CalHFA California Housing Finance Agency

Early Notice and Public Review of a Proposed Activity in a Floodplain

To: All interested Agencies, Groups and Individuals

This is to give notice that California Housing Finance Agency (CalHFA) has determined that the following proposed action under U.S. Department of Housing and Urban Development (HUD) Risk-Sharing Loan program for Housing Finance Agencies is located in a floodplain, and CalHFA will be identifying and evaluating practicable alternatives to locating the action within the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988 and in accordance with HUD regulations at 24 CFR 55.20 in Subpart C *Procedures for Making Determinations on Floodplain Management and Protection of Wetlands*. The proposed project location is 407, 409 and 413 Pacific Avenue, City and County of Santa Cruz, California 95060 (APNs 007-023-18-000 and -19-000).

The Driftwood Flats project proposes to construct affordable multifamily housing on two parcels totaling 0.61 acre at 407, 409 and 413 Pacific Avenue, City and County of Santa Cruz, California 95060 (APNs 007-023-18-000 and -19-000). The two contiguous parcels contain a nine-unit apartment complex constructed in 1936, a single-family residence constructed in 1934, a commercial building constructed in 1924, and undated outbuilding. The remainder of the property contains paved parking areas and landscaping. All of the existing improvements will be demolished to make way for the proposal. The project will construct an eight-story building with 102 residential units and 1,490 square feet of ground floor commercial/retail space. The unit mix will be 34 two-bedroom and 68 three-bedroom units. A total of 20 covered tenant parking spaces, consisting of 17 standard-size stalls, including typical and EV stalls and 3 accessible stalls, including a van-accessible stall, an EV-accessible stall, and an EV van-accessible stall. Common outdoor space includes 3,862 square feet of podium common outdoor space on level 2 that includes a children play area, and 793 square feet on level 8 for a total of 4,475 square feet. The project includes demolition, reconstruction and trenching work required to provide utilities to the site and to upgrade any required facilities that may be in the public right-of-way, including curb, gutter and sidewalk as needed. The project is 100% affordable to households earning between 30% and 70% of Santa Cruz County Area Median Income (AMI). One three-bedroom unit will be reserved for an onsite manager.

About 43% of the site or roughly 0.26 acres, is located in the 100-year floodplain Zone A99, a Special Flood Hazard Area as designated by the Federal Emergency Management Agency (FEMA) as an area with a 1% annual chance of flooding, with Levee System construction or restoration under way. Such projects reduce, but do not eliminate, the risk of flooding to people and structures in areas affected by levees. The remainder of the site is in the 500-year floodplain with a 0.2% annual chance flood. The site is currently improved with buildings and paved parking areas.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain. Second, an adequate public notice program can be an important public educational tool. The dissemination of

information and request for public comment about the floodplain can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in the floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by CalHFA at the following address on or before November 3, 2026: California Housing Finance Agency, 500 Capitol Mall, Suite 400, Sacramento, CA 95814, Attention: Barbara Stribling, Loan Administrator or by email to bstribling@calhfa.ca.gov . A full description of the project may also be viewed online at URL:

https://www.calhfa.ca.gov/about/press/public-notice/index.htm .

Date: October 19, 2026

DRIFTWOOD FLATS - 407 PACIFIC AVENUE, SANTA CRUZ



GENERAL	
A-0.0	COVER SHEET
A-0.1	PROJECT INFORMATION
A-0.2	SITE CONTEXT
A-0.3	EXISTING SITE CONDITIONS
A-0.4	OPEN SPACE EXHIBIT
A-0.5	SOLAR STUDY
A-0.6	BASE DENSITY STUDY
A-0.7	INCLUSIONARY UNIT
ARCHITECTURAL	
A-1.0	SITE DEMOLITION PLAN
A-3.0	FLOOR PLAN - LEVEL 1
A-3.1	FLOOR PLAN - LEVEL 2
A-3.2	FLOOR PLAN - LEVEL 3 - LEVEL 7
A-3.3	FLOOR PLAN - LEVEL 8
A-3.4	ROOF PLAN
A-4.0	UNIT PLANS
A-5.0	BUILDING ELEVATIONS
A-5.1	BUILDING ELEVATIONS
A-6.0	BUILDING SECTIONS
A-6.1	WALL SECTIONS
A-9.0	CAR, EV, BICYCLE PARKING, STORAGE INFO

