: 17 UNITS

	PLANNING COMMISSION	REVISED
PROPOSED	16 UNITS 13 - 3 BEDROOM 3 - 2 BEDROOM	16 UNITS 13 - 3 BEDROOM 3 - 2 BEDROOM

PROJECT INFORMATION

APN	075-092-009
PROJECT ADDRESS:	6737 SUENO ROAD GOLETA, CA 93117
EXISTING ZONING:	SR-M-18
PROPOSED ZONING:	SR-M-18
EXISTING GP LAND USE:	RES-18.0
PROPOSED GP LAND USE:	RES-18.0
GROSS LOT SIZE:	28,608 SF / 0.65 ACRES
NET LOT SIZE:	25,430 SF / 0.58 ACRES
CONST TYPE:	V-B
HIGH FIRE:	NO
OCCUPANCY:	R-2, B

SOLID WASTE CALCULATION

MARBORG INDUSTRIES WILL SERVE THE PROJECT DURING AND POST CONSTRUCTION. (2) 4-YARD DUMPSTERS ARE PROPOSED. BOTH 4-YARD DUMPSTERS WILL BE SERVICED AT LEAST 2x PER WEEK. THIS IS REQUIRED PER COUNTY CODE CHAPTER 17-7.

FIRE SPRINKLER NOTE

THE PROPOSED BUILDINGS SHALL HAVE A NFPA 13 SPRINKLER SYSTEM THAT WILL BE UNDER SEPARATE PERMIT.

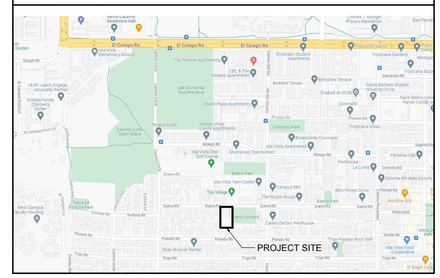
PUBLIC WORKS NOTE

ANY WORK IN THE RIGHT-OF-WAY SHALL BE UNDER SEPARATE PUBLIC WORKS PERMIT.

INCLUSIONARY UNITS

REQUIRED: 25% OF TOTAL UNITS = 4 UNITS, MODERATE INCOME
PROPOSED: 2 MODERATE INCOME, 2 VERY LOW INCOME (STATE DENSITY BONUS)

VICINITY MAP



SHEET INDEX

T-1.1	TITLE SHEET
A-1.1	PROPOSED SITE PLAN
A-2.1	CONCEPTUAL FLOOR PLANS

PROJECT DESCRIPTION

THE EXISTING SITE IS DEVELOPED WITH AN OWNER OCCUPIED SINGLE FAMILY HOME, 2-CAR GARAGE, AND NUMEROUS SHEDS/SHIPPING CONTAINERS. ALL EXISTING IMPROVEMENTS AND STRUCTURES ARE PROPOSED FOR REMOVAL.

THE SITE IS PROPOSED TO BE REDEVELOPED TO AN APARTMENT COMPLEX WITH TWO THREE-STORY APARTMENT BUILDINGS. A TOTAL OF 16 APARTMENT UNITS ARE PROPOSED. 13 UNITS WILL BE 3-BEDROOM UNITS AND 3 WILL BE 2-BEDROOM UNITS. THE REMAINDER OF THE SITE IS PROPOSED TO BE DEVELOPED WITH PARKING, BIKE PARKING, CIRCULATION PATHS, AND LANDSCAPE.

THE PROJECT IS BEING PROPOSED PURSUANT TO SB330 AND STATE DENSITY BONUS. THE PROJECT PROPOSES A MINIMUM OF 16% OF THE UNITS BE RESTRICTED TO VERY LOW INCOME, WHICH PERMITS A 50% DENSITY BONUS AND FOUR CONCESSIONS. AT THIS TIME, THE FOUR REQUESTED CONCESSIONS ARE HEIGHT, SETBACKS, BEDROOM DENSITY, AND BEDROOM AREA PER OCCUPANCY (POLICY 2-22). THE NUMBER OF OCCUPANTS PER UNIT WILL BE DRIVEN BY MARKET CONDITIONS.

