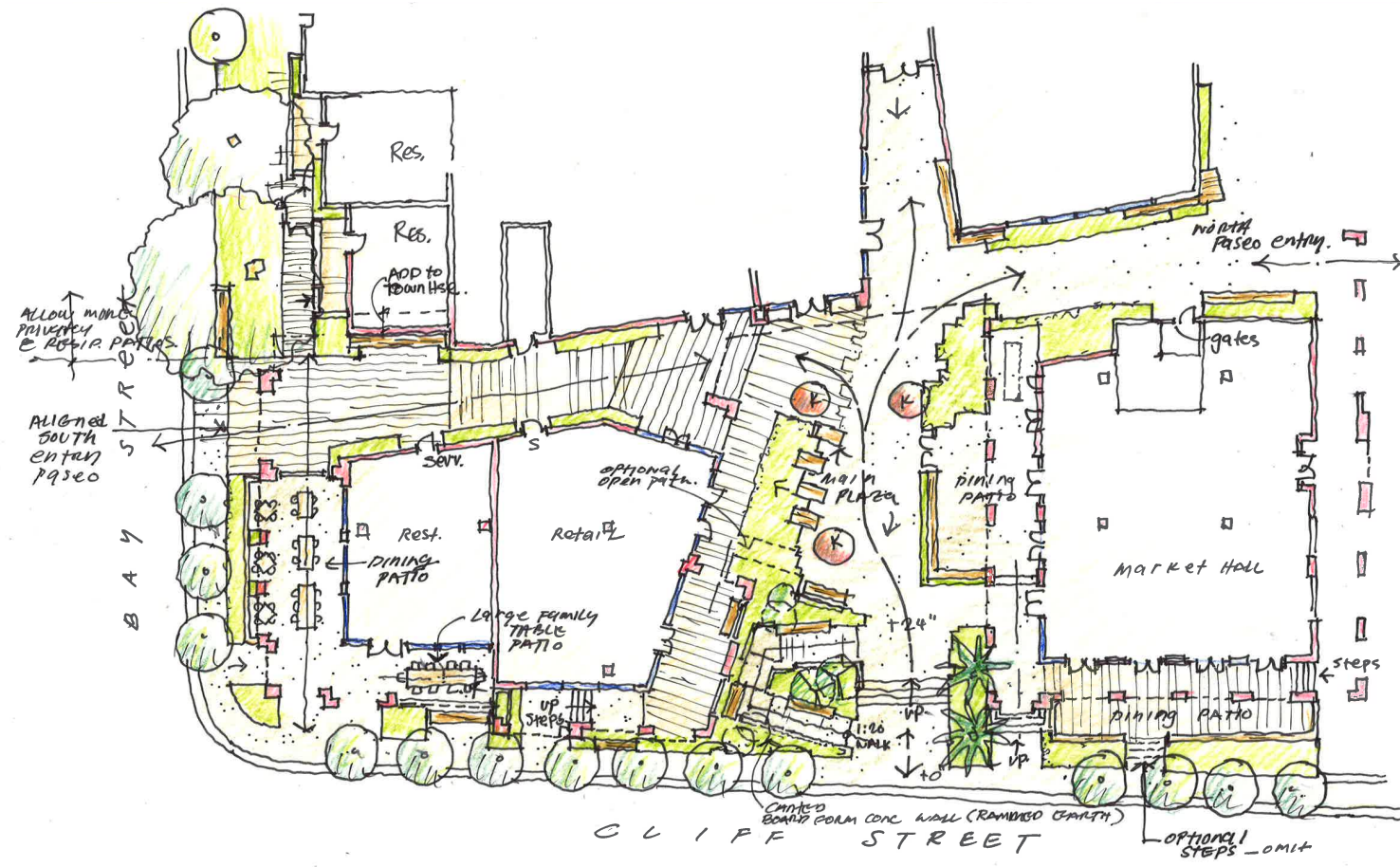


05 LAND USE & DEVELOPMENT STANDARDS

1. ROAD REALIGNMENT
2. BUILDING SETBACKS / LINE OF SIGHT
3. AVERAGE GRADE
4. BUILDING HEIGHTS
5. SHADE / SHADOW STUDIES
6. OPEN SPACE
7. GROUND LEVEL PARKING
8. BICYCLE PARKING
9. FIRE LANE



CONCEPT SKETCH

GENERAL PLAN

Land Use Designation. The Regional Visitor Commercial (RVC) General Plan land use designation emphasizes a variety of commercial uses that serve Santa Cruz residents as well as visitors. Mixed-Use development is strongly encouraged in RVC districts. The Beach Area specifically emphasizes visitor-serving commercial uses such as hotel, motels, restaurants, and amusement parks, as well as residential and mixed-use development in the Beach Area neighborhoods. The Beach and South of Laurel Comprehensive Area Plan provide detailed requirements for this area.

Floor Area Ratio. The Regional Visitor Commercial (RVC) General Plan land use designation allows for floor area ratios ranging from 0.25 to 3.5 FAR.

Density. The minimum lot area per dwelling unit is 1,450 square feet. Based on the minimum lot area per unit, the lot could accommodate up to 66 residential units. The project is seeking a density bonus to exceed the allowable density and maximum building height.

Beach and South of Laurel Area Plan. The project site is located within the Beach and South of Laurel Area Plan (BOSL) boundary. The project (Cliff & Bay) meets the land use recommendation of the plan which states, "This site holds the opportunity for potential future residential development. The City Council recommended that an overlay zone be established on the West Coast Santa Cruz Hotel Parking lot site where the RTB zone will be modified to preclude future hotel or motel development". The site is part of the "Beach Commercial" subarea.

ZONING

The proposed project is in the zone: R-T(B)/PER (Motel Residential Performance Overlay). The project shall be consistent with R-T(B)/PER overlay district contained in Sections 24.10.617.1 through 24.10.617.3 of the zoning code.

24.10.617.1 Purpose

The purpose of the Motel Residential Performance Overlay district is to establish and control uses to ensure development which protects neighborhood integrity while supporting appropriate uses. The goal of the RTB/PER District is to limit the future development of hotel or motel rooms in the district, but to allow ancillary hotel support facilities as well as additional residential development.

24.10.617.2 Use Permit Requirement

The overlay district allows all of the uses identified in the underlying RTB zone with the exception that new motel or hotel rooms will not be allowed.

The following uses are allowed in the overlay district subject to a Special Use Permit and a Design Permit, in compliance with the Design Guidelines of the Beach and South of Laurel Comprehensive Area Plan.

- a. Indoor and outdoor recreation facilities and other facilities related to existing hotel or motel facilities.
- b. Bed and Breakfast.

24.10.617.3 District Regulations

Provision	Dwelling Unit Type			
	1-Family Detached	Duplex	3 or More Units	Other Uses
a. Maximum height of buildings				
• Principal buildings (feet)	30	30	36	36
• Accessory buildings (feet)	15	15	15	15
b. Minimum lot area (net) (square feet)	5,000	5,000	8,000	8,000
c. Minimum lot area (net) per dwelling unit (square feet)	5,000	2,500	1,450	–
d. Minimum lot width (feet)	50	50	65	65
e. Usable open space per dwelling unit (square feet)	–	–	400	–

1. General

2. Setback Requirements

- a. The minimum front yard setback shall be 15’ or one foot of setback for each three feet of height, or portion thereof, of a structure, whichever is greater; except that the front yard may be reduced to not less than six feet for a portion no to exceed fifty percent of the building frontage, providing that a total of ten square feet of front yard is provided for each lineal foot of total frontage. Such reduction of front yard depth shall not be permitted on a corner lot, within twelve feet of any side street lot line.
- b. The minimum rear setback shall be ten feet, or one foot of setback for each three feet of height, or portion thereof, of a structure, whichever is greater.
- c. The minimum side yard setback shall be five feet for the first story and one foot of setback for each three feet of height, or portion thereof, of structure, whichever is greater, for the second story and above.
- d. There shall be no side yard required for townhouses on interior lots except there shall be a minimum side yard setback at the interior end of a townhouse group of five feet or one foot of setback for each three feet of height, or portion thereof, of a structure, whichever is greater.
- e. The minimum exterior side yard setback shall be eight feet, or on foot of setback for each three feet of height, or portion thereof, of a structure, whichever is greater.
- f. Minimum Distance between buildings on the same lot. Between main buildings, including accessory dwelling units, six feet or one foot of setback for each two feet of height of the tallest building, or portion thereof, whichever is greater; between main

buildings and on-story accessory buildings, six feet; between accessory buildings, six feet.

g. For any attached or detached garage or carport fronting on a front or exterior side property line, the setback shall be twenty feet from said property line.

3. Other requirements. Other regulations which may be applicable to site design in the zone are set forth in General Site Design Standards, Part 2, Chapter 24.12, and the Design Guidelines of the Beach and South of Laurel Comprehensive Area Plan. In addition, development on sites located within the district which fronts on West Cliff Drive shall conform to design standards governing development on West Cliff.

4. Urban Furniture and pedestrian relaxation, rest and sitting design

a. Development shall be designed to create plazas and pedestrian spaces featuring amenities such as shade, benches, outdoor dining, fountains, gardens and performance spaces.

b. Building facades shall be articulated with wall offsets, recessed opening ornamentation, and appropriate colors and materials to add texture and detail to the streetscape.

c. Any third story element of residential or support development shall be stepped back from the two story element by at least fifteen feet, from the property lines at the streets.

d. Buildings designs shall be encouraged to include significant building modulation and roof form articulation as specified within the Design Guidelines.

e. All required front setback areas shall be landscaped in accordance with the standards or the Design Guidelines.

5. All new development adjacent to a “CON - Neighborhood Conservation District” overlay zone shall comply with Section 24.10.4060 standards for new construction on sites abutting overlay district boundaries, to ensure compatibility with the established district.

Permitted Uses in the RTB Zone include:

24.10.611 Principal Permitted Uses

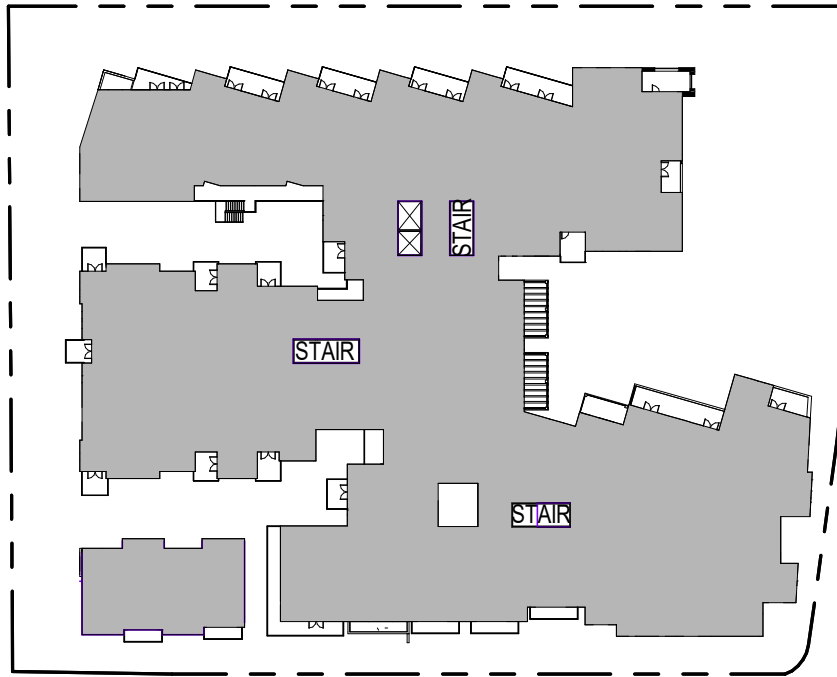
- 1. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2.