CIVIL	
C-1.0	EXISTING CONDITIONS
C-2.0	PRELIMINARY SITE PLAN
C-3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C-4.0	PRELIMINARY UTILITY PLAN
C-5.0	PRELIMINARY STORMWATER CONTROL PLAN
LANDSCAPE	
L-1	CONCEPTUAL LANDSCAPE PLAN STREET LEVEL
L-2	CONCEPTUAL LANDSCAPE PLAN PODIUM LEVEL

PROJECT DIRECTORY

OWNER

CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT, LLC
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CIVIL

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DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
DRIFTWOOD FLATS, SANTA CRUZ, CA

JOB NUMBER :
2025-01

SHEET DESCRIPTION :
COVER SHEET

DATE :
02/27/2026

SHEET NUMBER :
A-0.0

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VICINITY MAP



PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A 100% AFFORDABLE HOUSING DEVELOPMENT (EXCLUSIVE OF THE MANAGERS' UNITS) LOCATED WITHIN ONE-HALF MILE OF MAJOR TRANSIT STOP AND LOCATED WITHIN A LOW VEHICLE TRAVEL AREA WITHIN THE CITY OF SANTA CRUZ. THIS ENTITLES THE PROJECT TO AN 80% DENSITY BONUS UNDER SDBL PURSUANT TO GOVT. CODE § 65915(f)(3)(D)(i).

THE PROPOSED DEVELOPMENT IS CENTERED ON DELIVERING 100% AFFORDABLE HOUSING THAT BENEFITS BOTH RESIDENTS AND THE WIDER COMMUNITY. COMMITTED TO PROVIDING INCLUSIONARY HOUSING CONSISTENT WITH THE REQUIREMENTS OF THE DOWNTOWN PLAN, WE EMPHASIZE LIVABILITY AND LASTING VALUE.

A KEY FOCUS IS CREATING A WELCOMING, FAMILY-FRIENDLY ENVIRONMENT. FEATURES LIKE A CHILDREN'S PLAY AREA, SHARED COMMUNITY SPACES, AND LANDSCAPED OPEN AREAS ARE DESIGNED TO ENCOURAGE CONNECTION, BUILD COMMUNITY BONDS, AND PROVIDE SAFE, ACTIVE SPACES FOR FAMILIES.

EVERYDAY CONVENIENCE AND COMFORT ARE ALSO PRIORITIES. ON-SITE LAUNDRY, RESIDENT AND BIKE PARKING, AND WELL-DESIGNED APARTMENT LAYOUTS ENSURE HOUSEHOLDS' PRACTICAL NEEDS ARE MET WHILE OFFERING EFFICIENCY AND EASE OF LIVING.

AT STREET LEVEL, GROUND-FLOOR RETAIL WILL ACTIVATE PACIFIC AVENUE, ADDING VIBRANCY AND PEDESTRIAN ACTIVITY WHILE PROVIDING SERVICES THAT BENEFIT RESIDENTS AND NEIGHBORS ALIKE. BY FOSTERING STREET ENGAGEMENT, THE PROJECT ENHANCES SAFETY, WALKABILITY, AND CONNECTIONS WITH THE SURROUNDING NEIGHBORHOOD.

OVERALL, THE GOAL IS TO CREATE A THRIVING AFFORDABLE HOUSING COMMUNITY WHERE RESIDENTS FEEL AT HOME, FAMILIES CAN GROW, AND THE NEIGHBORHOOD AS A WHOLE GAINS FROM A THOUGHTFUL, WELL-INTEGRATED DEVELOPMENT.

