

1. Please see attached elevations depicting colors and materials.
2. The project proposes the following number of below market rate units and affordability levels.

% of AMI	# of Units
30%	22
40%	15
50%	16
60%	23
Manager's Unit	1
Total Affordable	77

3. The Project is requesting 8 density bonus units. Pursuant to the City of Santa Cruz General Plan the site allows for a maximum FAR of 2.75 with community benefits, which are being provided on site. The Project as proposed the development has a provided FAR of 2.9, which represents a density bonus of 5%. Although the Project is eligible for a 50% density bonus pursuant to Gov. Code 65915(s) by providing 15% of units at Very Low Income, plus three concessions or incentives.

Waivers and Modifications: The City must waive any development standards that would have the effect of “physically precluding” the density bonus project as proposed. Further, if there are other development standards that would physically preclude the project with the density bonus units and incentives/concessions, those must also be waived. No waivers or modifications are anticipated for the project as proposed.

Concessions and Incentives: The Project is eligible for up to three incentives or concessions pursuant to GC Sec. 65915(d)(1) and the provision of at least 15% of units at Very Low Income. Although the Project qualifies for three incentives or concessions, the project anticipates using one, as described below:

1. Consolidation of affordable units in their own building.

Parking Reduction: The project is eligible for reduced parking to a maximum of ½ space per unit by providing at least 11% of units at Very Low Income and being within ½ mile of a major transit stop to which there is “unobstructed access.”

