

PROPOSED PARCEL SPLIT
1st = 40'-0"



335 S. MILPAS STREET

Split Commercial & Residential Project

CODE ANALYSIS

APPLICABLE CODES
INTERNATIONAL BUILDING CODE 2022 (IBC), 2022IRC, 2022CMC, 2022DEC, 2022CFC, 2022CBO, TITLE 24 CAC, ADA TITLE II, 2010 ADA, CITY OF SANTA BARBARA MUNICIPAL CODE & ADOPTING ORDINANCES, AND CURRENT ENGINEERING AND ARCHITECTURAL PRACTICES.

OCCUPANCY GROUP M S-2, R-3
SPRINKLERED? YES YES
CONSTRUCTION TYPE V-B I-A, V-B
ALLOWABLE HEIGHT (STORIES): TABLE 504.4
MAXIMUM ALLOWABLE HEIGHT IN STORIES: 2 UL, 3
ACTUAL HEIGHT IN STORIES: 1 1, 3
ALLOWABLE HEIGHT (FEET): TABLE 504.3
MAXIMUM ALLOWABLE HEIGHT: 75 FT 180, 60 FT
ACTUAL HEIGHT IN FEET: 23 FT 12, 56 FT
ALLOWABLE FLOOR AREA: TABLE 506.2 (A1)
MAXIMUM ALLOWABLE AREA PER FLOOR (Aa): 506.2.1 36,000 SF UL, 21,000 SF
ACTUAL AREA 1ST FLOOR: 8,814 SF 21,456 SF
ACTUAL AREA 2ND FLOOR: - 14,079 SF
ACTUAL AREA 3RD FLOOR: - 15,678 SF
ACTUAL AREA 4TH FLOOR: - 15,712 SF
ACTUAL AREA ROOF: - 678 SF
ACTUAL AREA TOTAL: 8,814 SF 69,210 SF
CONSTRUCTION CLASSIFICATION - TABLE 601 & 705.5
STRUCTURAL FRAME: 0 HR 3 HR, 0 HR
NONBEARING WALLS-EXTERIOR: 0 HR 3 HR, 0 HR
BEARING WALLS-INTERIOR: 0 HR 3 HR, 0 HR
NONBEARING WALLS-EXTERIOR: TABLE 705.5:
X < 5' 2 HR 1 HR
5' < X < 10' 1 HR 1 HR
10' < X < 30' 0 HR 1 HR, 0 HR
NONBEARING WALLS-INTERIOR: FLOOR CONSTRUCTION: 0 HR 0 HR
ROOF CONSTRUCTION: 0 HR 1.5 HR, 0 HR
ALLOWABLE AREA OF OPENINGS: TABLE 705.8
10' < X < 15' (UP, S) 45% 45%
NO LIMIT NO LIMIT
OCCUPANCY SEPARATION: TABLE 508.4
ADJOINING OCCUPANCIES: - S-2, R-2
REQUIRED SEPARATION: - 1 HR
HORIZONTAL BUILDING SEPARATION ALLOWANCE 510.2 (3) - 3 HR

SITE STATISTICS

EXISTING SITE COVERAGE: SF
PERVIOUS 76,924 SF
IMPERVIOUS 30,630 SF
TOTAL 107,754 SF
PROPOSED TOTAL SITE COVERAGE: SF
PERVIOUS 56,160 SF
IMPERVIOUS 51,594 SF
TOTAL 107,754 SF
PROPOSED PARCEL 1 SITE COVERAGE: SF
PERVIOUS 17,058 SF
IMPERVIOUS 26,704 SF
TOTAL 43,762 SF
PROPOSED NEW IMPERVIOUS AREA: 15,113 SF
PROPOSED REPLACED IMPERVIOUS AREA: 11,591 SF
PROPOSED REMOVED IMPERVIOUS AREA: 1,435 SF
GRADING:
CUT QUANTITY: -- CU. YDS.
FILL QUANTITY: -- CU. YDS.
NET QUANTITY: -- CU. YDS. EXPORT
PROPOSED PARCEL 2 SITE COVERAGE: SF
PERVIOUS 39,102 SF
IMPERVIOUS 24,889 SF
TOTAL 63,992 SF
PROPOSED NEW IMPERVIOUS AREA: 13,495 SF
PROPOSED REPLACED IMPERVIOUS AREA: 11,394 SF
PROPOSED REMOVED IMPERVIOUS AREA: 363 SF
PROPOSED SF PER FLOOR NET SF
LEVEL 1
ACCESSIONARY CIRCULATION 634 SF
CIRCULATION 3,017 SF
PARKING 563 SF
RESIDENTIAL 45,279 SF
UTILITY 775 SF
TOTAL 69,210 SF
PROPOSED AFFORDABLE UNITS UNITS
10% VERY-LOW INCOME (40 X 10%) 4
TOTAL RESIDENTIAL UNITS 53
NUMBER OF SBD CONCESSIONS (10% @ VERY-LOW) 2
PARKING SPACES REQUIRED
RESIDENTIAL SPACES REQUIRED (PER ORDINANCE) 103 SPACES
PARKING SPACES PROVIDED
TOTAL COMPACT PARKING SPACES 11 SPACES
TOTAL ADA SPACES 2 SPACES
RESIDENTIAL PARKING SPACES 43 SPACES
TOTAL SPACES PROVIDED (PER PARKING STUDY) 56 SPACES
REQUIRED BIKE PARKING
PER SBMC 28.90.100.L (1 PER 7 AUTO SPACES) 8 SPACES
PROPOSED BIKE PARKING
RESIDENTIAL BIKE PARKING: 40 SPACES
ROOF DECK
ACCESSIONARY CIRCULATION 180 SF
CIRCULATION 498 SF
TOTAL: 31 678 SF
69,210 SF