2 UNITS ARE PROPOSED TO BE RESTRICTED TO VERY LOW INCOME AND 2 UNITS ARE PROPOSED TO BE RESTRICTED TO MODERATE INCOME.

STATE DENSITY BONUS CONCESSIONS

CONCESSION 1	SETBACKS
CONCESSION 2	BEDROOM DENSITY
CONCESSION 3	HEIGHT
CONCESSION 4	BEDROOM AREA PER INTENDED OCCUPANT (POLICY 2-22)

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Architecture
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6737 SUENO ROAD
GOLETA, CA 93117
TITLE SHEET

Revisions

Project Manager
KN
Drawn By
Scale
VARIES
Print Date

T-1.1

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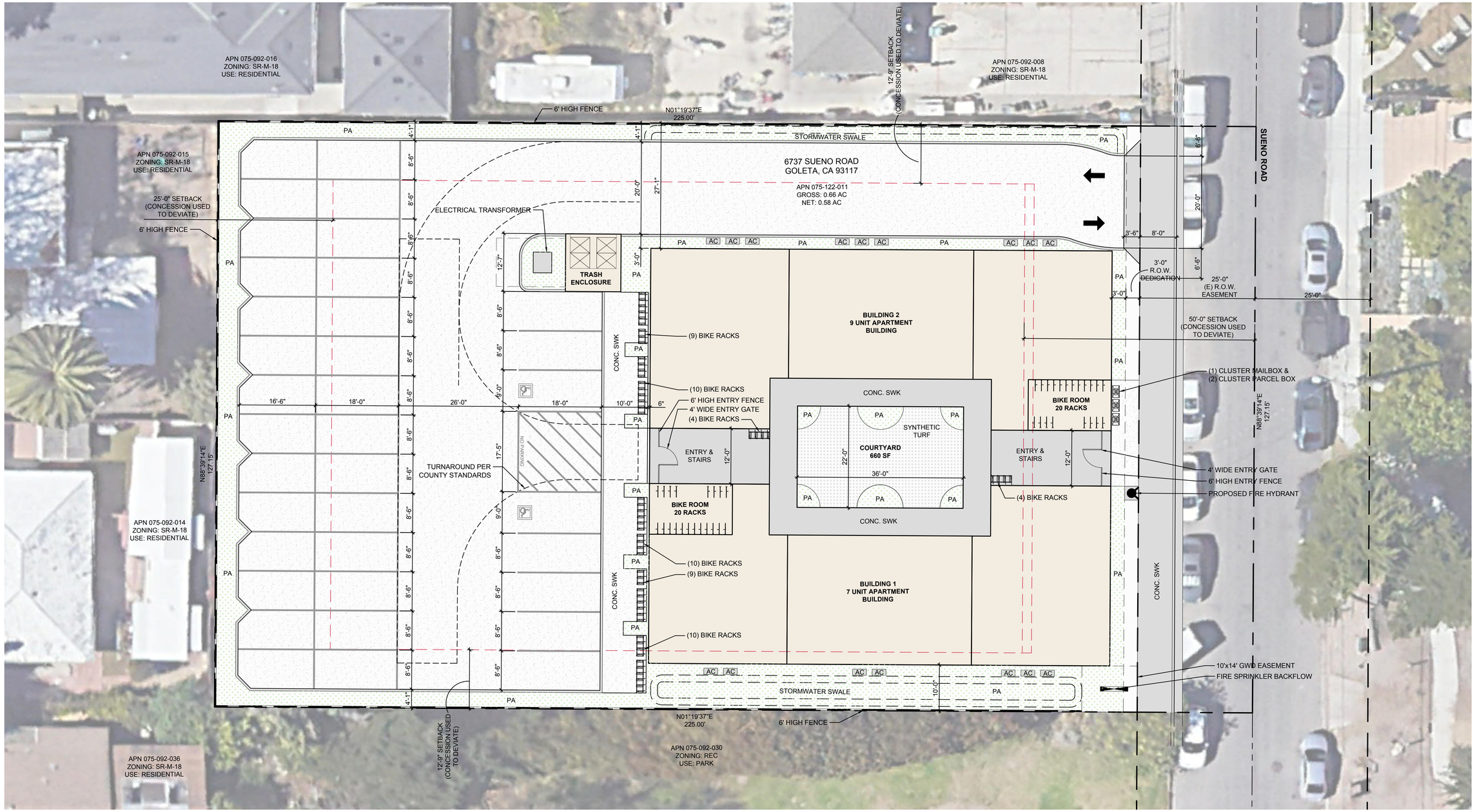

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

0 10 20 30
SCALE IN FEET: 1"= 10'