24.10.612 Use Permit Requirements

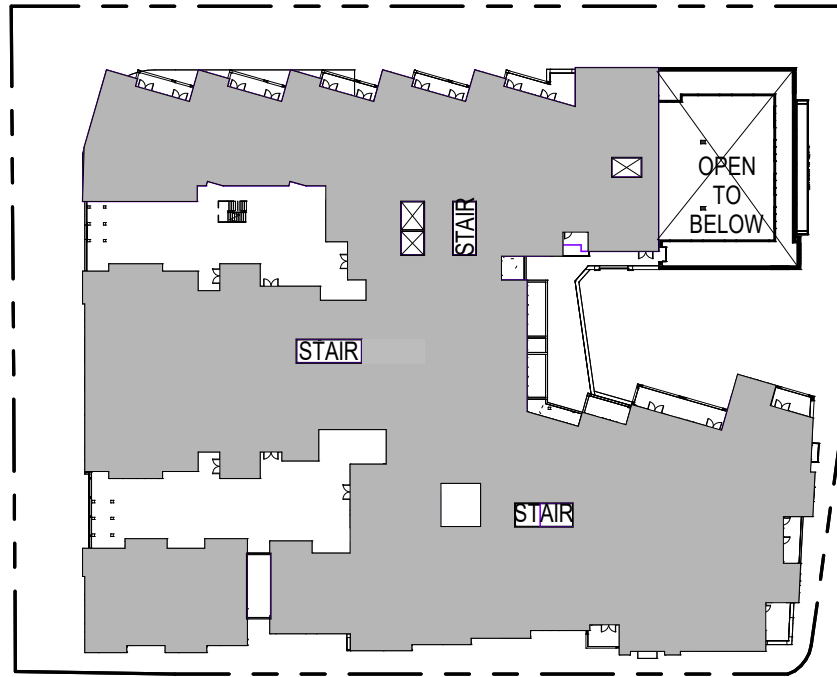
1. The following uses are subject to approval of an administrative use permit and a design permit and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications in the city’s land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses).

- a. Multiple dwellings, townhouse dwellings groups, and condominiums, nine units or fewer (830).
- b. Single family and duplex dwellings (800, 810).
- c. Storage and equipment structures.
- d. Temporary structures and uses.

- e. The providing of board and room for not more than two playing guests per dwelling unit, when located within principal building.
 - f. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
 - g. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12.
2. The following uses are subject to approval of a special use permit and a design permit and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)
- a. Coffee Shops subject to the live entertainment regulations in Part 2 of Chapter 24.12 (280g).
 - b. Large Community Care Facilities.
 - c. Large family daycare facilities (510a).
 - d. Motel, hotel and bed-and-breakfast inn uses subject to annual business license review (300).
 - e. Multiple dwellings, townhouse dwelling groups, and condominiums, ten units or more (840).
 - f. Public and private commercial parking (940, 950).
 - g. Public and private noncommercial recreation areas, buildings and facilities such as parks (710).
 - h. Public and quasi-public buildings and uses of an administrative, recreational, religious, cultural, or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses (500, 510, 530, 540, 570).
 - i. Retirement homes or centers (850b).



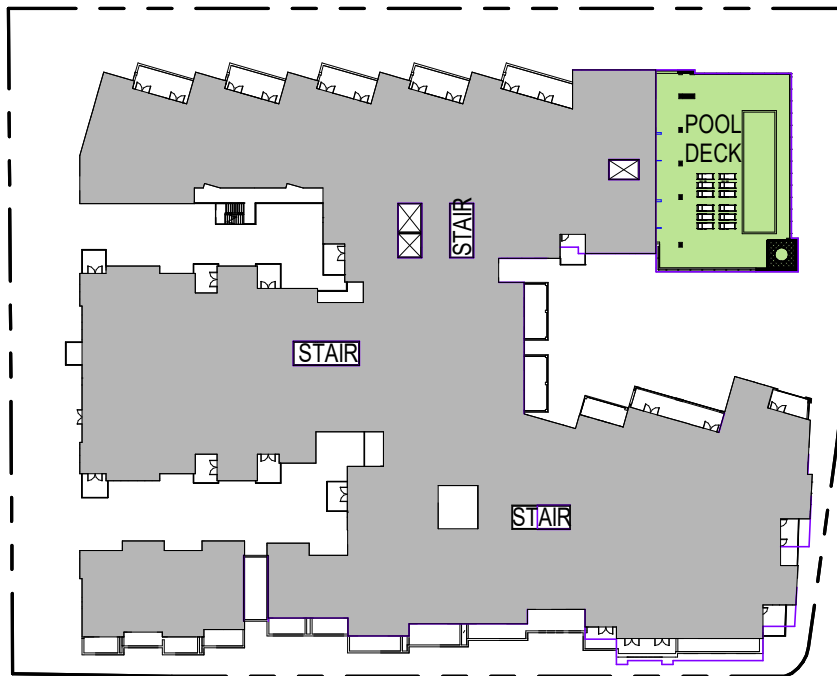
LEVEL 4 FLOOR AREA: 46,560 GSF



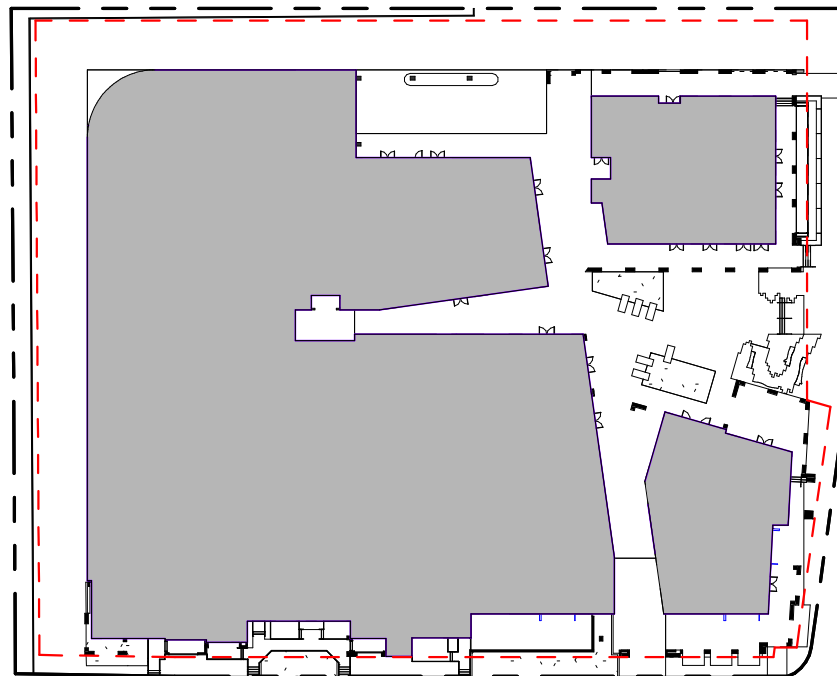
LEVEL 2 FLOOR AREA: 47,871 GSF

FAR Calculation

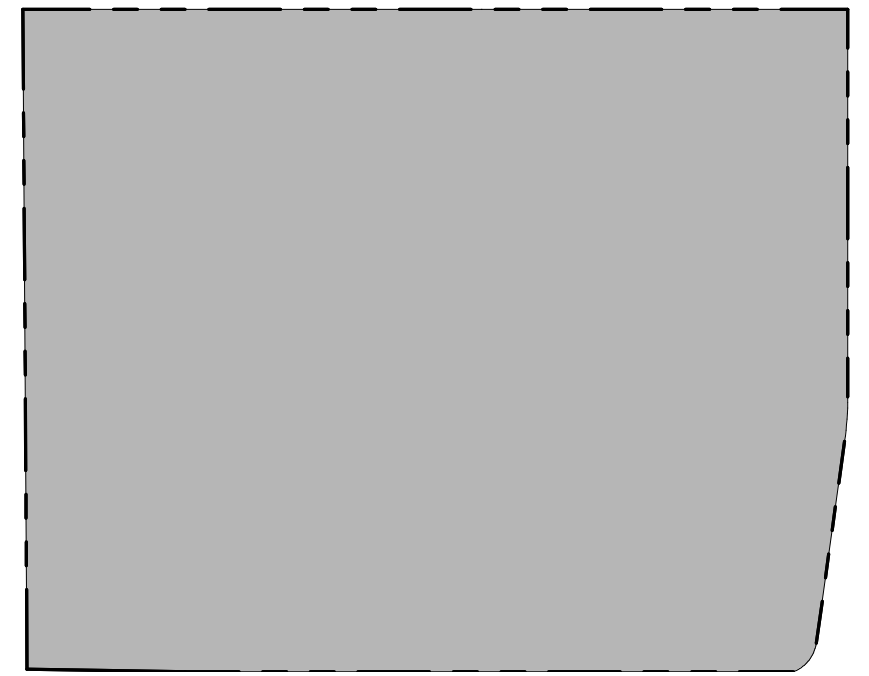
Lot Area:	95,055 SF
Building Floor Area:	191,463 GSF
FAR:	2.014