TABULATIONS - PARCEL 1

PROPOSED SQUARE FOOTAGE GROSS SF NET SF
(E) COMMERCIAL 6,143 SF 5,659 SF
(N) COMMERCIAL 3,765 SF 3,689 SF
TOTAL 9,908 SF 9,648 SF
OUTDOOR PATIO 1,105 SF 1,105 SF
TOTAL 11,012 SF 10,752 SF
TOTAL SPACES PROVIDED (PER PARKING STUDY): 41 SPACES
REQUIRED BIKE PARKING
PER SBMC 28.90.100.L (1 PER 7 AUTO SPACES) 6 SPACES
PROPOSED BIKE PARKING
SHORT TERM VISITOR BIKE PARKING (1/7 AUTO SPACES): 6 SPACES
LONG TERM EMPLOYEE BIKE PARKING: -
TOTAL BIKE PARKING SPACES PROVIDED: 6 SPACES
EXISTING BUILDING FLOOR AREA
TENANT 1 (MARKET) BUILDING 1 6,027 SF
BUILDING 2 1,221 SF
BUILDING 3 2,474 SF
TOTAL 9,722 SF
TENANT 2 (OFFICE / INDUSTRIAL) BUILDING 4 (SHARED) 2,607 SF
TENANT 3 (INDUSTRIAL) BUILDING 4 (SHARED) 2,572 SF
TENANT 4 (INDUSTRIAL) BUILDING 4 (SHARED) 3,006 SF
(BUILDING 4 TOTAL SF) 8,185 SF
TOTAL EXISTING BUILDING SF 17,907 SF
ALLOWABLE COMMERCIAL (PER NONRESIDENTIAL GMP) NET SF
(E) FLOOR AREA 17,754 SF
SMALL ADDITION 3,000 SF
TOTAL ALLOWABLE COMMERCIAL FLOOR AREA 20,754 SF

PROJECT INFORMATION - PARCEL 1

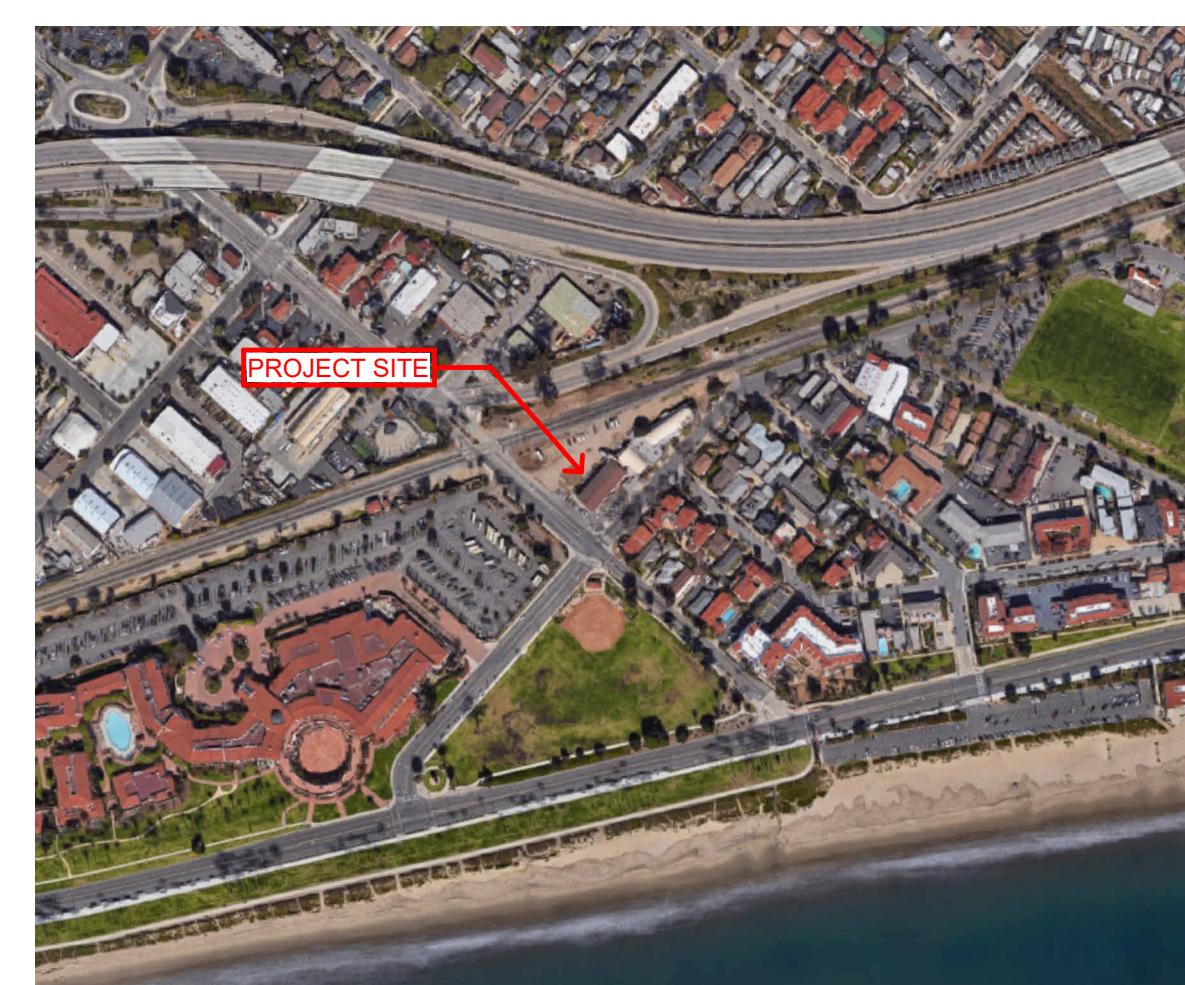
PROJECT ADDRESS 335 S. MILPAS STREET
CLIENT CALLE PUERTO VALLARTA PARTNERS, DP, LLC
A.P.N. 017-258-003 & 017-010-080
ZONING DESIGNATION C-2 / S-3
COASTAL ZONE JURISDICTION COMMERCIAL/MEDIUM HIGH RES. (27 DU/ACRE)
NON-APPEALABLE
LOT AREA 107,754 SF (2.47 ACRES)
NET LOT AREA (MILPAS WIDENING SETBACK) 105,777 SF (2.43 ACRES)
AVERAGE SLOPE 2%
HIGH FIRE ZONE NO
FLOOD ZONE NO
EXISTING BUILDING FLOOR AREA
TENANT 1 (MARKET) BUILDING 1 6,027 SF
BUILDING 2 1,221 SF
BUILDING 3 2,474 SF
TOTAL 9,722 SF
TENANT 2 (OFFICE / INDUSTRIAL) BUILDING 4 (SHARED) 2,607 SF
TENANT 3 (INDUSTRIAL) BUILDING 4 (SHARED) 2,572 SF
TENANT 4 (INDUSTRIAL) BUILDING 4 (SHARED) 3,006 SF
(BUILDING 4 TOTAL SF) 8,185 SF
TOTAL EXISTING BUILDING SF 17,907 SF
ALLOWABLE COMMERCIAL (PER NONRESIDENTIAL GMP) NET SF
(E) FLOOR AREA 17,754 SF
SMALL ADDITION 3,000 SF
TOTAL ALLOWABLE COMMERCIAL FLOOR AREA 20,754 SF

