



St. Athanasius Church Parcel Rezone
300 Sumida Gardens Ln, Santa Barbara, CA
Conceptual Residential Development
DRAFT – 28 February 2024

Existing Conditions & Development Considerations



Ward Memorial Blvd.
Ward Dr.

Santa Barbara Airport
Land Use Compatibility Plan
Safety Zone 6
No additional development limitations

Ekwil St.
Santa Barbara Airport
Land Use Compatibility Plan
Safety Zone 2
No Development Allowed

Sumida Gardens Ln.
Mentor Dr.

Ekwil St.

S. Patterson Ave.

Maria Ygnacio Creek

Hollister Ave.

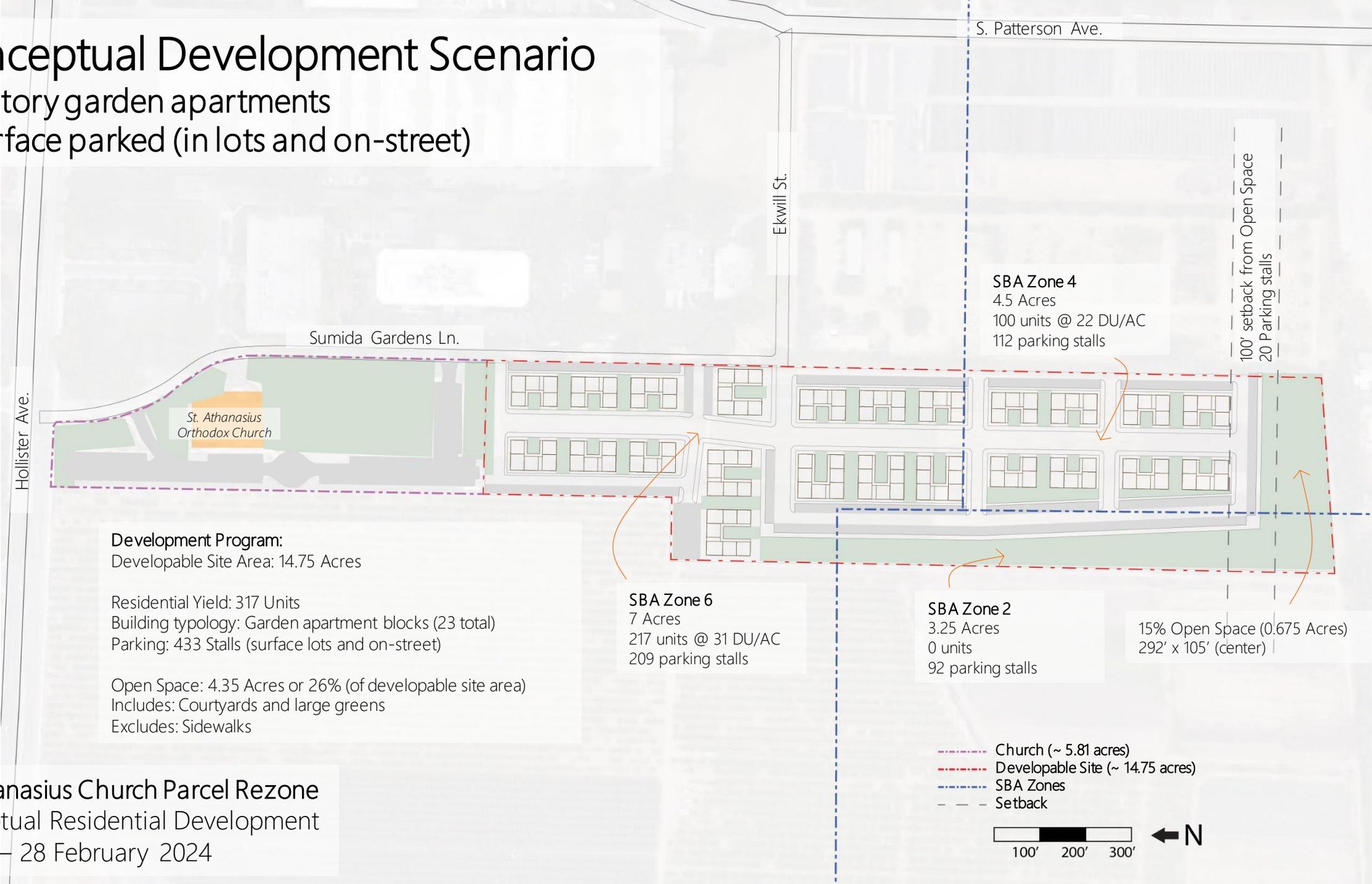
Santa Barbara Airport
Land Use Compatibility Plan
Safety Zone 4
Development Limitations
- 25 DU/AC Max.
- 15% Open Space Required
- 100' Setback from Open Space

- Church (~ 5.81 acres)
 - Developable Site (~ 14.75 acres)
 - SBA Zones
- ↑ N

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Conceptual Development Scenario

- 3-story garden apartments
- Surface parked (in lots and on-street)



Development Program:

Developable Site Area: 14.75 Acres

Residential Yield: 317 Units

Building typology: Garden apartment blocks (23 total)

Parking: 433 Stalls (surface lots and on-street)

Open Space: 4.35 Acres or 26% (of developable site area)

Includes: Courtyards and large greens

Excludes: Sidewalks

SBA Zone 4

4.5 Acres

100 units @ 22 DU/AC

112 parking stalls

SBA Zone 6

7 Acres

217 units @ 31 DU/AC

209 parking stalls

SBA Zone 2

3.25 Acres

0 units

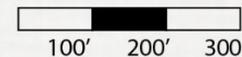
92 parking stalls

15% Open Space (0.675 Acres)