NORTH

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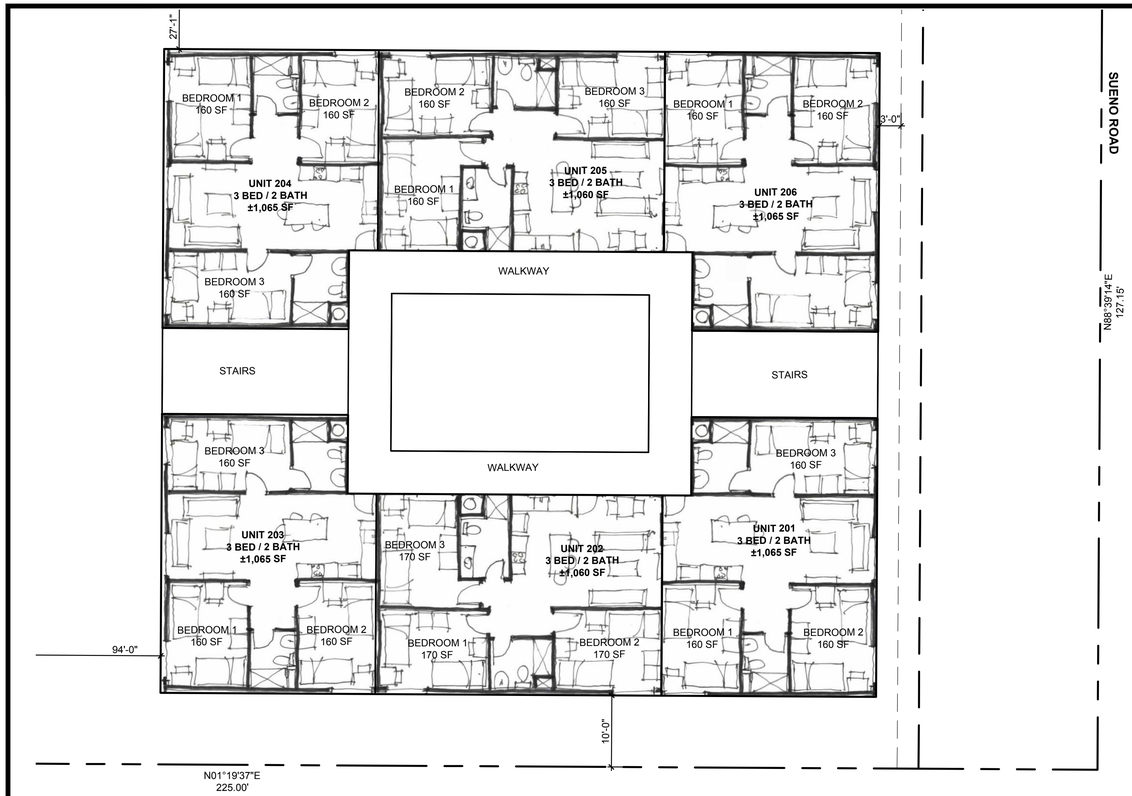
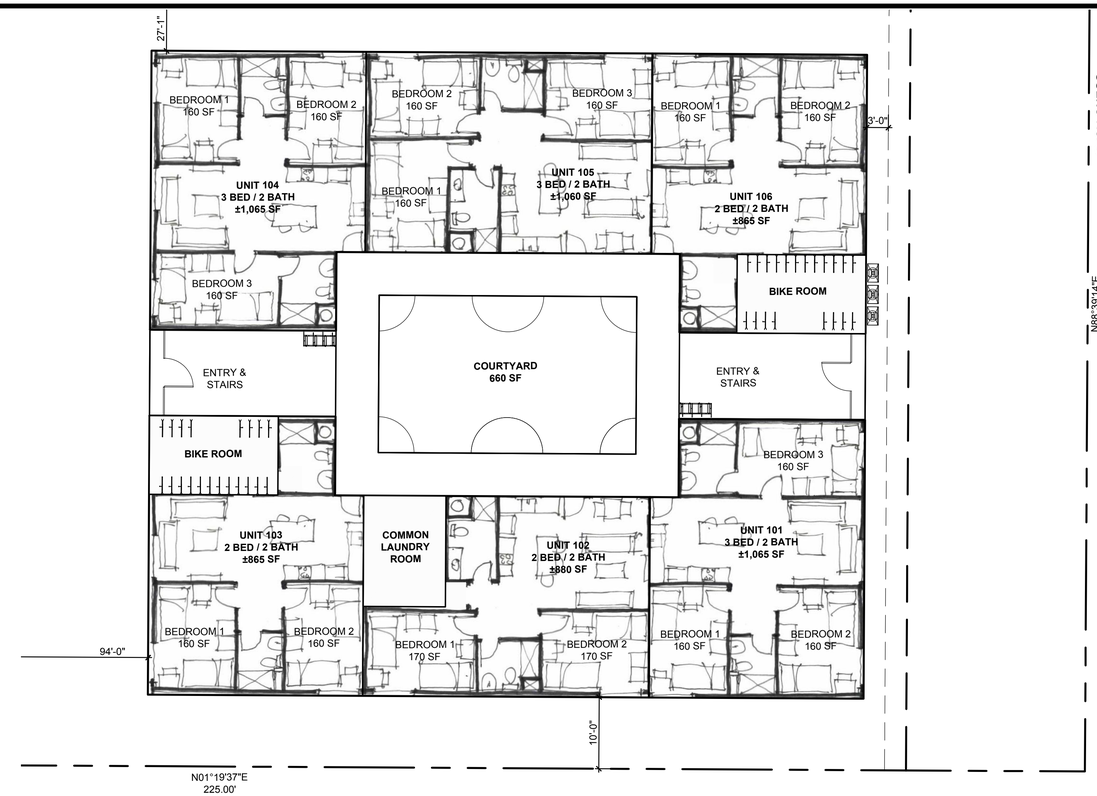