REQUESTED WAIVERS AND CONCESSIONS

WAIVERS

1. MAXIMUM FAR : REQUESTING AN INCREASE FROM 3.5 FAR TO 5.35 FAR
2. CLASS 2 BICYCLE PARKING: REQUESTING A REDUCTION TO 13 STALLS INSTEAD OF THE 26 REQUIRED STALLS
3. BUILDING MODULATION (SCMC 24.12.185(11)) : REQUEST TO DEFER FROM THE MODULATIONS FOR BUILDINGS MORE THAN THREE STORIES WHERE PLANES MUST CHANGE EVERY 50' OF THE BUILDING FACE.
4. STREETWALL DESIGN / UNIQUE ENTRANCES (DOWNTOWN PLAN SEC. A-4.1(K)(10) & A-4.1(D)(5)) : REQUEST TO DEFER FROM THE BUILDING FACADE VARIATION AT INTERVALS OF 25 TO 50 FEET HORIZONTAL DISTANCE
5. STOREFRONT PROJECTION AND SETBACK (DOWNTOWN PLAN A-4.1(12)(L.1): REQUEST TO DEFER FROM THE STOREFRONT PROJECTIONS AND SETBACK TO PROVIDE SOME FLEXIBILITY IN THE PROPOSED DESIGN
6. UPPER LEVEL FACADE (DOWNTOWN PLAN A-4.1(K)(9)) : REQUEST TO DEFER FROM VARIETY OF TREATMENTS TO CREATE RICHNESS IN BOTH VERTICAL AND HORIZONTAL PLANES INCLUDING RECESSED WINDOW REQUIREMENT, BALCONIES, AND BAY WINDOWS.

CONCESSIONS

1. STOREFRONT VARIATION AND CRAFTSMANSHIP (DOWNTOWN PLAN A-4.1(12)(L.2)): REQUEST TO DEFER FROM THE EXTERIOR MATERIAL TREATMENT OF PROVIDING SPECIAL MATERIALS
2. RETRACTABLE STOREFRONT (DOWNTOWN PLAN A-4.1(12)(L.3)) : REQUEST TO DEFER FROM THE RETRACTABLE STOREFRONT RECOMMENDATION

ADDITIONAL TCAC REQUIREMENT

LAUNDRY ROOM
NO FEWER THAN ONE WASHER/ DRYER PER 10 UNITS
11 WASHER AND DRYER MIN. REQUIRED
11 WASHER AND DRYER PROVIDED
COMMON AREA
PROJECTS OVER 100 UNITS SHALL PROVIDE 1,800 SF MIN. COMMON AREA AMENITIES.
COMMON AREA PROVIDED = 931 SF ON LEVEL 2 + 875 SF ROOFTOP COMMUNITY ROOM ON LEVEL 8 = 1,806 SF TOTAL COMMON AREA AMENITY PROVIDED (SEE A-0.6 FOR GRAPHICAL ILLUSTRATION)
PLAY/ RECREATION FACILITY
600 SF MIN. PLAY/ RECREATION AREA REQUIRED FOR CHILDREN AGES 2-12
600 SF MIN. PLAY/ RECREATION AREA WILL BE INCORPORATED IN PODIUM COURTYARD SPACE. (SEE SHEET A-0.4 AS WELL AS LANDSCAPE SHEET FOR DETAILS)

SITE SUMMARY

ADDRESS	407, 409 AND 413 PACIFIC AVENUE, SANTA CRUZ, CA
APN	007-023-18 AND 007-023-19
ZONING DESIGNATION	SITE IS LOCATED IN CBD ZONE (DISTRICT 4). IT IS IN SOUTH OF LAUREL COMPREHENSIVE AREA PLAN. NOTE, ALTHOUGH APPENDIX 8 OF THE DOWNTOWN PLAN INCLUDES DEVELOPMENT POLICIES AND OBJECTIVES SPECIFIC TO THE SOLA. SITE IS IN THE FP-O (FLOODPLAIN OVERLAY) AND IN COASTAL EXCLUSION ZONE-B.
LOT AREA	26,687 SQ. FT. / 0.613 ACRES