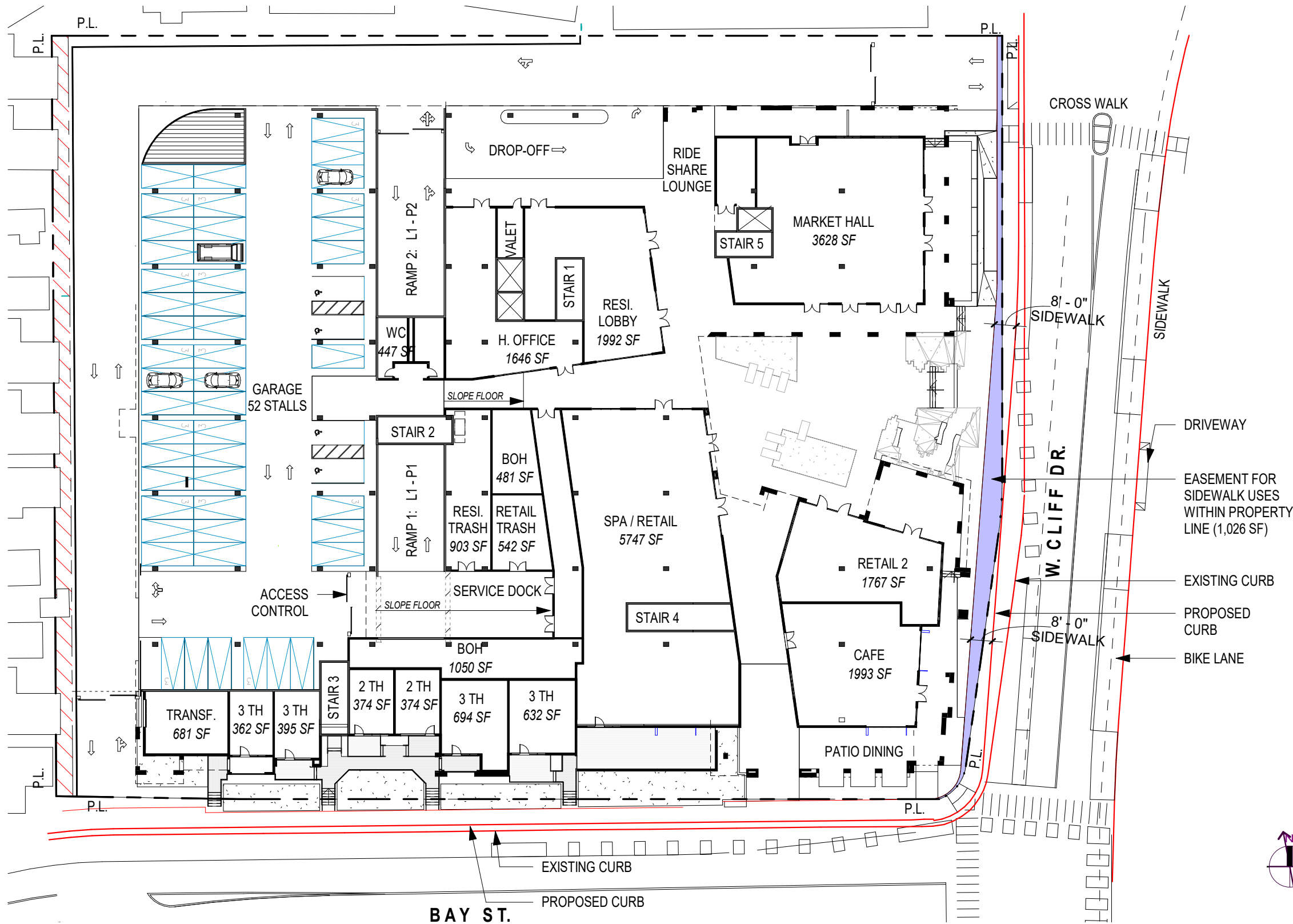
LEVEL 3 FLOOR AREA: 45,932 GSF



LEVEL 1 FLOOR AREA: 51,100 GSF



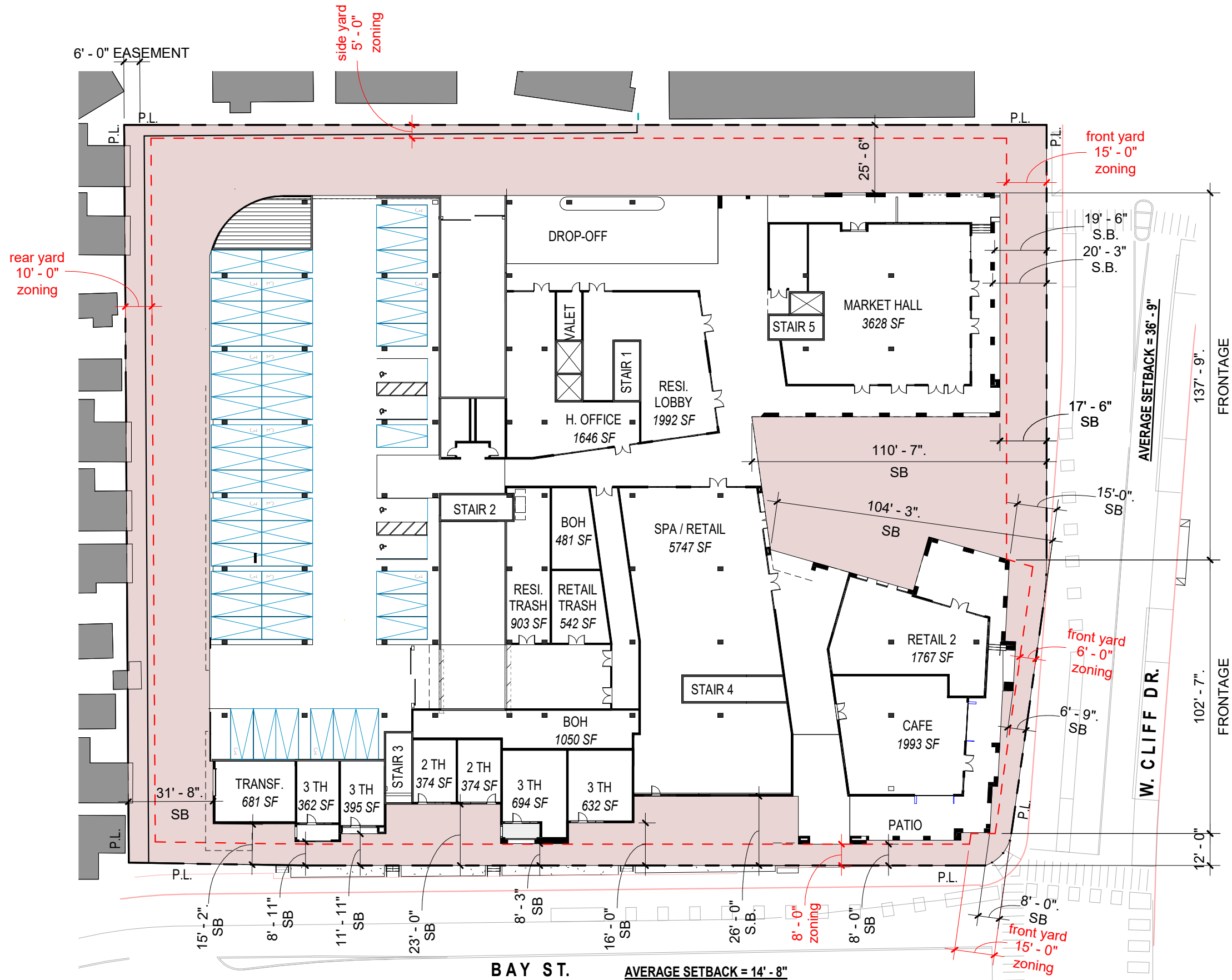
GROSS LOT AREA: 95,055 GSF (2.182 ACRES)



1 ROAD REALIGNMENT

The project proposes road improvements and will provide a new bike lane along the west side of W. Cliff Dr.

- 1.1 UNDERGROUND UTILITIES**
- 1.2 CROSS WALK**
- 1.3 SIDEWALK WIDENING**
- 1.4 BIKE LANE WIDENING / IMPROVEMENT**
- 1.5 MAINTENANCE AGREEMENTS FOR SIDEWALK IMPROVEMENTS IN R.O.W.**



2 BUILDING SETBACKS - LEVEL 1

Pedestrian setbacks are provided along the street frontages as indicated on the project site plan. Along W. Cliff Dr., the building setbacks over 100' to create a public open space. North of the opens space, the building sets back 19' - 6". South of the open space, the building sets back an average of 10" - 0" and proposes a public colonnade that further sets back the building enclosure. Along Bay St., the building sets back a minimum of 8'-0" and a maximum of 26'-0" celebrating the existing trees to remain. Along the Northern property boundary, the building sets back 25'-6" and 31'-8" along the western property boundary. The street frontage setbacks are created to allow for a pedestrian experience that features, seating, landscape elements, plazas, and building entries - all designed to enhance the pedestrian movement and gathering.

Upper Levels

Along the Northern property boundary, the building sets back a minimum of 25'-6" and a maximum of 39'-8" (See level 2 diagram on page 78) to minimize shading the neighboring properties. The western property boundary sets back a minimum of 28'-2" and a maximum of 39'-4". Along W. Cliff Dr., the building sets back 19'-6" north of the open space. The building sets back a minimum of 8'-2" and a maximum of 27'-10" along Bay St, resulting in an average setback of 13' - 3" (see plan diagram on page 78). The building continues to set back further at the upper floors.

- Open Space
- Building Mass / Covered Space
- Zoning Setback Requirement

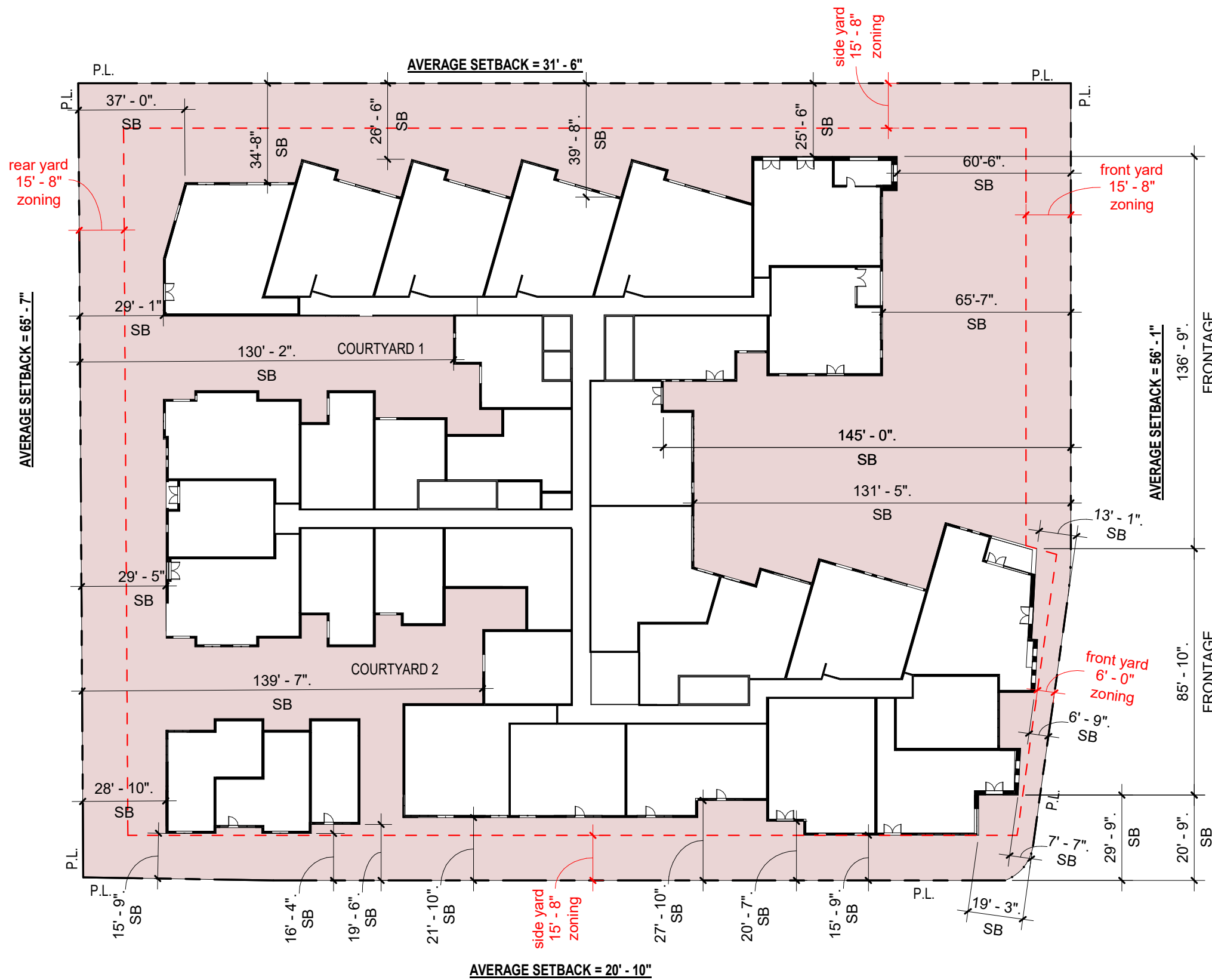


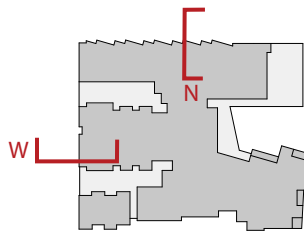


2 BUILDING SETBACKS - LEVEL 2

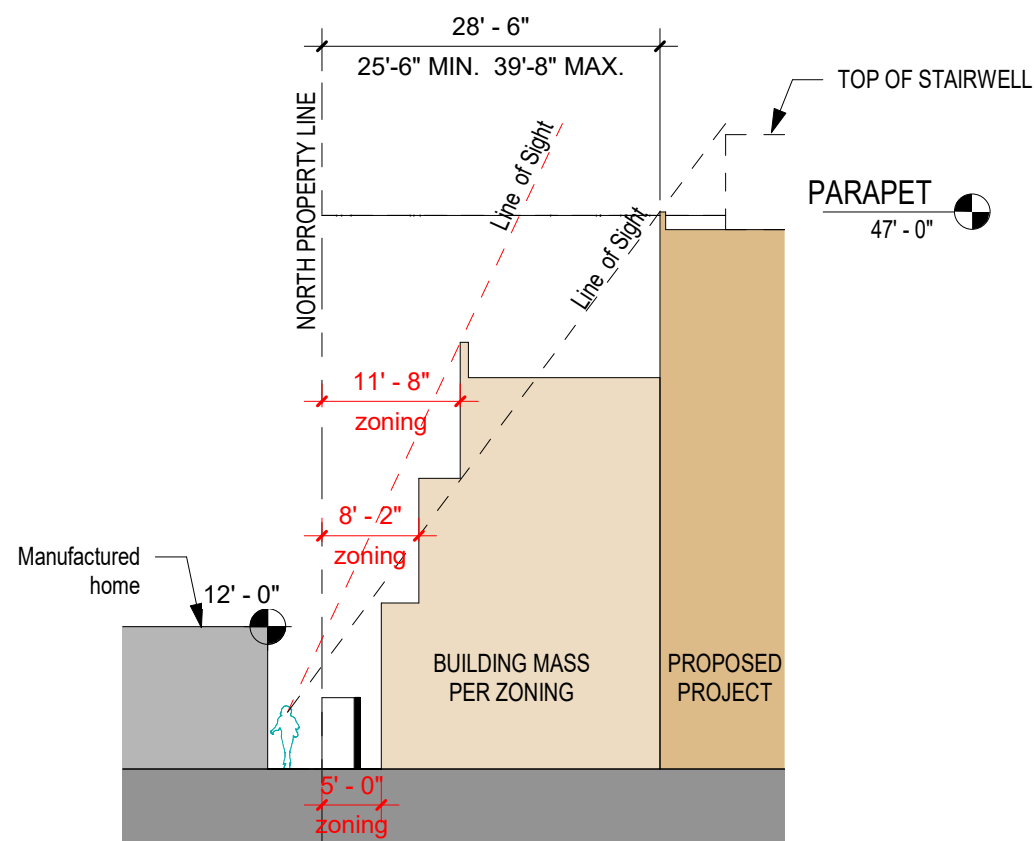
- Open Space
- Building Mass / Covered Space
- Zoning Setback Requirement