PROJECT INFORMATION

ARCHITECTURAL

PLN-0 COVER SHEET
PLN-1 EXISTING SITE PLAN/SITE PHOTOS
PLN-2 PROPOSED ARCHITECTURAL SITE PLAN
PLN-3 2ND LEVEL FLOOR PLAN
PLN-4 4TH LEVEL FLOOR PLAN
PLN-5 ROOF PLAN
PLN-6 EXTERIOR ELEVATIONS
PLN-7 BUILDING SECTIONS
PLN-8 PHOTOSIMULATIONS
PLN-9 PHOTOSIMULATIONS
PLN-10 RENDERINGS
PLN-11 RENDERINGS
REF4 INSPIRATIONAL IMAGES
REF5
CIVIL
C-0 COVER SHEET
C-1 CONCEPTUAL DEMOLITION PLAN
C-2 CONCEPTUAL GRADING PLAN
C-3 PRELIMINARY PUBLIC IMPROVEMENTS PLAN
C-4 CONCEPTUAL UTILITY PLAN
C-5 EXISTING SITE DRAINAGE CONDITIONS PLAN
C-6 PRELIMINARY STORMWATER CONTROL PLAN
LANDSCAPE
L-0 TREE DISPOSITION PLAN
L-1 PRELIMINARY LANDSCAPE PLAN - SITE
L-1.1 PRELIMINARY LANDSCAPE PLAN - SECOND FLOOR, ROOF DECK
L-1.2
THE CERNAL COLLECTIVE LLP expressly reserves their common law copyright and other proprietary rights in this document. This document is not to be reproduced, changed, or copied in any manner without the express written permission of The Cernal Collective LLP. In the event of use or reproduction of this document by a third party, the third party shall hold The Cernal Collective LLP harmless.
JOB NUMBER: 2206
CONTENTS: COVER SHEET
THE CERNAL COLLECTIVE LLP expressly reserves their common law copyright and other proprietary rights in this document. This document is not to be reproduced, changed, or copied in any manner without the express written permission of The Cernal Collective LLP. In the event of use or reproduction of this document by a third party, the third party shall hold The Cernal Collective LLP harmless.
ISSUE DATE: 8/23/2024
ISSUES: # DATE DESCRIPTION
09/05/23 PIC Concept
09/05/23 PLN/ABR Concept
09/05/23 PLN
09/05/24 PLN
09/05/24 ABR #2

VICINITY MAP



PROJECT DESCRIPTION

The proposed project is located on a 107,746 sq. ft. (2.47 acre) parcel at 335 South Milpas Street. The project site is bounded by South Milpas Street to the Southwest, Calle Puerto Vallarta to the Southeast, and South Alisos Street and the Highway 101 on and off ramps to the North. There is an easement for the railroad tracks which pass through the north side of the property. The existing building footprint will be demolished. The proposed building will be adjacent to the existing Tri-County Produce market. A setback along Milpas will be included in accordance with the City's Milpas Street Widening initiative. Parcel 2 will be adjacent to Calle Puerto Vallarta to the southeast and east of the proposed Parcel 1. The proposed project involves demolition of 3 of the 4 existing one-story commercial building totaling approximately 11,880 sq. ft. Within the new Parcel 1, the building containing the existing Tri-County Produce market will remain, and a 3,689 net sq.ft. commercial addition and 1,105 sq.ft. outdoor patio will be added. Commercial parking will be expanded to 41 spaces. Within the new Parcel 2, a new 53 unit, 4-story residential building with a roof deck is proposed. The proposed residential building is a total of 47,745 net sq. ft. and the ground floor level parking garage, containing 54 parking spaces, residential lobby, trash, utilities, bicycle parking, etc. is approximately 21,485 sq. ft. adding 2 more units to the ground floor. The proposed residential building will contain residential parking to 56 spaces. The 53 residential apartments are comprised of 10 studios, 18 one-bedroom units, and 25 two-bedroom units. The average unit size is approximately 835 sq. ft. The project site is zoned C-2 / S-3 (General Commercial / Coastal Overlay) under Title 29 and designated Commercial/Medium High Residential (27 DU/Acre) under the City's Local Coastal Plan. The maximum base density for Parcel 2 is 40 units. State Density Bonus is being utilized to provide a 32.5% Density Bonus with 10% of the base density (4 residential units) as very low-income units. The total proposed residential units (40 units x 32.5%) is 53 residential units.