292' x 105' (center)

100' setback from Open Space
20 Parking stalls

- - - Church (~ 5.81 acres)
- - - Developable Site (~ 14.75 acres)
- - - SBA Zones
- - - Setback



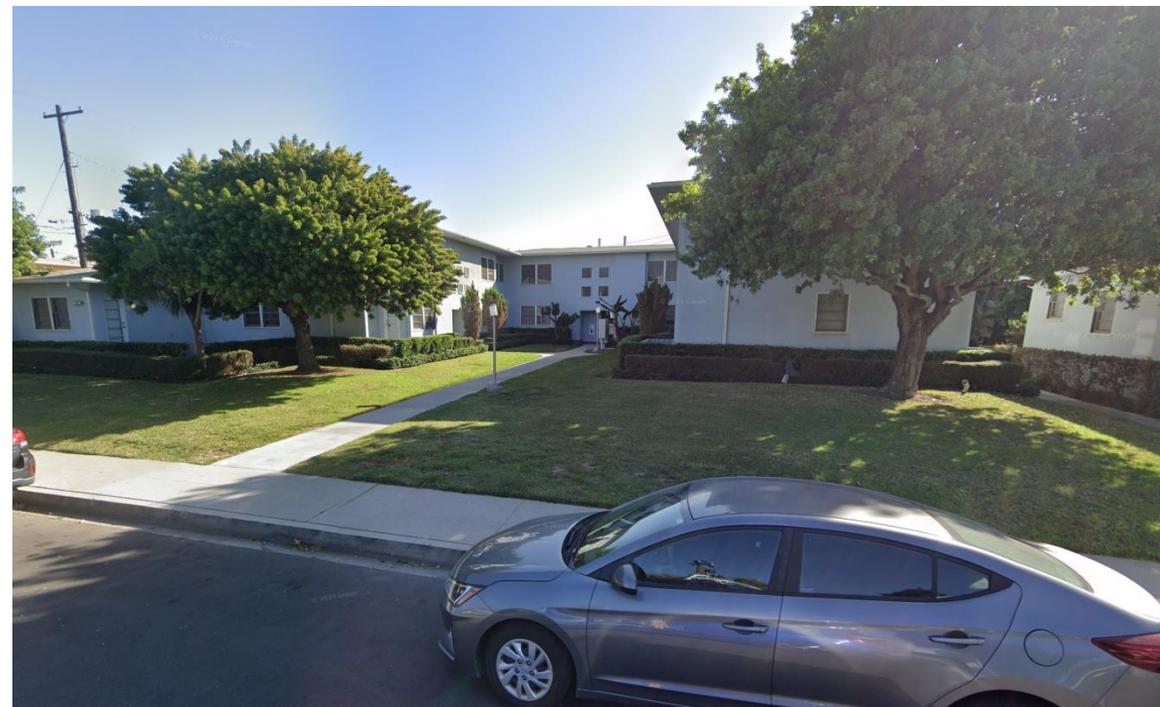
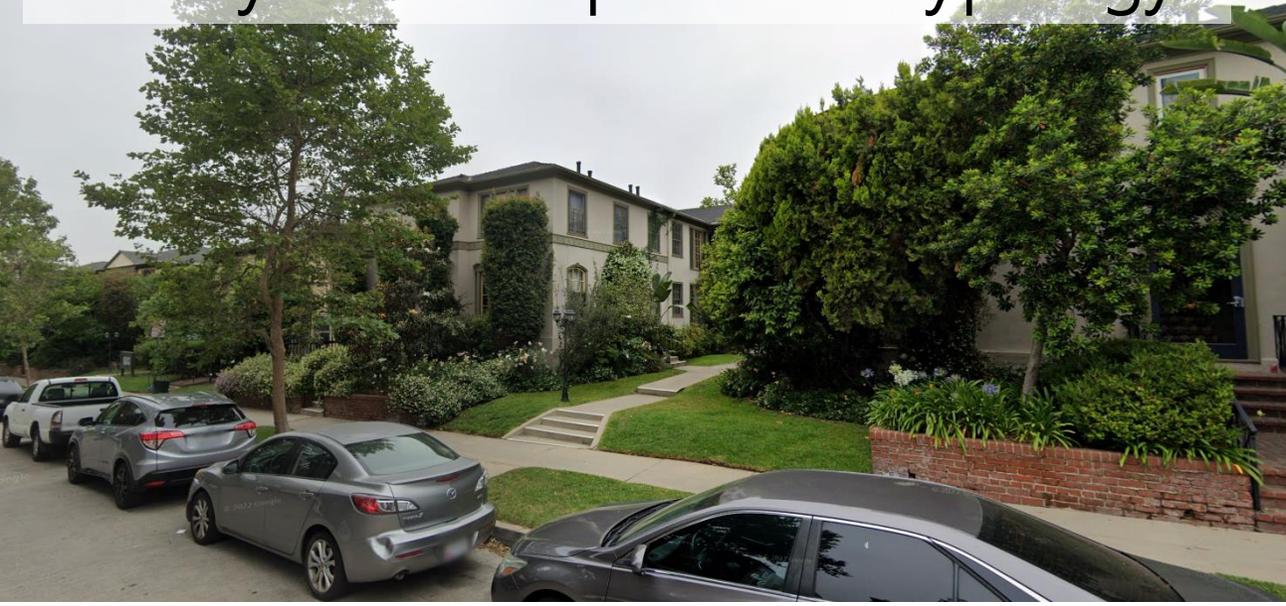
Conceptual Development Scenario – Massing and Context

- 3-story garden apartments



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3-story Garden Apartment Typology



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Existing Infrastructure / Neighboring Development



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Walking Distance Services/ Resources



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