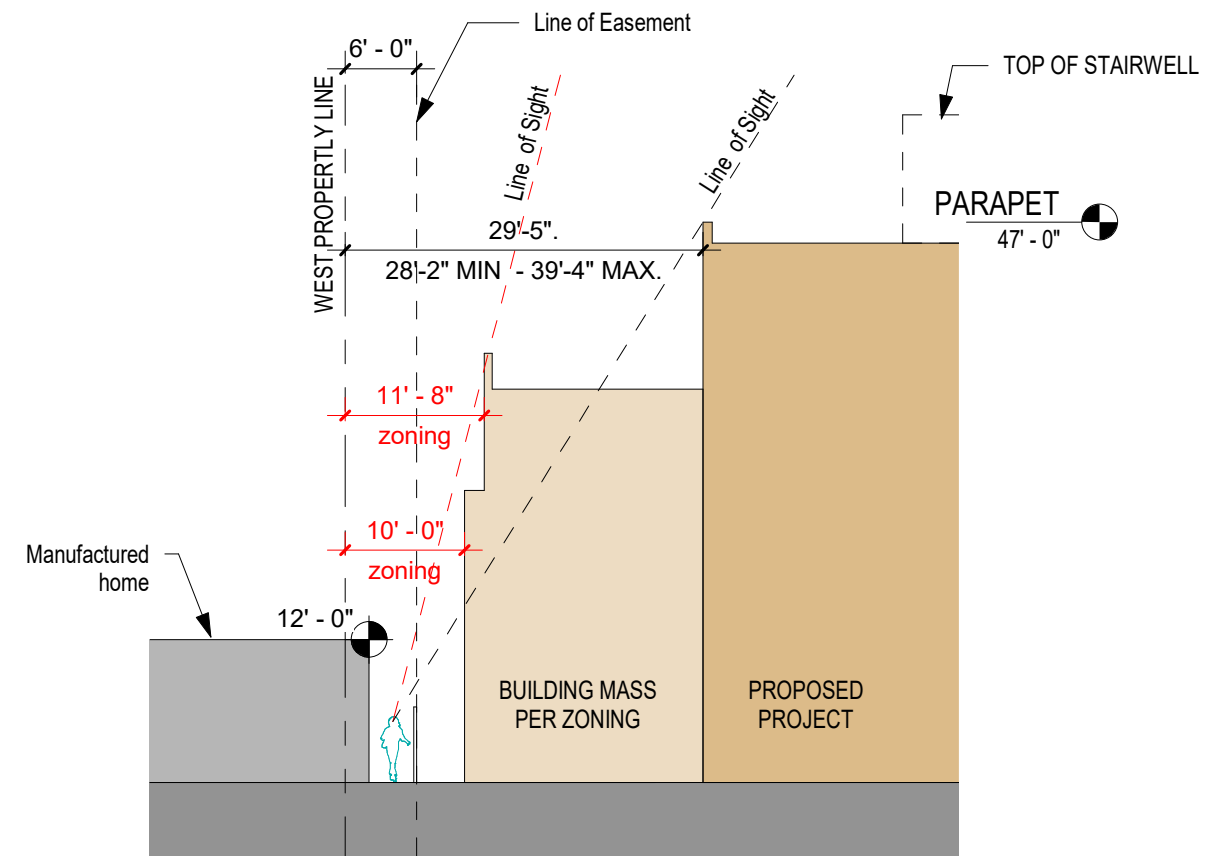




2 BUILDING SETBACKS - LINE OF SIGHT TO ADJACENT NEIGHBORS



SECTION - N



SECTION - W



3 AVERAGE GRADE

Average grade at outermost four corners of the building.

- 52' - 0"
- 52' - 0"
- 50' - 6"
- 49' - 2"

Average = 50' - 11"



4 BUILDING HEIGHTS

The maximum height of the development in the R-T(B)/PER zone district is 36 feet. According to the Zoning Ordinance, building height is the vertical distance from average grade to the highest point of the coping of a flat roof. Average grade is the average of the finished ground level at the outermost four corners of the building.

15% of zoned units (10) are designated as affordable, the majority of which (7) are available to those qualifying as very low income individuals. Providing this level of affordability triggers eligibility under SB 1818 (State Density Bonus) and local Santa Cruz regulations for a 35% density bonus. This density increases the height from 36 feet up to 47 feet to provide required square footage for the project's affordable component.

Section 24.12.150 allows specific architectural features to exceed the height limit. The Zoning Ordinance allows the following general height modifications:

1. The height limitations specified in this title shall not apply to the following uses:

e. Cupolas, scenery lofts, or other roof structures for the housing of elevators, stairways, tanks, ventilating fans, air conditioning, or similar equipment used solely to operate and maintain a building.

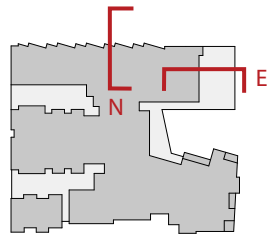
Provided: We have studied these encouragements through design and have used stairways/tower to improve the design to provide focal points and de-mass the build.

PROPOSED HEIGHT

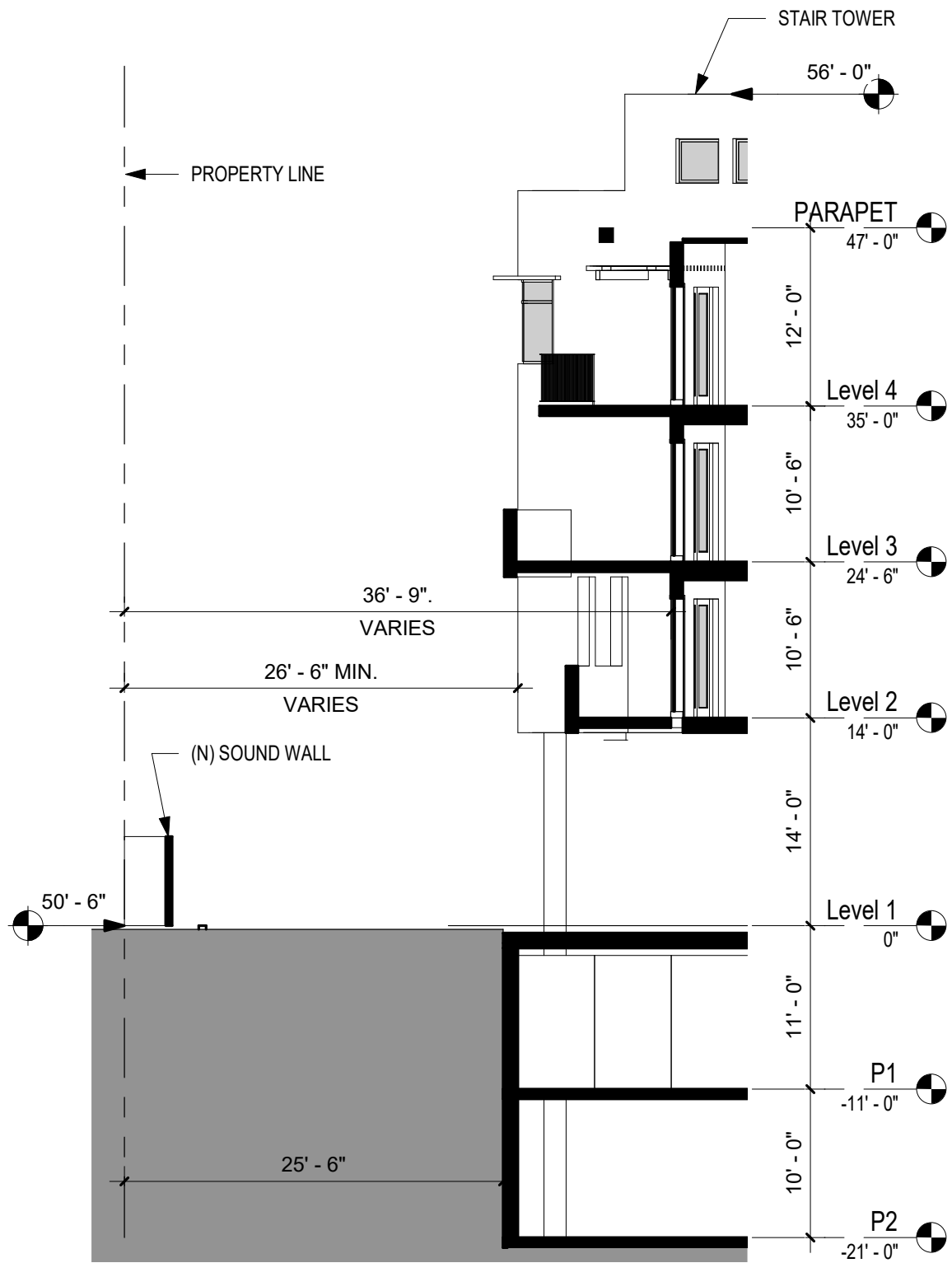
Average grade: 50' - 11" + 47' - 0" H =
97' - 11" Total Allowed Height above Sea Level



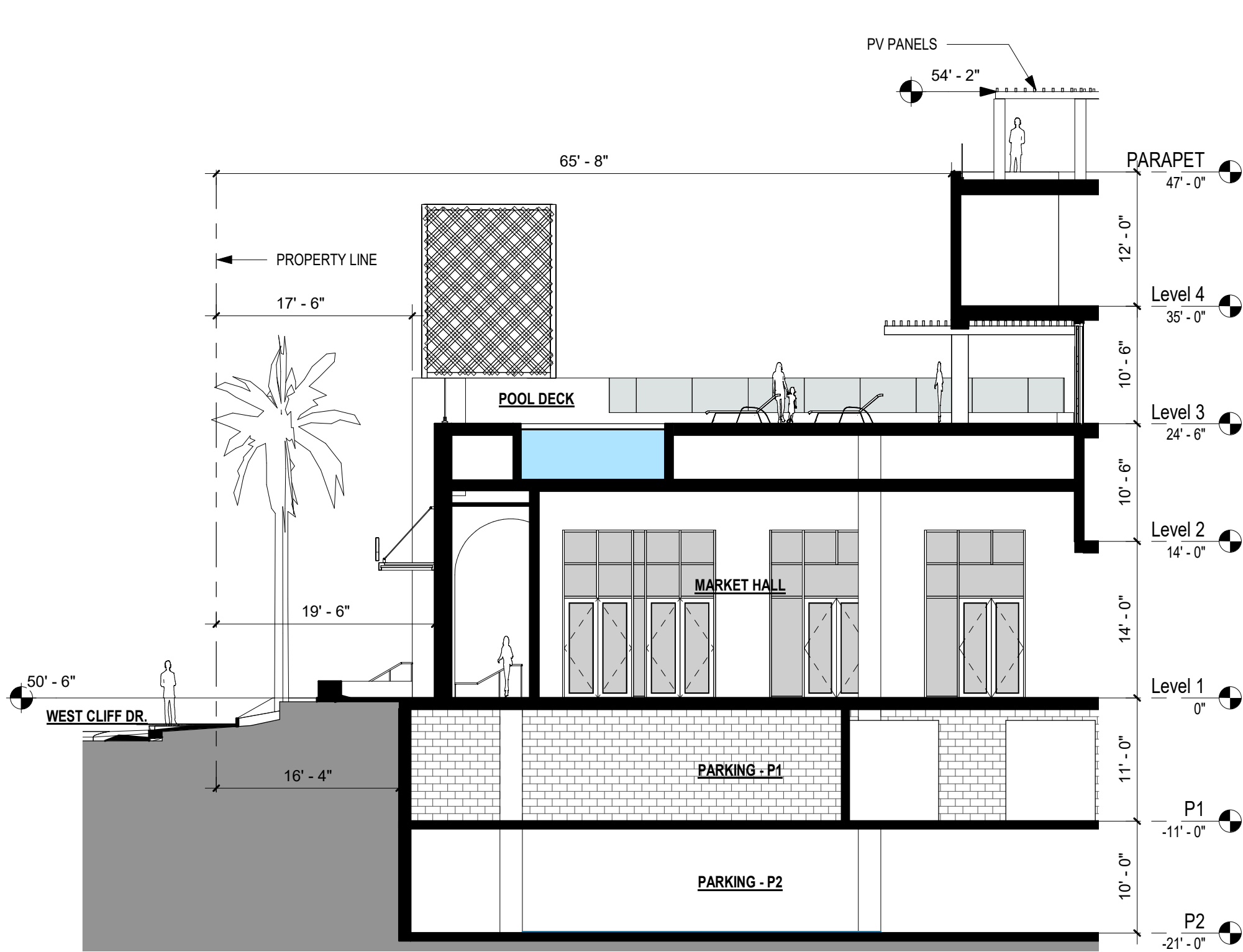
Proposed project's 0' - 0" (Level 1) is set at 50'-6" above sea level + 47'-0" = 97 - 6" above sea level