BUILDING CODE ANALYSIS

CONSTRUCTION TYPE	FIVE STORIES TYPE IIIA OVER THREE STORIES TYPE IA
OCCUPANCY GROUP	R-2, A-3, S-2, M AND B
SPRINKLED	YES; NFPA 13

ZONING COMPLIANCE SUMMARY

CATEGORY	STANDARD	ALLOWED/ REQUIRED	PROPOSED	CODE REFERENCE	NOTES
BUILDING HEIGHT	MAX. HEIGHT FOR SOUTH OF LAUREL STREET	70 FEET	95 FEET	DOWNTOWN PLAN AMENDED CHAPTER 4 (FIG. B-3)	PURSUANT OF GOV'T § 65915(d)(2)(D)
LOT SIZE	MINIMUM LOT AREA	5,000 SF	26,687 SF	SCMC 24.10.2305	
GROUND FLOOR USE	MIN. HEIGHT OF RETAIL ON FIRST FLOOR	15 FEET	15 FEET	DOWNTOWN PLAN AMENDED CHAPTER 4 (SEC. K, 3B)	
	MIN. DEPTH OF RETAIL ON FIRST FLOOR	20 FEET	30 FEET	DOWNTOWN PLAN AMENDED CHAPTER 4 (SEC. K, 4A)	
	MAX. ALLOWED FRONTAGE FOR RES. LOBBY	30 FEET	11 FEET	DOWNTOWN PLAN AMENDED CHAPTER 4 (SEC. A)	
DENSITY	MAX. FAR	3.5 FAR	5.35 FAR	DOWNTOWN PLAN AMENDED CHAPTER 4 (FIG. B-5)	REQUESTED A WAIVER
STEP-BACK	UPPER LEVEL TAPERING REQUIREMENT DOES NOT APPLY TO THE SITE AS SITE FRONTAGE IS 125 FEET			DOWNTOWN PLAN AMENDED CHAPTER 4 (SEC. K, 5)	
PARKING	BICYCLES	CLASS 1: 1 SPACE PER UNIT (102 SPACES)	105 SPACES*	SCMC 24.12.250	
		CLASS 2: 1 SPACE PER 4 UNIT (26 SPACES)	13 SPACES (PER LANDSCAPE PLAN)	SCMC 24.12.250	REQUESTED A WAIVER
COMMERCIAL SPACE	MIN. DEPTH DEDICATED	20 FEET	21'-3"	DOWNTOWN PLAN AMENDED CHAPTER 4 (SEC. K, 4A)	
STREETWALL	BUILDING FACADE VARIATION	AT INTERVALS OF 25 TO 50 FEET HORIZONTAL DISTANCE	10'-9 1/2" to 50'-4"	DOWNTOWN PLAN AMENDED CHAPTER 4 (SEC. K, 10)	REQUESTED A WAIVER
STOREFRONT	VARIATION AND CRAFTSMANSHIP VISUAL EXPERIENCE OF MOVING ALONG THE STREET BY CHANGES IN TREATMENT	USE OF SPECIAL MATERIALS AND CRAFTSMANSHIP	PORTICO, SETBACK, STUCCO, FIBER CEMENT SIDING	DOWNTOWN PLAN AMENDED CHAPTER 4 (SEC. I, 2)	REQUESTED A CONCESSION
	ENTRANCE DESIGN PROVIDE AT LEAST 2 OF THE DESIGN CONCEPTS	BAY WINDOWS / PORTICO / AWNINGS / MARQUEES / SIGNS / GLAZING / STORE DISPLAYS	PORTICO & STORE DISPLAY	DOWNTOWN PLAN AMENDED CHAPTER 4 (SEC. D, 6)	
	PLANTING MATERIALS	INTRODUCTION OF PLANT MATERIALS TO REINFORCE AND EXTEND THE LANDSCAPE IDENTITY OF PACIFIC AVE.	PROVIDED	DOWNTOWN PLAN AMENDED CHAPTER 4 (SEC. I, 4)	
UPPER-LEVEL FACADE	PROVIDE COUNTER POINTS TO STOREFRONTS BELOW	WINDOWS / BAY WINDOWS / FLOWER BOXES / AWNINGS / CORNICES AND BELT COURSE / BUILDING MODULATION (SCMC 24.12.185)	ARTICULATED MATERIAL PALETTE: FIBER CEMENT SIDING, PLANTER BOXES, AND CORNICES	DOWNTOWN PLAN AMENDED CHAPTER 4 (SEC. K, 9)	REQUESTED A WAIVER
BUILDING MODULATION	HORIZONTAL CHANGE IN PLANE ACROSS ALL ELEVATIONS	EVERY 50' OF BUILDING FACE & MIN. 4' DEEP & 6'APART	+50' PLANES ALONG WEST & NORTH ELEVATIONS	SCMC 24.12.185	REQUESTED A WAIVER
FLOODPLAIN DEVELOPMENT	BUILDING CONSTRUCTED IN COMPLIANCE WITH STANDARDS BY CALIFORNIA BUILDING STANDARDS CODE	A99 FLOOD ZONE	COMPLIANCE	DOWNTOWN PLAN AMENDED CHAPTER 4 (SEC.K, 2)	
LOADING SPACE	DEDICATED LOADING AREA ALONG PACIFIC AVE.	MIN. 24' x 8'	24' x 8' LOADING AREA	SCMC 24.12.295	
COURTYARD	DESIGN AND ALIGNMENT ON SITE	LINKAGE TO PACIFIC AVE. & GENEROUS SOLAR ACCESS	SEE SHEET A-0.5 FOR SOLAR STUDY	DOWNTOWN PLAN AMENDED CHAPTER 4 (SEC. J, 9)	