Dark blue stucco

Grey stucco

Glass railing

White stucco

Concrete

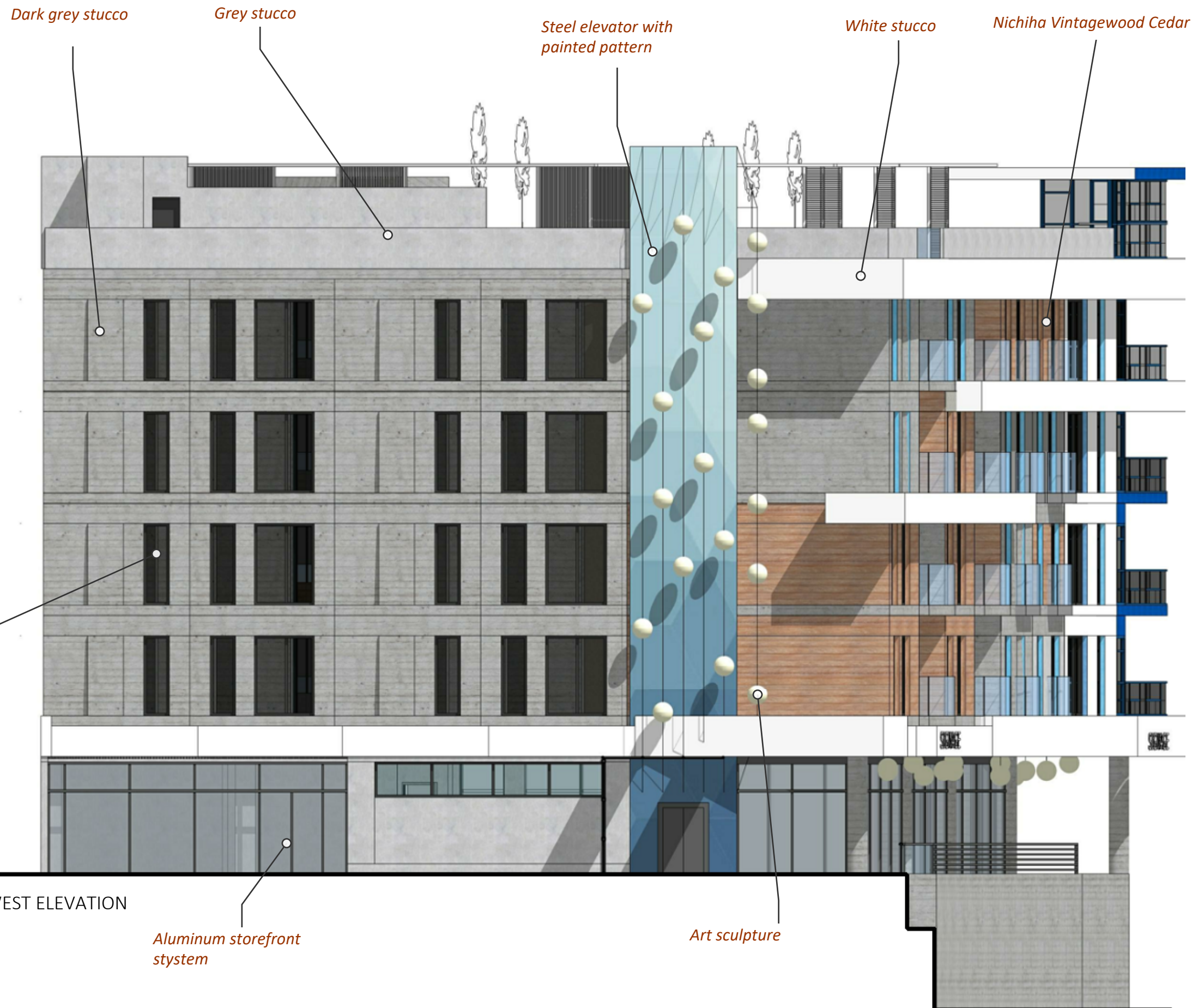
Nichiha Vintagewood Cedar



BUILDING A - EAST ELEVATION

Aluminum storefront

Aluminum windows



Dark grey stucco

Grey stucco

*Steel elevator with
painted pattern*

White stucco

Nichiha Vintagewood Cedar

Aluminum windows

BUILDING A - WEST ELEVATION

*Aluminum storefront
system*

Art sculpture

Nichiha Vintagewood Cedar

Grey stucco

White stucco

Concrete



Vinyl clad windows

Aluminum storefront

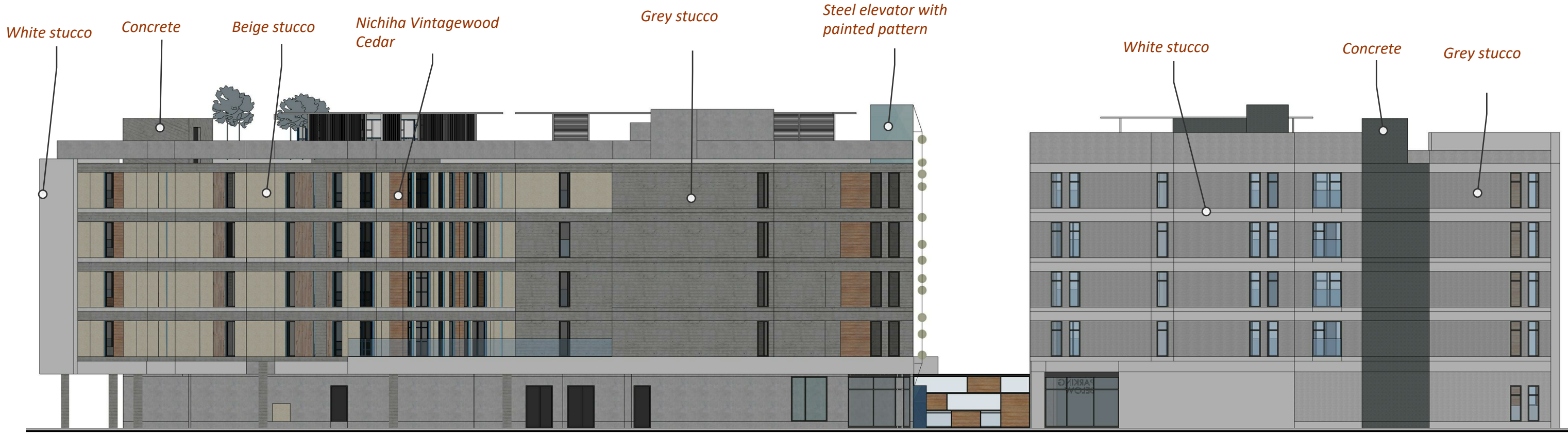
BUILDING B - EAST ELEVATION

PARK
FOR





SOUTH ELEVATION



NORTH ELEVATION