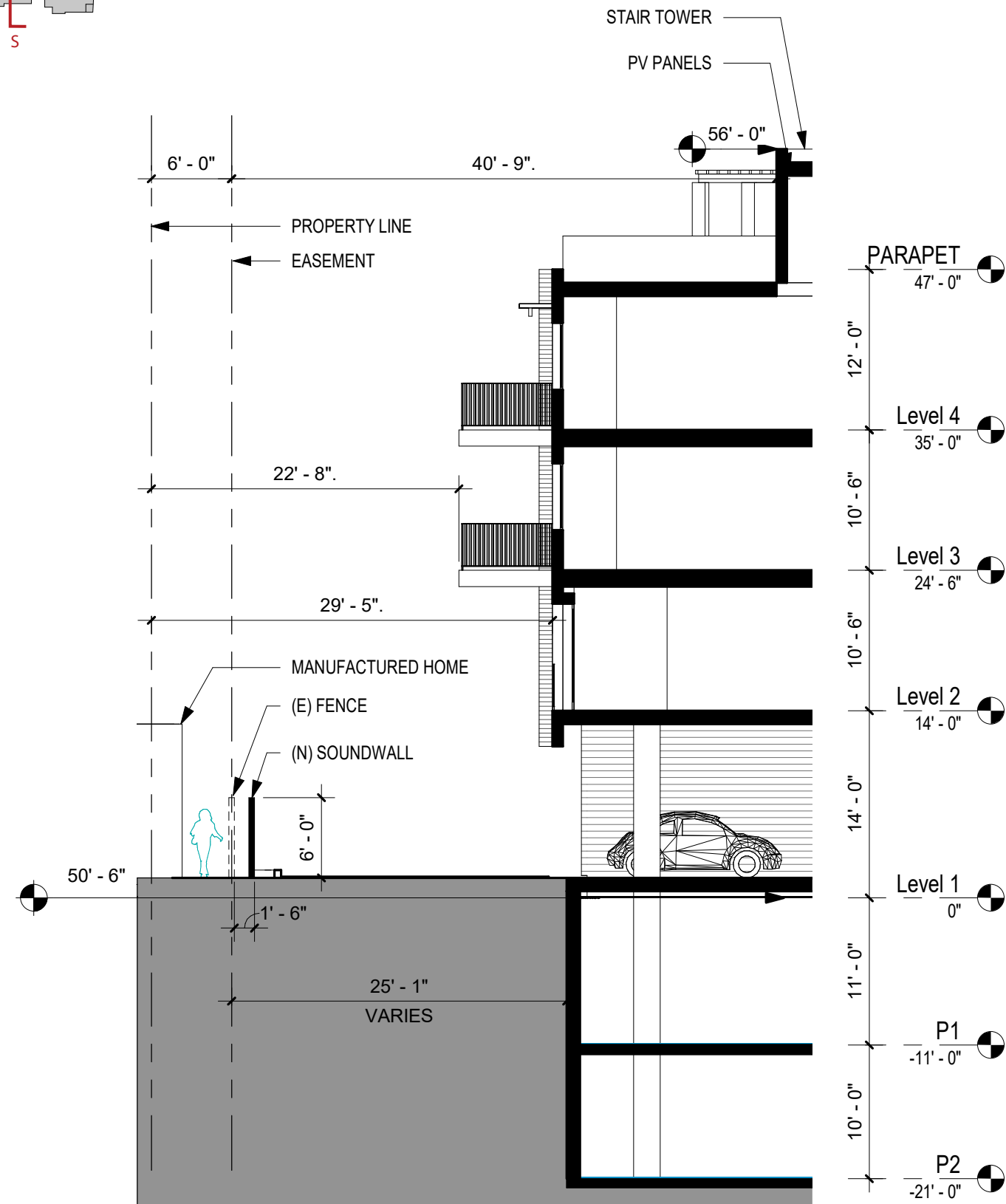
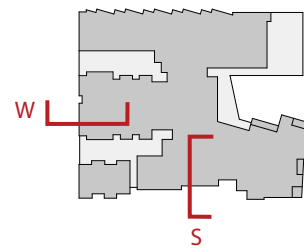
4 BUILDING HEIGHTS



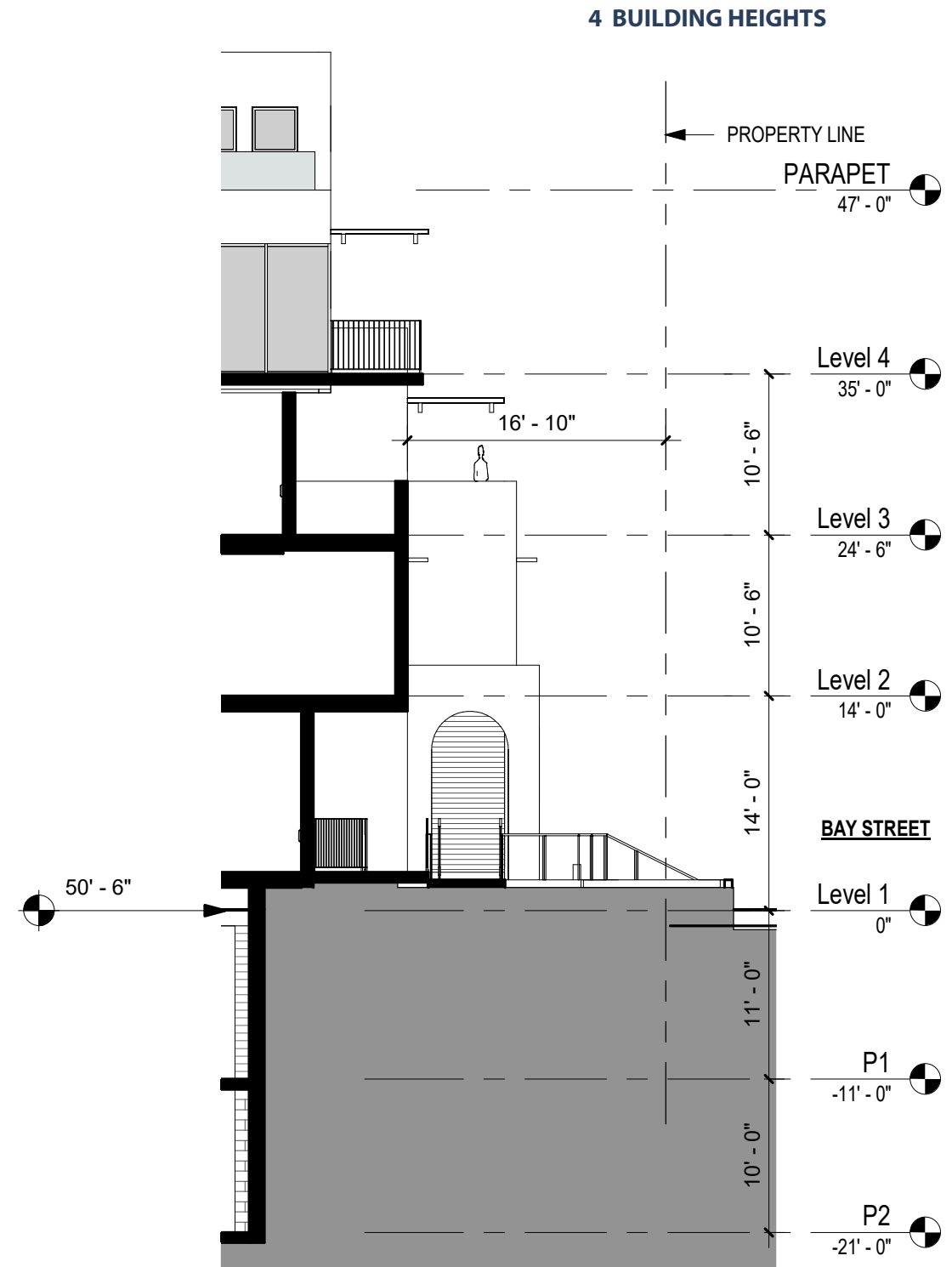
NORTH WALL - WALL SECTION



EAST WALL - WALL SECTION



WEST WALL - WALL SECTION



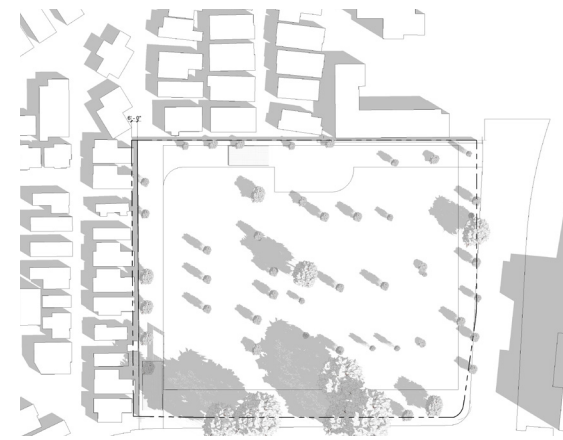
SOUTH WALL - WALL SECTION

5 SHADE | SHADOW STUDIES

Cliff & Bay was planned around the idea of creating a public open space on the site that is naturally lit, dynamic, flexible and one that offers a variety of gathering spaces. Several massing and shade & shadow studies led to the current massing strategy. This layout provides an open space that remains in sunlight for most of the year, but also provides a variety of shaded areas. Equally as important was to develop a strategy that minimized the amount of shadows casted on the neighboring properties. This was successfully achieved by setting the building back from the North and West property lines.