PERIMETER OPENNESS	PERIMETER DISTANCE	PERCENTAGE
TOTAL OPENING	268' - 2"	40%
TOTAL PERIMETER	405' - 11"	60%

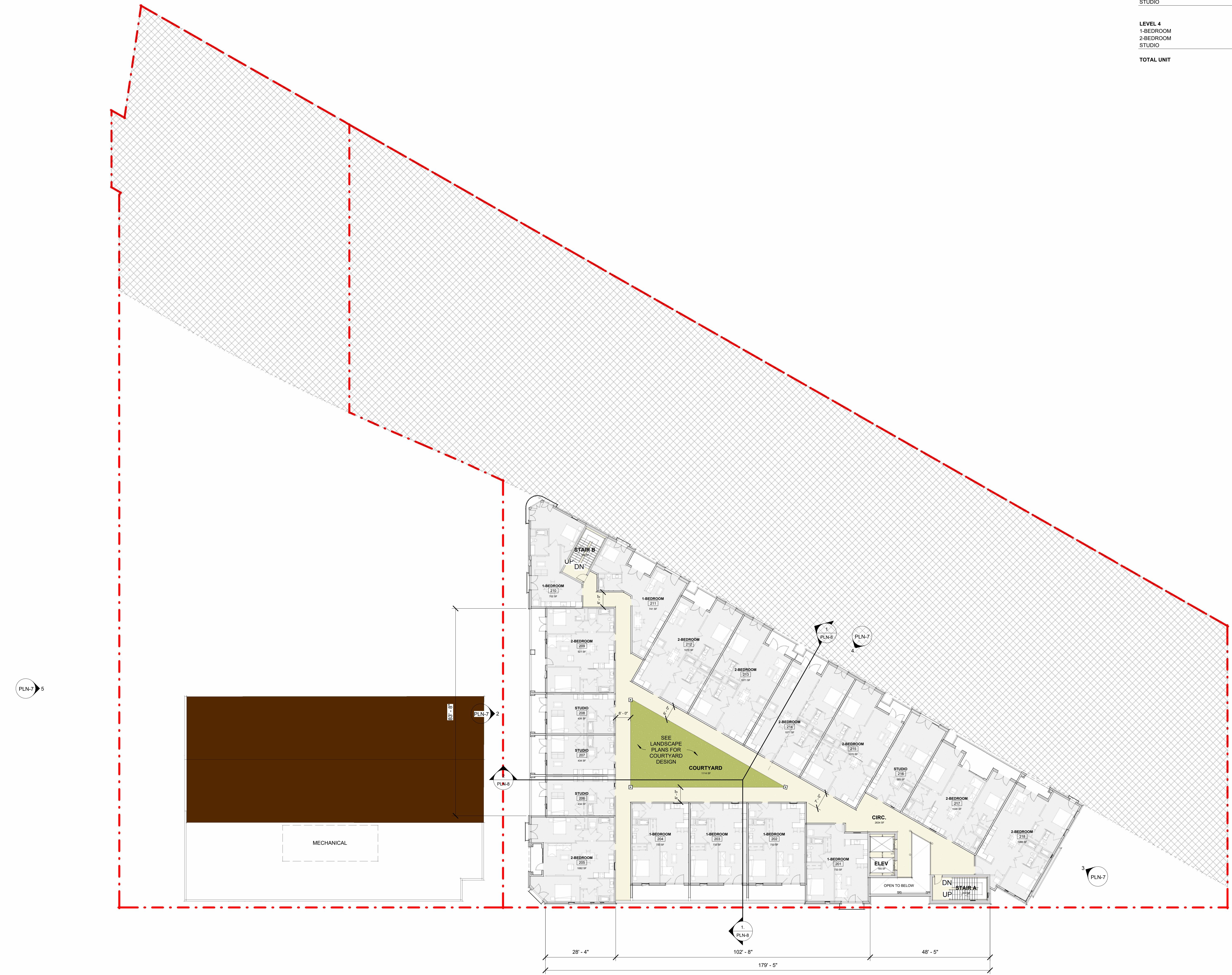


UNIT MIX PER FLOOR	COUNT	NET SF
LEVEL 2		
1-BEDROOM	6	4,376 SF
2-BEDROOM	8	8,399 SF
STUDIO	4	1,894 SF
	18	14,669 SF
LEVEL 3		
1-BEDROOM	6	4,374 SF
2-BEDROOM	8	8,399 SF
STUDIO	4	1,894 SF
	18	14,667 SF
LEVEL 4		
1-BEDROOM	6	4,375 SF
2-BEDROOM	9	9,286 SF
STUDIO	2	1,027 SF
	17	14,688 SF
TOTAL UNIT	53	44,025 SF

NOT FOR
CONSTRUCTION

335 S. MILPAS STREET

335 S. Milpas Street
Santa Barbara, CA 93103



UNIT MIX PER FLOOR	COUNT	NET SF
LEVEL 2		
1-BEDROOM	6	4,376 SF
2-BEDROOM	8	8,399 SF
STUDIO	4	1,894 SF
	18	14,669 SF
LEVEL 3		
1-BEDROOM	6	4,374 SF
2-BEDROOM	8	8,399 SF
STUDIO	4	1,894 SF
	18	14,667 SF
LEVEL 4		
1-BEDROOM	6	4,375 SF
2-BEDROOM	9	9,286 SF
STUDIO	2	1,027 SF
	17	14,688 SF
TOTAL UNIT	53	44,025 SF

NOT FOR
CONSTRUCTION

335 S. MILPAS STREET
335 S. Milpas Street
Santa Barbara, CA 93103



PROPOSED THIRD FLOOR PLAN

1/16" = 1'-0"