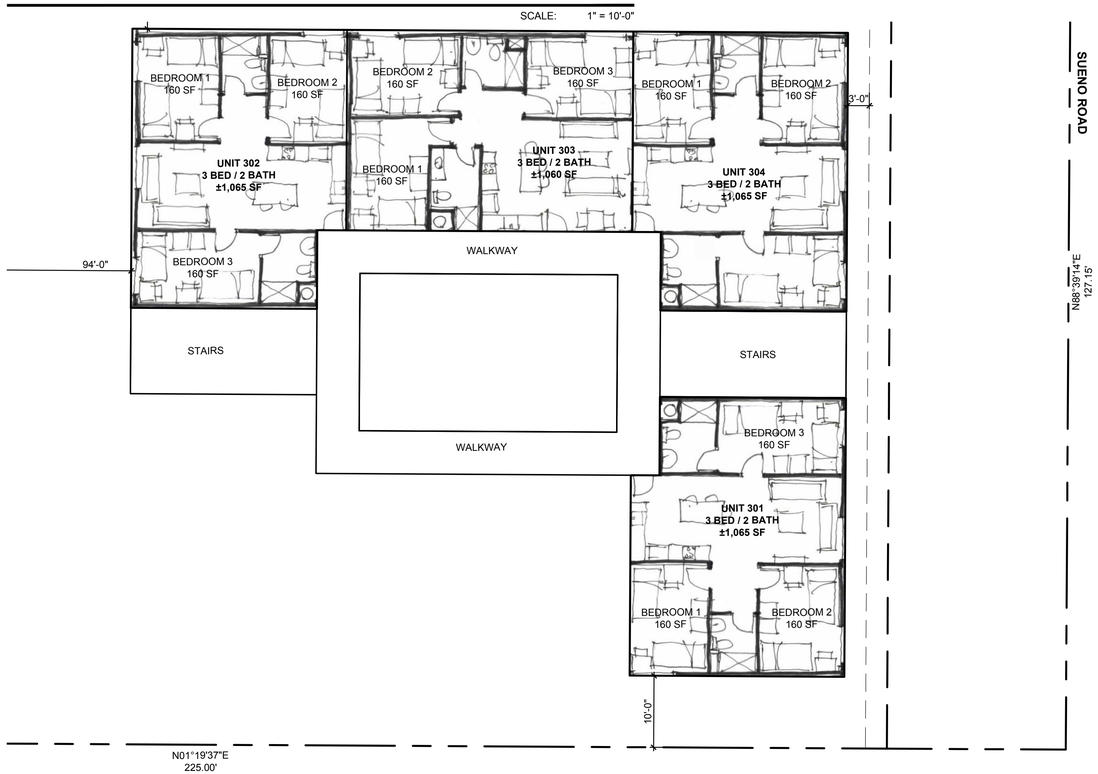
PROPOSED SECOND FLOOR

SCALE: 1" = 10'-0"



PROPOSED FIRST FLOOR

SCALE: 1" = 10'-0"



PROPOSED THIRD FLOOR

SCALE: 1" = 10'-0"

0 10 20 30
SCALE IN FEET: 1"= 10'

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CONCEPTUAL FLOOR PLANS

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