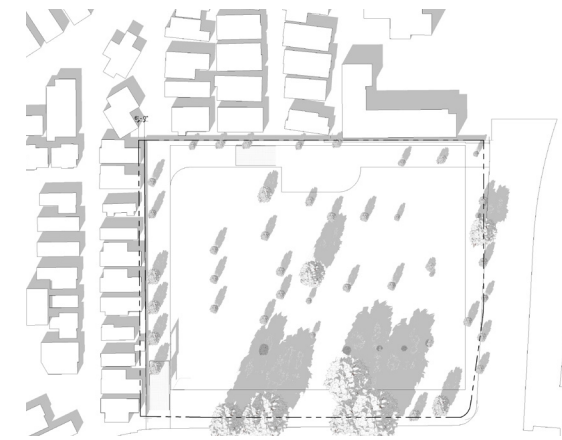
EXISTING - SPRING 8 AM



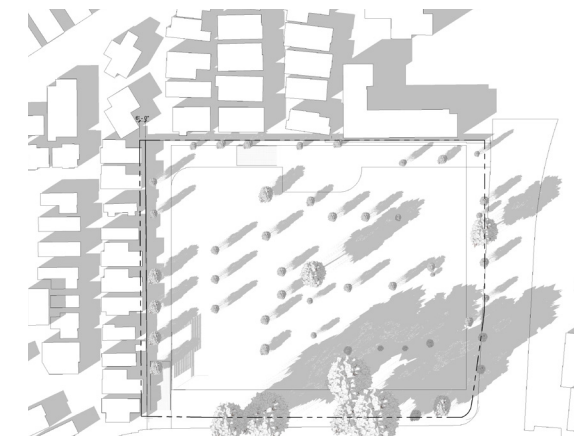
10 AM



12 PM



2 PM



4 PM



PROPOSED - SPRING 8 AM



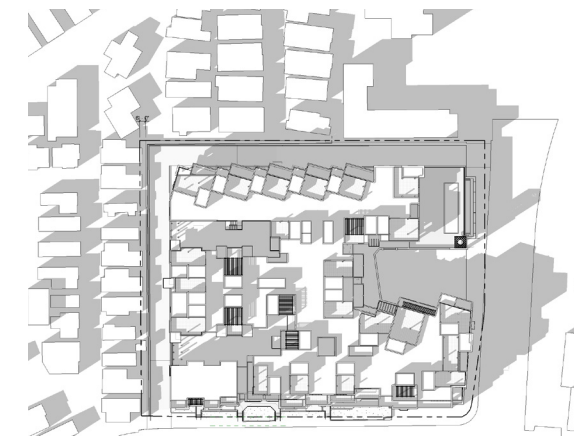
10 AM



12 PM

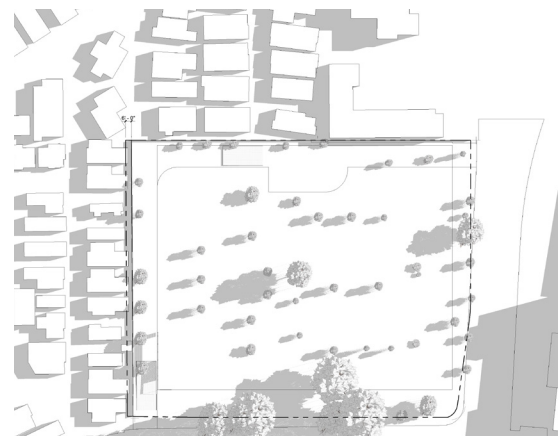


2 PM

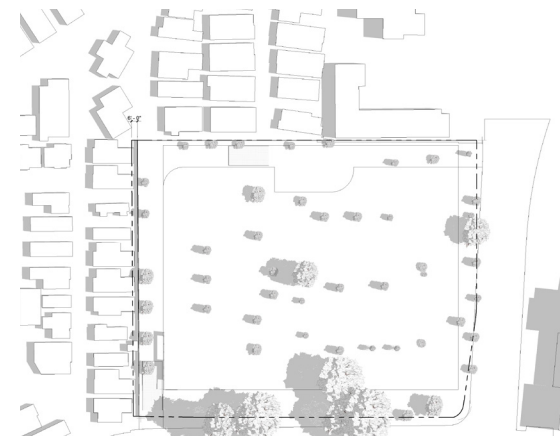


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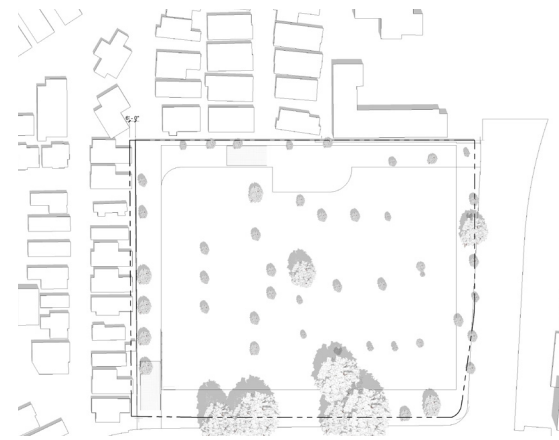
5 SHADE | SHADOW STUDIES