1

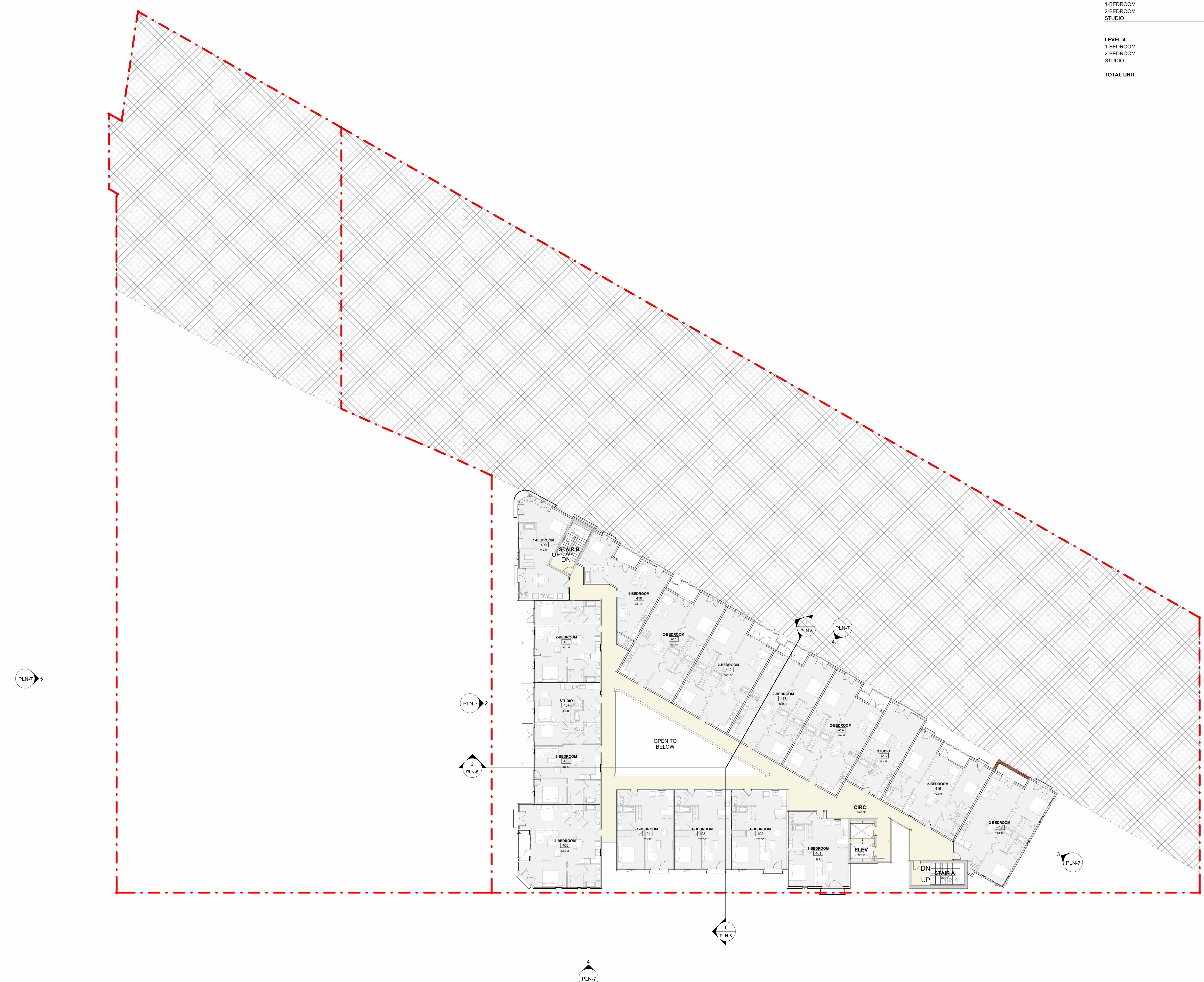


335 S. MILPAS STREET
335 S. Milpas Street
Santa Barbara, CA 93103

NOT FOR
CONSTRUCTION

CEARNAL
COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN
521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
www.cearnal.com

UNIT MIX PER FLOOR	COUNT	NET SF
LEVEL 2		
1-BEDROOM	6	4,376 SF
2-BEDROOM	8	8,399 SF
STUDIO	4	1,894 SF
	18	14,669 SF
LEVEL 3		
1-BEDROOM	6	4,374 SF
2-BEDROOM	8	8,399 SF
STUDIO	4	1,894 SF
	18	14,667 SF
LEVEL 4		
1-BEDROOM	6	4,375 SF
2-BEDROOM	9	9,286 SF
STUDIO	2	1,027 SF
	17	14,688 SF
TOTAL UNIT	53	44,025 SF



JOB NUMBER: 22006
CONTENTS:
4th LEVEL FLOOR PLAN

THE CEARNAL COLLECTIVE LLP expressly reserves their common law copyright and other proprietary rights in this document. These rights are not to be reproduced, changed, or copied in any manner without the express written permission by to be assigned to a third party without first being granted by The Cearnal Collective LLP. In the event of unauthorized use or reproduction by a third party, the third party shall hold The Cearnal Collective LLP harmless.

ISSUE DATE: 8/23/2024
ISSUANCES

#	DATE	DESCRIPTION
06/05/23	06/05/23	PC Concept
06/26/23	06/26/23	PLN/ABR Concept
06/26/23	06/26/23	PLN
06/26/24	06/26/24	ABR #2