*NOTES
1 : ALL BICYCLES WOULD HAVE CHARGING POINTS. SPECS FOR BIKE RACK ARE PROVIDED ON SHEET A-9.0.
2 : PROJECT SHALL BE DESIGNED TO COMPLY WITH GENERAL PLAN SOUND ATTENUATION REQUIREMENTS IN PERMIT DRAWINGS.
3 : PROPOSED PLAN TO COMPLY WITH THE A99 FLOODPLAIN DEVELOPMENT AND APPLICABLE FOR STANDARDS OF FLOODPLAIN DEVELOPMENT AS ESTABLISHED BY CALIFORNIA BUILDING STANDARDS CODE
4. CRP IS TO PROVIDE 3 ADDITIONAL BICYCLES IN THE BIKE STORAGE ROOM PER DOWNTOWN PLAN A-4.1(K)(12)(a)

PROJECT INFORMATION

UNIT TYPE	UNIT COUNT	% OF UNITS	AVERAGE AREA	TOTAL AREA
TWO BEDROOM UNIT (2A)	34 UNITS	33%	794 SF	26,996 SF
THREE BEDROOM UNIT (3A)	55 UNITS	54%	1,031 SF	56,705 SF
THREE BEDROOM UNIT (3B)	13 UNITS	13%	1,001 SF	13,013 SF
TOTAL	102 UNITS	100%	948 SF	96,714 SF

NET RENTABLE AREA	96,714 SF
GROSS BUILDING AREA	142,939 SF
PROPOSED DENSITY	166.39 DU/AC
RETAIL AREA	1,300 SF

INCOME CATEGORY

AMI	2 BR	3 BR
70%	16	28
60%	10	25
50%	4	7
30%	4	7
* MGR	0	1
TOTAL	34	68
GRAND TOTAL	102	

*MANAGERS UNIT:
UNIT 3A LOCATED ON THE 8TH LEVEL

PARKING PROVIDED

STALL TYPE AND SIZE	# OF STALLS PROVIDED	ADDITIONAL NOTES
STANDARD SIZE STALLS (9' X 18')	30 STALLS	THIS INCLUDES TYPICAL STALLS AND EV STALLS
ACCESSIBLE STALLS (9' X 18')	3 STALLS	THIS INCLUDES ACCESSIBLE STALLS, VAN ACCESSIBLE STALL, EV ACCESSIBLE STALL AND EV VAN ACCESSIBLE STALL
TOTAL STALLS PROVIDED	33 STALLS	

NOTE: ANY PARKING PROVIDED FOR RESIDENTIAL UNITS STALLS IS PROVIDED IN AN UNBUNDLED FASHION. IN NO CASE WILL A RESIDENTIAL TENANT OR OWNER WILL BE REQUIRED TO PURCHASE ANY AMOUNT OF PARKING SPACE IN ORDER TO OWN OR RENT A HOUSING UNIT.