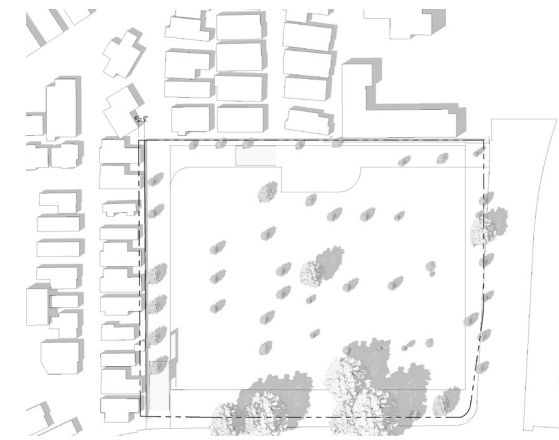
EXISTING - SUMMER 8 AM



10 AM



12 PM



2 PM



4 PM



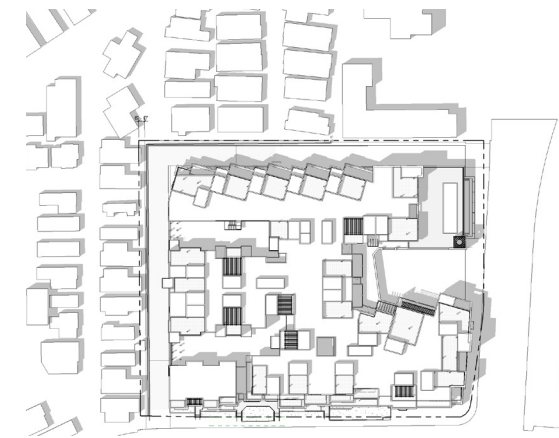
PROPOSED - SUMMER 8 AM



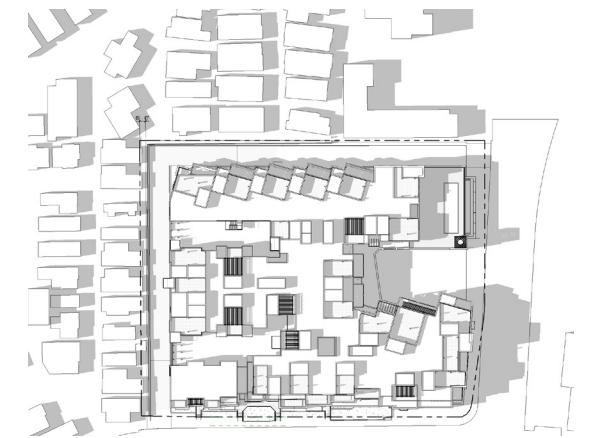
10 AM



12 PM

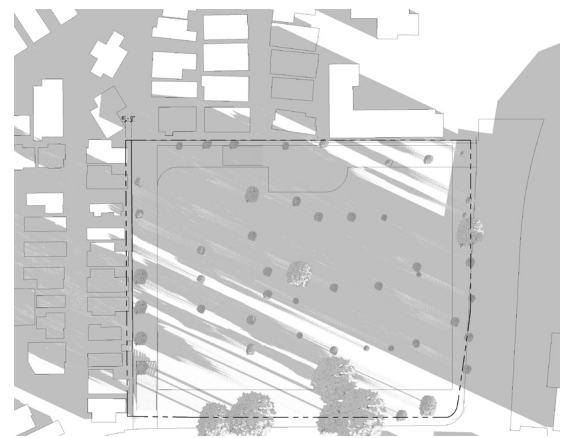


2 PM



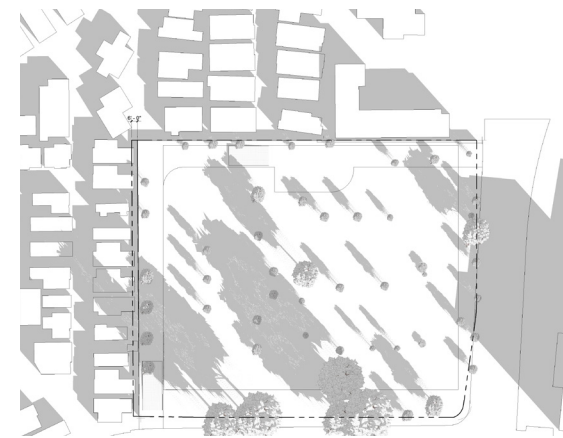
4 PM

5 SHADE | SHADOW STUDIES

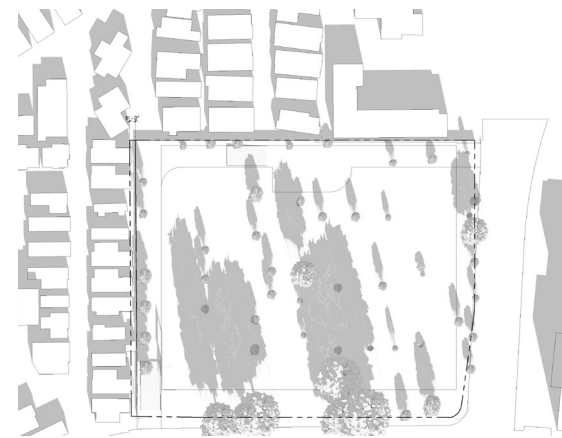


EXISTING - WINTER

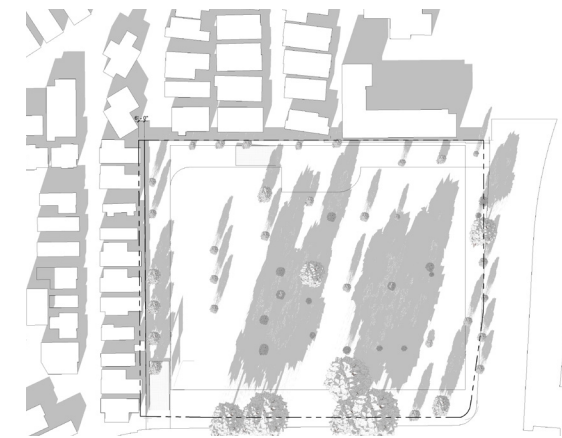
8 AM



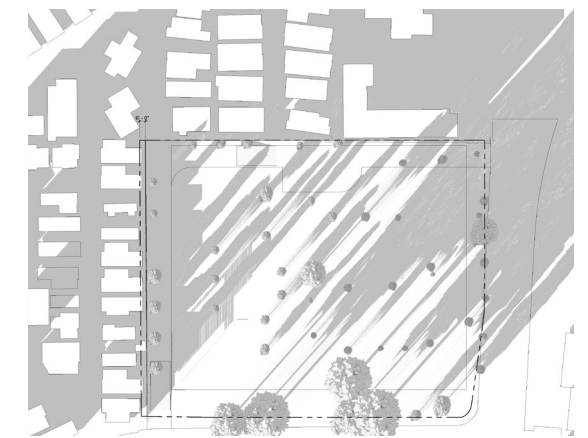
10 AM



12 PM



2 PM



4 PM



PROPOSED - WINTER

8 AM



10 AM



12 PM



2 PM



4 PM



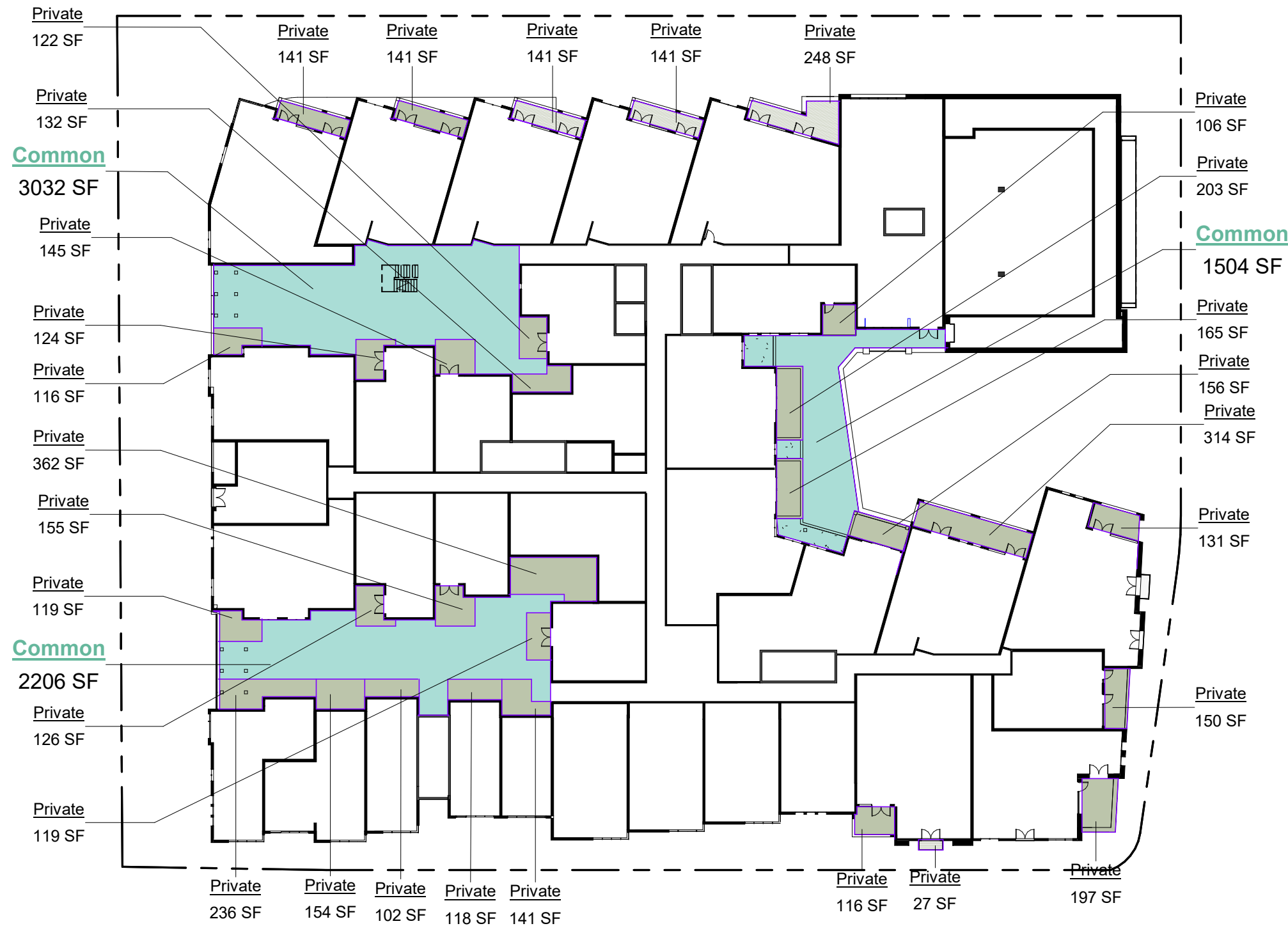
6 OPEN SPACE REQUIREMENTS

400 SF of Useable Open Space per Dwelling Unit.
89 Units (400 SF) = 35,600 SF

Total Provided per Open Space Summary table below:
64,766 SF

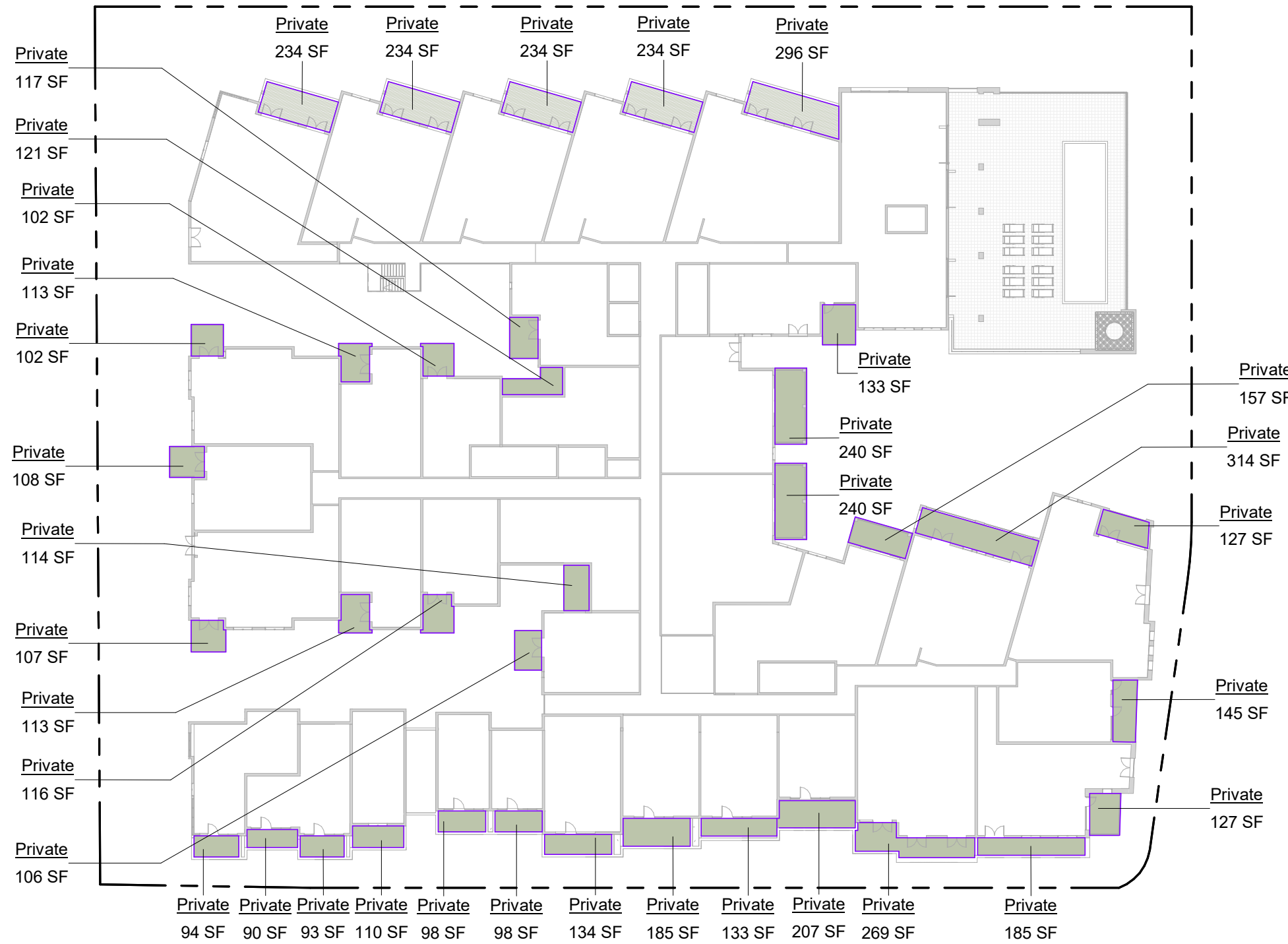
Level 1 - Open Space			
Occupancy Type	Area	Level	Count
Common Open Space	571 SF	Level 1	1
Private Open Space	1445 SF	Level 1	7
Public Space	28334 SF	Level 1	3

Open Space Summary			
Occupancy Type	Area	Level	Count
Common Open Space	571 SF	Level 1	1
Common Open Space	6752 SF	Level 2	3
Common Open Space: 4	7324 SF		
Private Open Space	1445 SF	Level 1	7
Private Open Space	4648 SF	Level 2	30
Private Open Space	5294 SF	Level 3	35
Private Open Space	4644 SF	Level 4	30
Private Open Space	13077 SF	ROOF PLAN	27
Private Open Space: 129	29108 SF		
SUBTOTAL =	36,432 SF		
Public Space	28334 SF	Level 1	3
GRAND TOTAL =	64,766 SF		



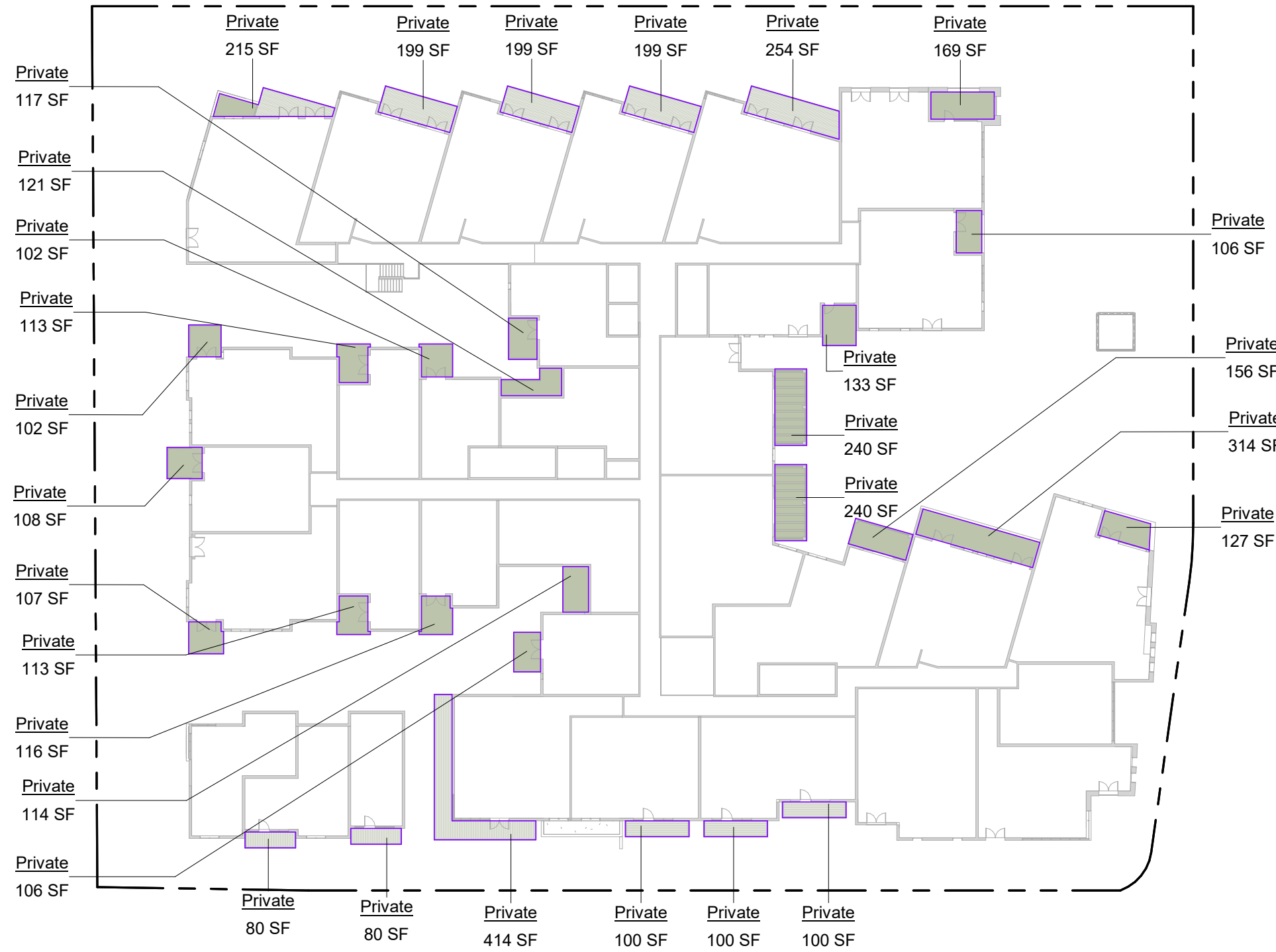
6 OPEN SPACE - LEVEL 2

Level 2 - Open Space			
Occupancy Type	Area	Level	Count
Common Open Space	6752 SF	Level 2	3
Private Open Space	4648 SF	Level 2	30