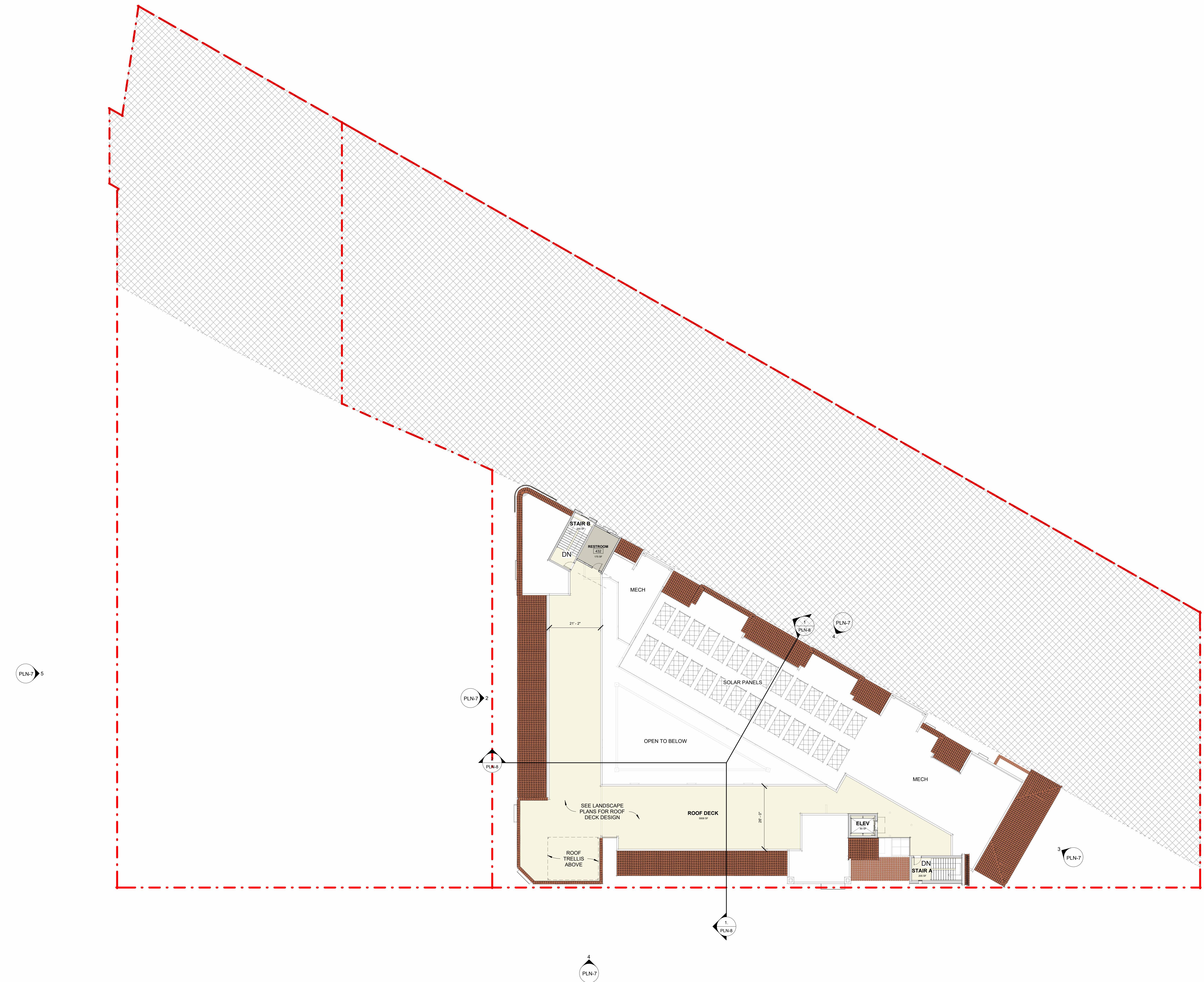


CEARNAL
COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN
21 1/2 STATE STREET
ANTA BARBARA
ALIFORNIA 93101
: 805.963.8077
www.cearnal.com

NOT FOR
CONSTRUCTION

335 S. MILPAS STREET

335 S. MILPAS STREET
335 S. Milpas Street
Santa Barbara, CA 93103



PROPOSED ROOF PLAN

1/16" = 1'-0"

1



PLN-6



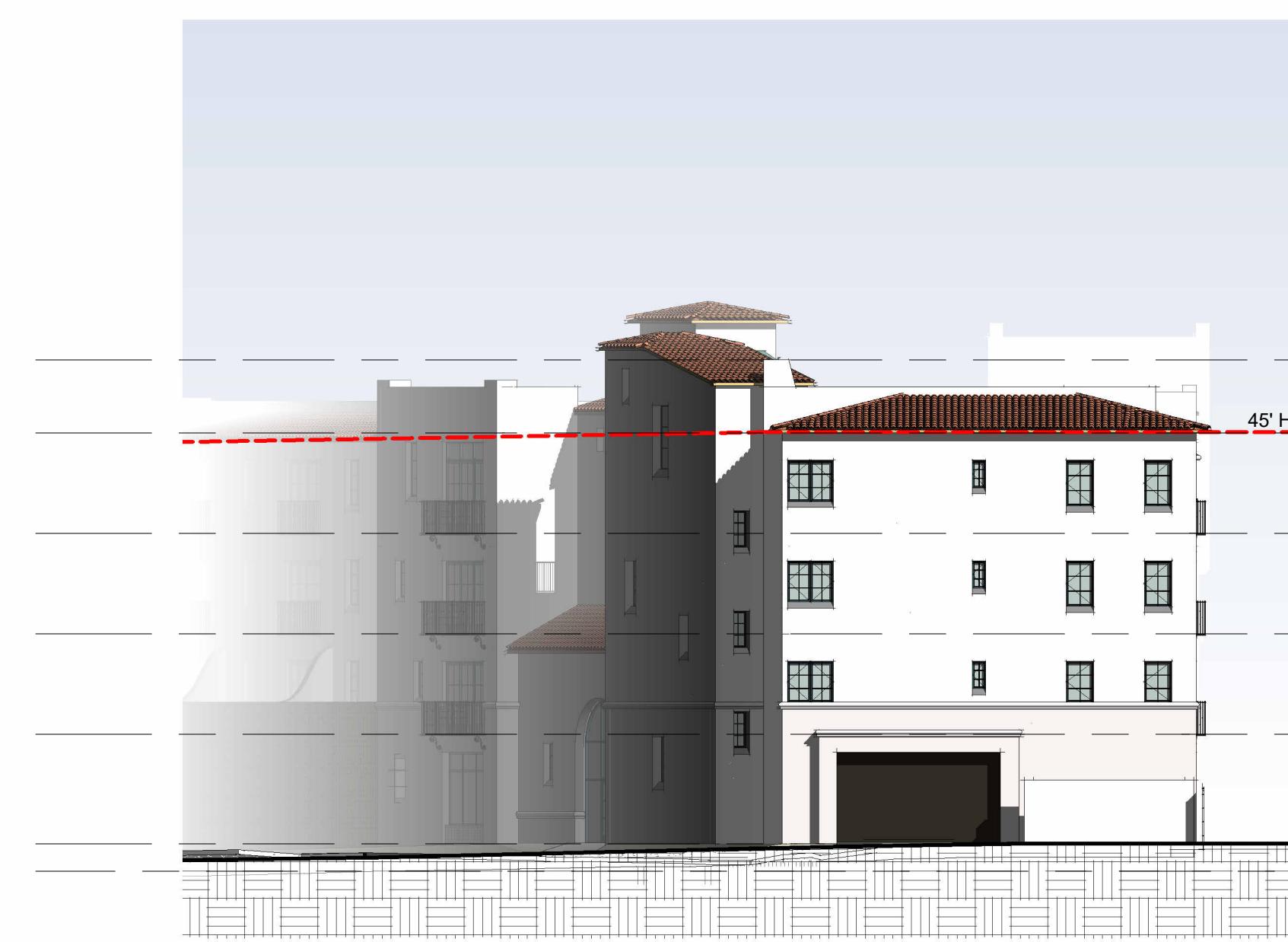
CALLE PUERTO VALLARTA STREET ELEVATION (SOUTH ELEVATION) 4
1/16" = 1'-0"



SOUTH MILPAS STREET ELEVATION (WEST ELEVATION) 5
1/16" = 1'-0"



WEST ELEVATION AT ALLEY 2
1/16" = 1'-0"



EAST ELEVATION 3
1/16" = 1'-0"