DRAWN BY :	CLIENT :	PROJECT NAME :	JOB NUMBER :	SHEET DESCRIPTION :	DATE :	SHEET NUMBER :
AURA ARCHITECTURE INC.	CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT	DRIFTWOOD FLATS, SANTA CRUZ, CA	2025-01	PROJECT INFORMATION	02/27/2026	A-0.1

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AURA ARCHITECTURE INC.	CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT	DRIFTWOOD FLATS, SANTA CRUZ, CA	2025-01	SITE CONTEXT	02/27/2026	A-0.2

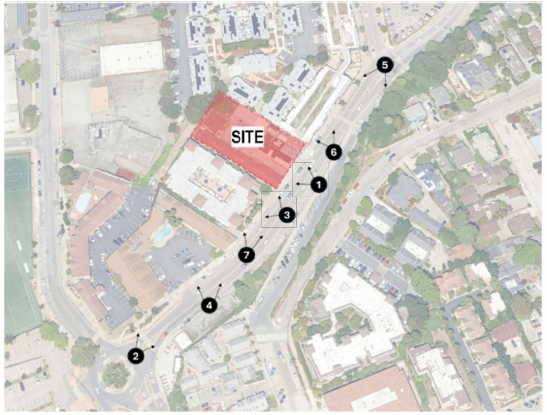
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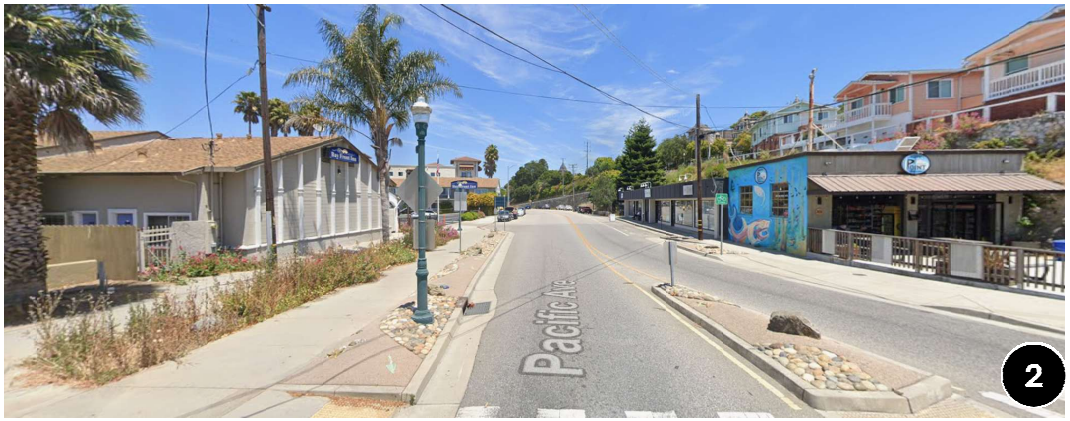














DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
DRIFTWOOD FLATS, SANTA CRUZ, CA