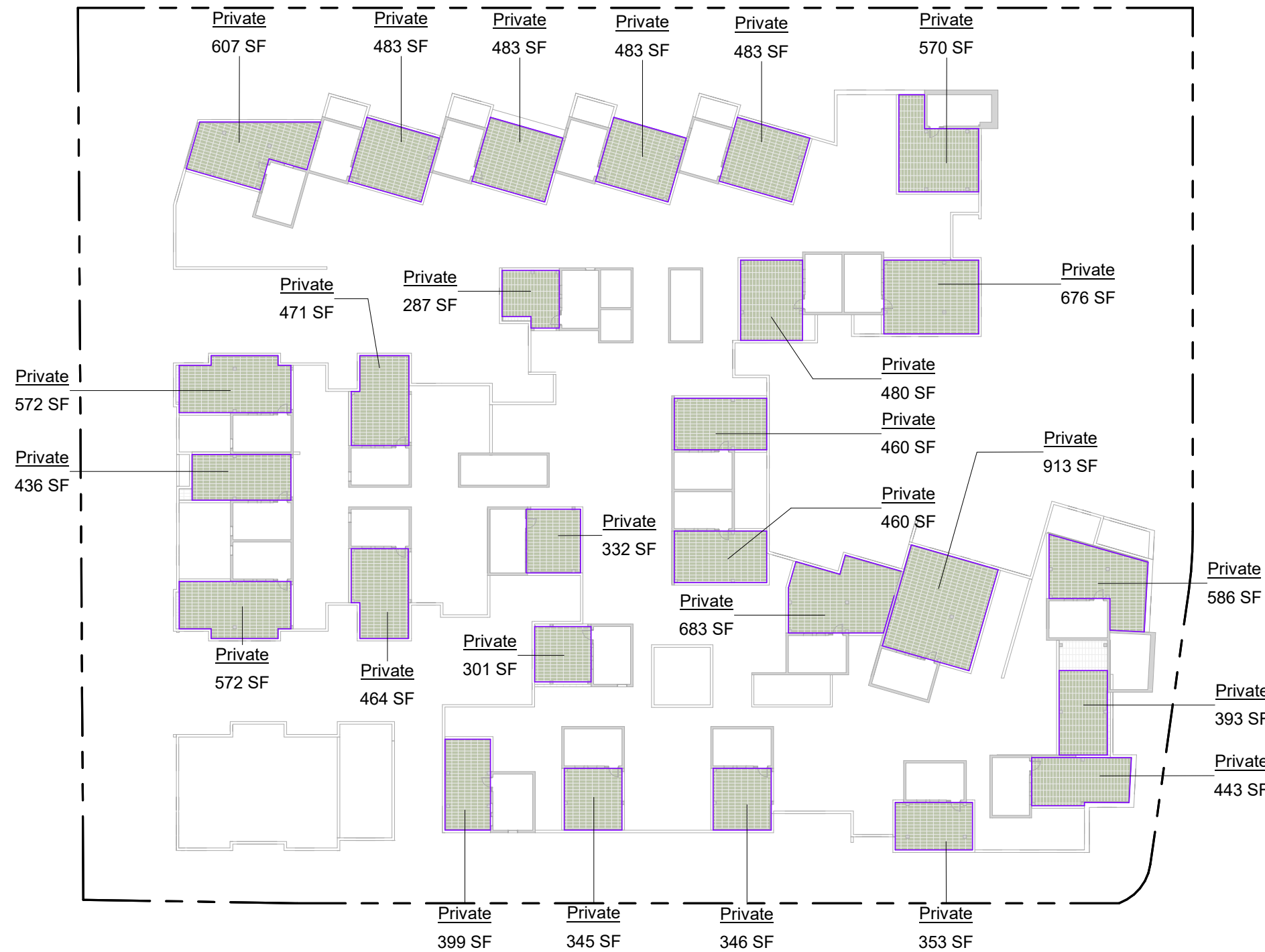
6 OPEN SPACE - LEVEL 3

Level 3 - Open Space			
Occupancy Type	Area	Level	Count
Private Open Space	5294 SF	Level 3	35



6 OPEN SPACE - LEVEL 4

Level 4 - Open Space			
Occupancy Type	Area	Level	Count
Private Open Space	4644 SF	Level 4	30



6 OPEN SPACE - ROOF

Level 5 - Open Space			
Occupancy Type	Area	Level	Count
Private Open Space	13077 SF	ROOF PLAN	27



8 BICYCLE PARKING

The development proposes Pedestrian and cyclist safety improvements, as well as traffic flow improvements. As part of the proposed street improvements, the development adds a new bike lane on the west side of W. Cliff Dr. and widens the two-way bike lanes on the east side of W. Cliff Dr.

Short Term bicycle space requirements will be complied with by providing bike racks on grade. 33 bike racks are provided on grade with a total capacity of 66 bikes (2 per bike rack). “Inverted-U” Bike racks (or similar as approved by City of Santa Cruz) are distributed throughout the project site (on grade) per plan shown on this page.

The Residential “Class 2” and all Retail/Restaurant bikes are located on grade.

The total number of bike spaces required, per table below, is 137. The Development proposes to provide a surplus of 210

BIKE PARKING COUNT

Building/Space	Qty	Required/Factor	Bike Parking Required	Bike Parking Provided
Residential - Class 1	89	1 / Unit	89	267
Residential - Class 2*	89	1 / 4 Units	22	22
Office**	12	2 + 15% Auto Parking	4	14
Retail/Restaurant***	133	2 + 15% Auto Parking	22	44
TOTAL			137	347

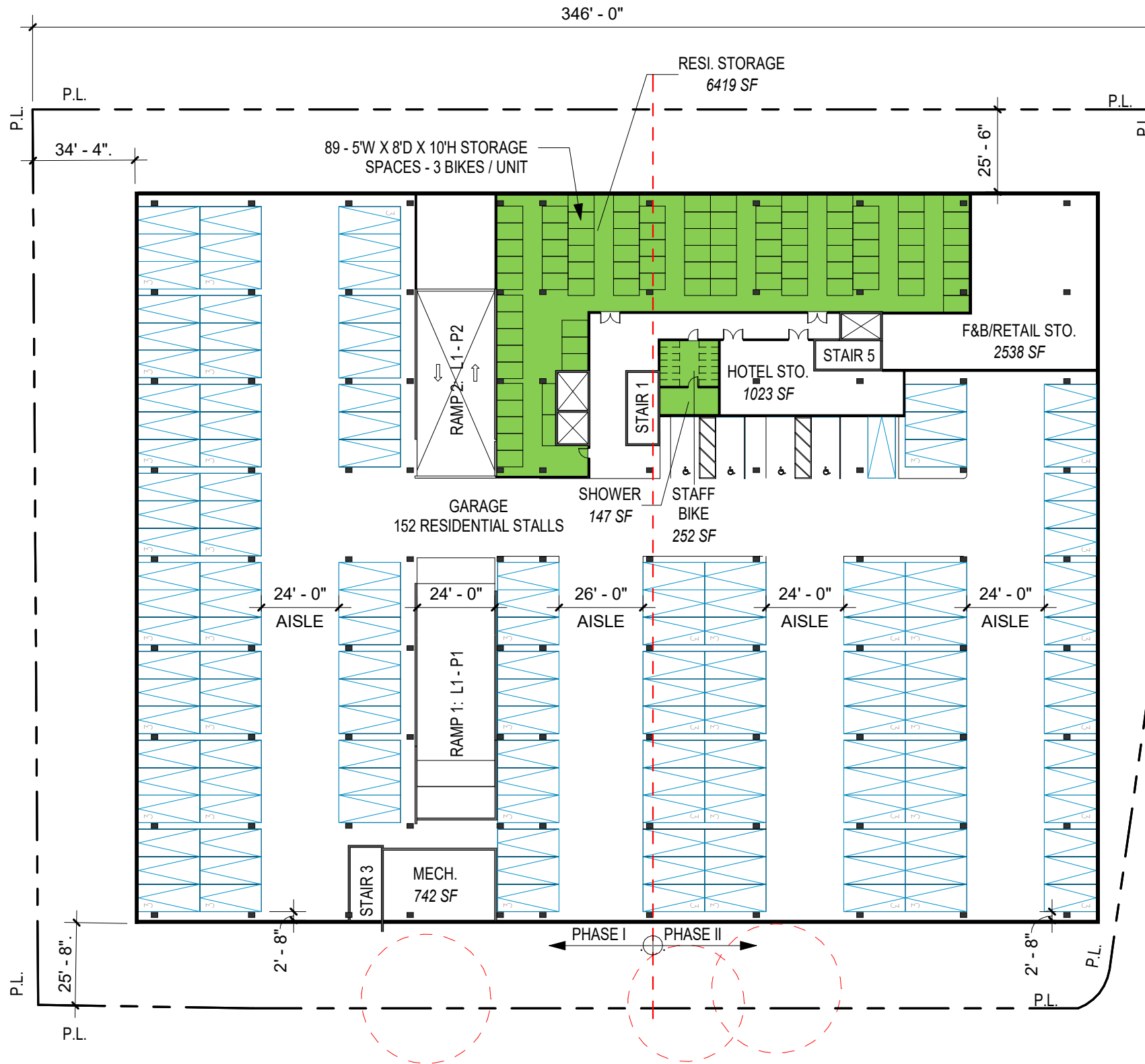
1. per 24.12.250 Bike Parking Requirements

2. Retail/Restaurant bike class split: 20% Class 1; 80% Class 2

* All on bike racks on grade

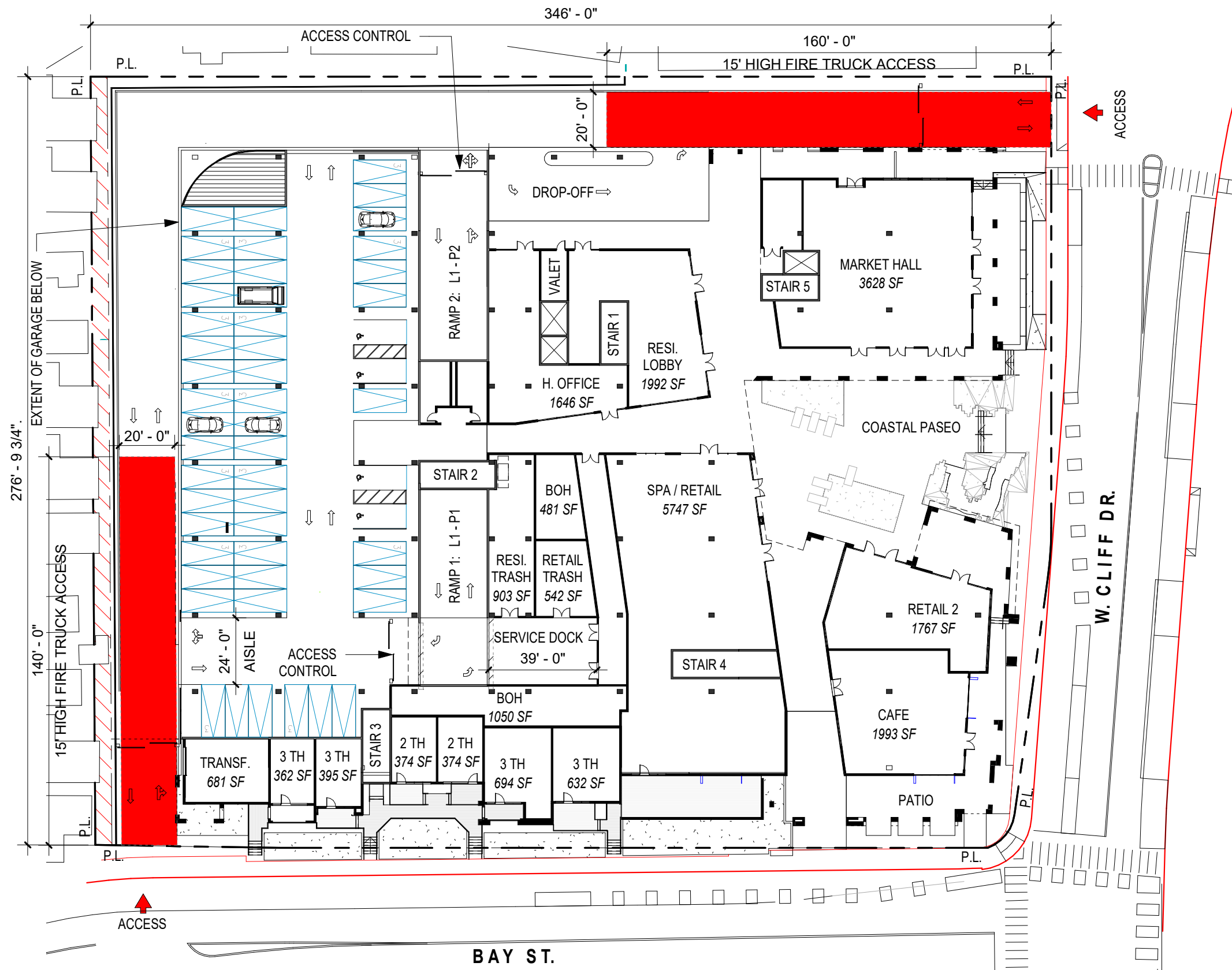
** Office - Includes Hotel and Residential Lobby

*** All provided on grade



8 BICYCLE PARKING

The Long Term bike spaces for residents are provided in a common secure storage space on Parking Level P1. Similarly, Staff bike spaces are provided in an independent secure storage space with bike racks (Dero-Decker type rack or similar) per the plan included herein.



9 FIRE LANE

Fire truck access is provided along the northern boundary of the property with access off of W. Cliff Dr. and along the western boundary with access off of Bay St. A width of 20 feet and clear height of 15 feet is maintained along the fire lane.



THANK YOU!