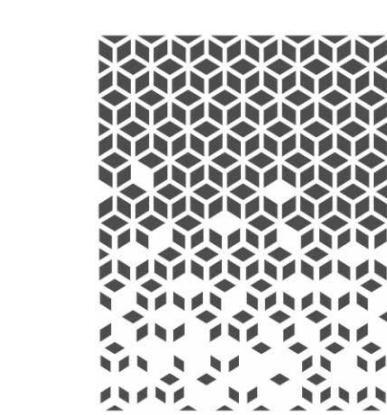
NORTH ELEVATION (RAILROAD EASEMENT) 4.
1/16" = 1'-0"



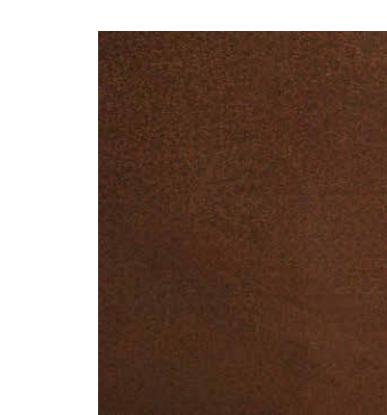
1. CEMENT PLASTER - FINISH TO BE WHITE SMOOTH
TROWELED. & OFF-WHITE SMOOTH TROWELED



2. BALCONY SCREEN - BOK
MODERN A30



3. PATIO SCREEN AND
STRUCTURE - GALVANIZED
STEEL



4. TWO-PIECE BARREL TILE -
FINISH TO BE TERRA
COTTA SANDCAST



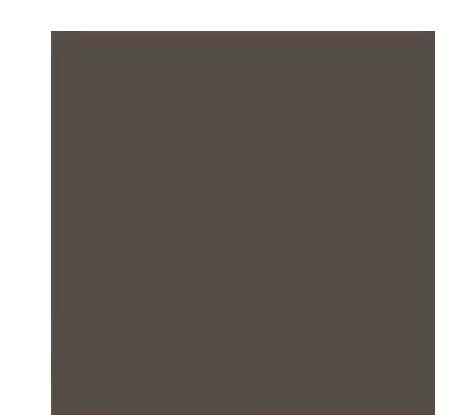
5. ALUMINUM STEEL LOOK
WINDOW - SANTA BARBARA
BLUE FINISH



6. WIRE MESH PLANT
SCREENING - PLANT TBD



7. WROUGHT IRON RAILING,
SCREENING OR METAL
WORK



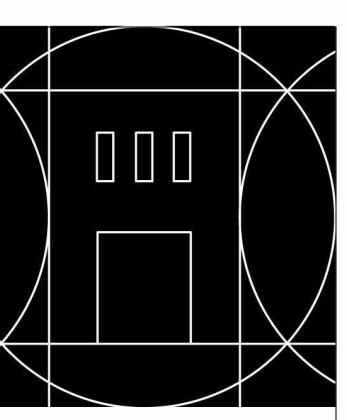
8. EXPOSED WOOD - FINISH
TO BE SOLID BODY STAIN



4. OVERHEAD SECURITY
GRILLE - DARK BRONZE OR
BLACK FINISH

MATERIALS LEGEND 6
12" = 1'-0"

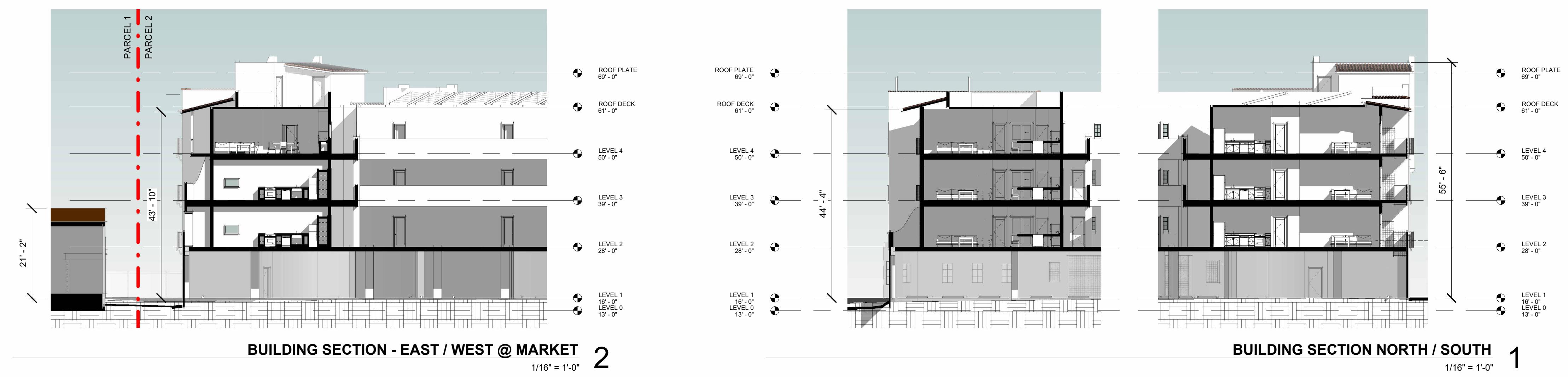
PLN-7



CERNAL
COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN
521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.6077
www.cernal.com

NOT FOR
CONSTRUCTION

335 S. MILPAS STREET
335 S. Milpas Street
Santa Barbara, CA 93103



JOB NUMBER: 22006
CONTENTS:
BUILDING SECTIONS

THE CERNAL COLLECTIVE LLP expressly reserves their common law copyright and other proprietary rights in this document. This document is not to be reproduced, changed, or copied in any manner without the express written permission of The Cernal Collective LLP. In the event of unauthorized use or reproduction, the original party to be assigned to a third party without first obtaining the written permission of The Cernal Collective LLP. In the event of unauthorized use or reproduction, the original party, the third party shall hold The Cernal Collective LLP harmless.