JOB NUMBER :
2025-01

SHEET DESCRIPTION :
EXISTING SITE CONDITIONS

DATE :
02/27/2026

SHEET NUMBER :
A-0.3

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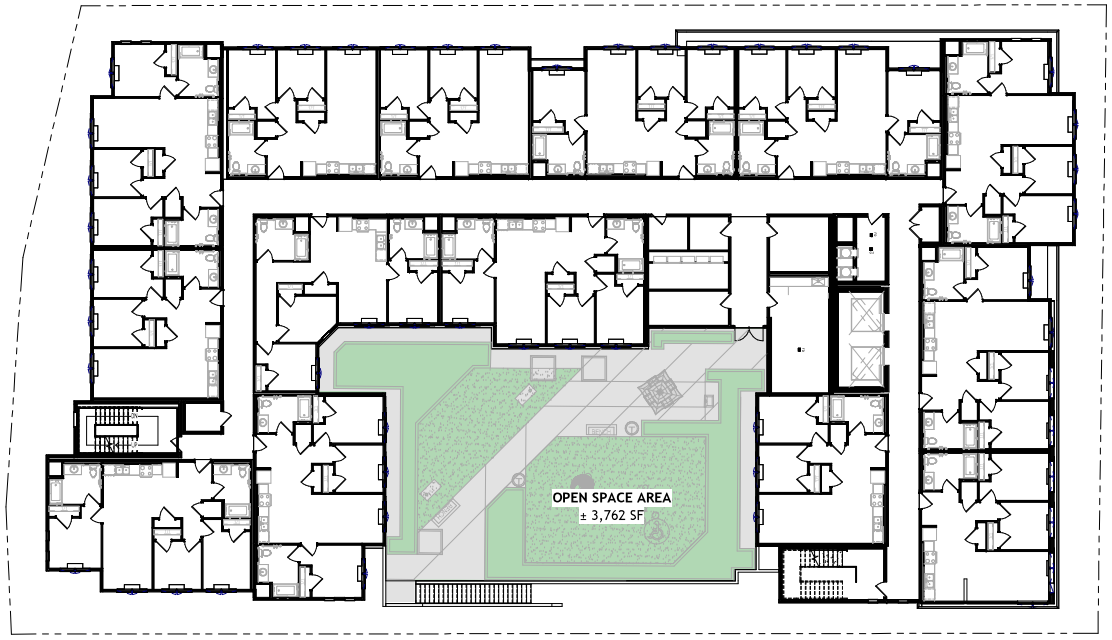
TCAC STANDARDS
PLAY / RECREATION FACILITY REQUIREMENTS

MIN. PLAY/ REC. AREA REQ. FOR CHILDREN AGES 2-12 *	600 SF MIN.
PROVIDED PLAY/ REC. AREA REQ. FOR CHILDREN AGES 2-12	**3,762 SF**

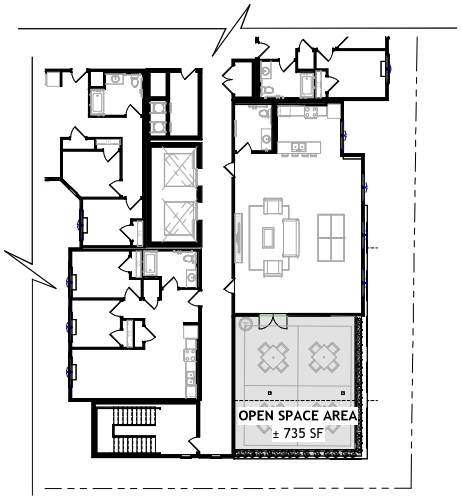
** REFER TO SHEET A-0.1 AND LANDSCAPE FOR ADDITIONAL INFORMATION*

OPEN SPACE PROVIDED

LEVEL	AREA
LEVEL 2	3,762 SF
LEVEL 8	735 SF
TOTAL	**4,497 SF**



② LEVEL 2 OPEN SPACE EXHIBIT
1" = 10'-0"



① LEVEL 8
1" = 10'-0"

DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING &
COMMUNITY DEVELOPMENT