ISSUE DATE: 8/23/2024
ISSUANCES

#	DATE	DESCRIPTION
09/05/23		PLN Concept
09/26/23		PLN ABR Concept
09/26/23		PLN
09/12/24		PLN
09/05/24		ABR #2



PROPOSED LOOKING NORTH FROM CABRILLO PARK



PROPOSED LOOKING NORTHEAST ALONG CALLE PUERTO VALLARTA



PROPOSED LOOKING NORTH ALONG SOUTH MILPAS

335 S. MILPAS STREET
335 S. Milpas Street
Santa Barbara, CA 93103

NOT FOR
CONSTRUCTION

**C E A R N A L
C O L L E C T I V E**
ARCHITECTURE
INTERIOR DESIGN
521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
www.cernal.com

JOB NUMBER: 22006
CONTENTS:
PHOTOSIMULATIONS

THE CERNAL COLLECTIVE LLP expressly reserves their common law copyright and other proprietary rights in this document. These are not to be reproduced, changed, or copied in any manner without the express written permission by to be assigned to a third party without first being given written notice of the assignment. The Cernal Collective LLP. In the event of unauthorized use or reproduction by a third party, the third party shall hold The Cernal Collective LLP harmless.

ISSUE DATE: 8/23/2024

ISSUANCES

#	DATE	DESCRIPTION
09/01/23		PC Concept
09/02/23		PL/NABR Concept
09/12/23		PLN
09/02/24		ABR #2

PLN-9



PROPOSED LOOKING SOUTH FROM SOUTHBOUND FREEWAY ACCESS RAMP



PROPOSED LOOKING SOUTHEAST ALONG SOUTH MILPAS

JOB NUMBER:	22006	
CONTENTS:		
PHOTOSIMULATIONS		
ISSUE DATE:	8/23/2024	
THE CERNAL COLLECTIVE LLP expressly reserves their common law copyright and other proprietary rights in this document. These are not to be reproduced, changed, or copied in any manner without the express written permission by to be assigned to a third party without first being given written notice of such assignment. The Cernal Collective LLP. In the event of unauthorized use or reproduction by a third party, the third party shall hold The Cernal Collective LLP harmless.		
ISSUANCES	8/23/2024	
#	DATE	DESCRIPTION
09/01/23		PC Concept
09/01/23		PLN/ABR Concept
09/01/23		ABR
09/01/24		PLN
09/01/24		ABR #2



PROPOSED VIEW LOOKING NORTH FROM MILPAS STREET & CALLE PUERTO VALLARTA INTERSECTION



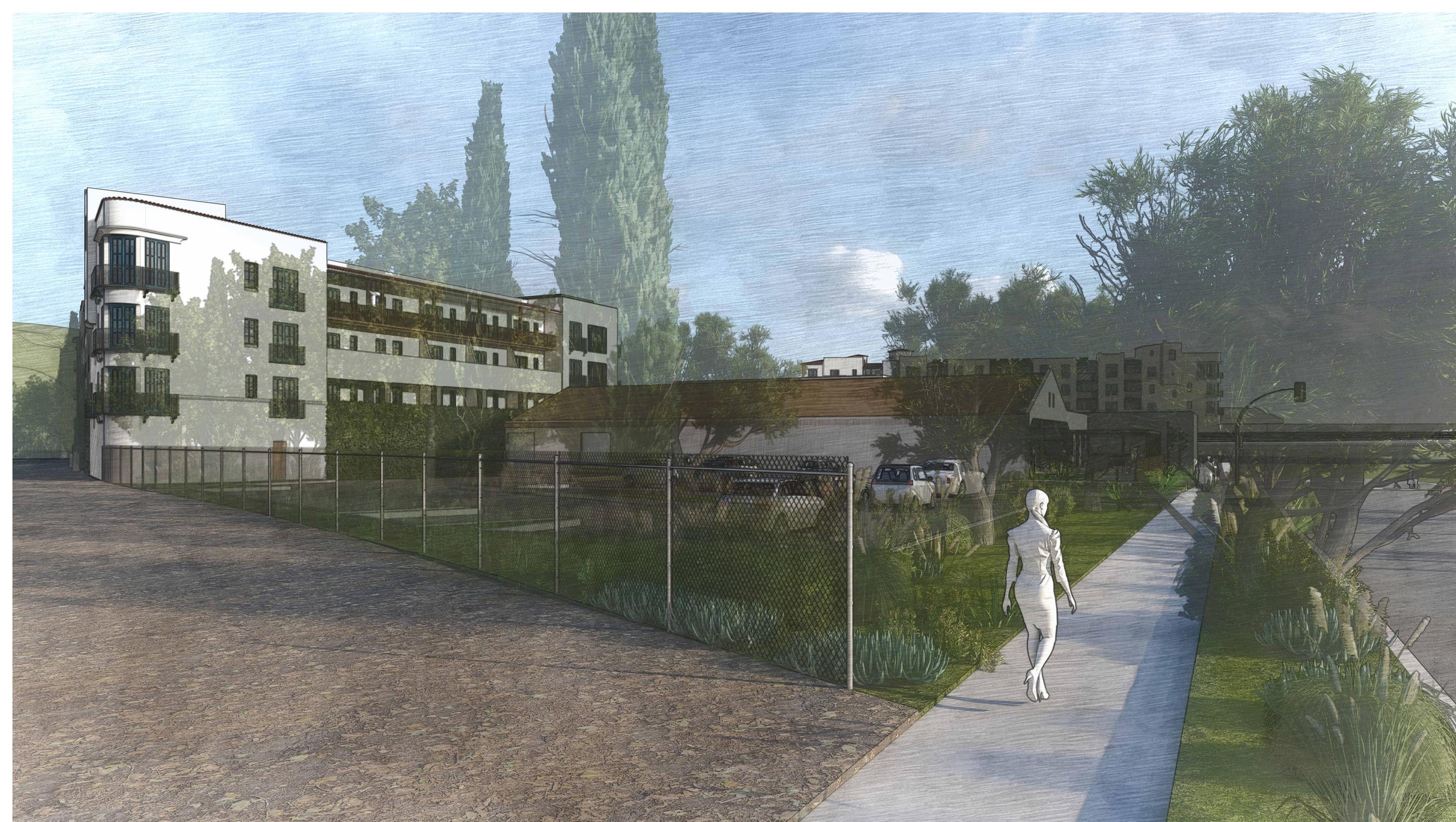
PROPOSED FROM MID-BLOCK CALLE PUERTO VALLARTA LOOKING NORTH



PROPOSED VIEW ALONG CALLE PUERTO VALLARTA LOOKING WEST



PROPOSED VIEW LOOKING WEST FROM THE RAILROAD TRACKS



PROPOSED VIEW FROM MILPAS LOOKING SOUTHEAST