PROJECT NAME :
DRIFTWOOD FLATS,
SANTA CRUZ, CA

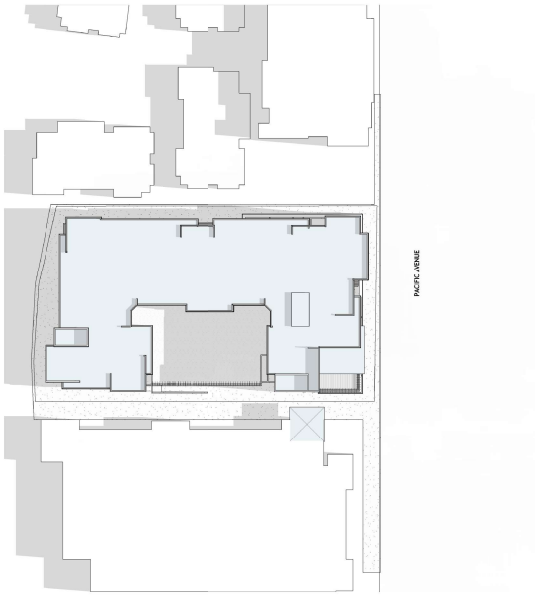
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2025-01

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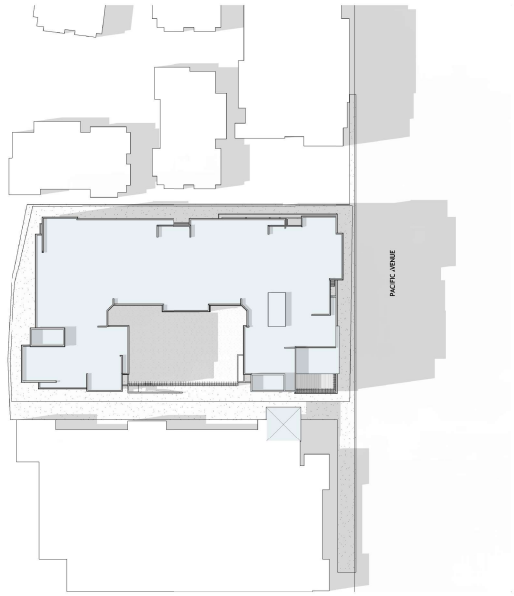
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02/27/2026

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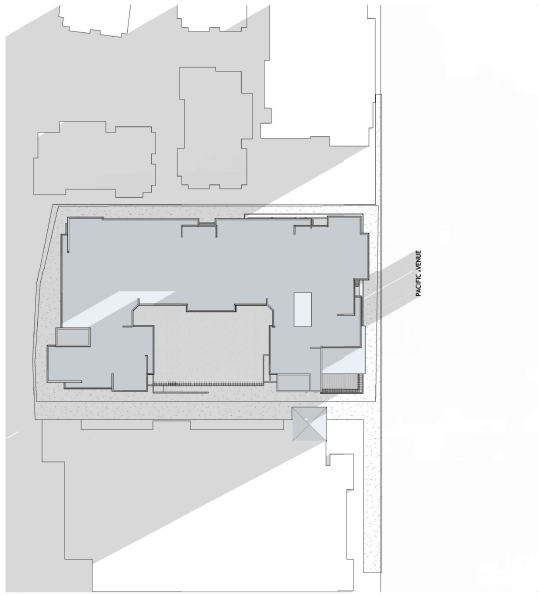
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21 JUNE - 9 AM



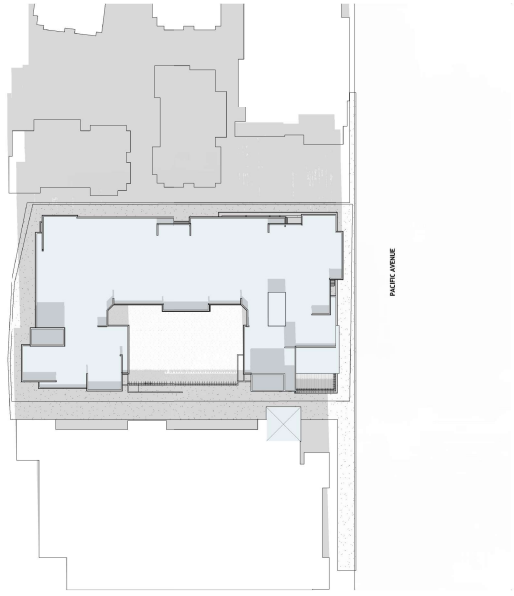
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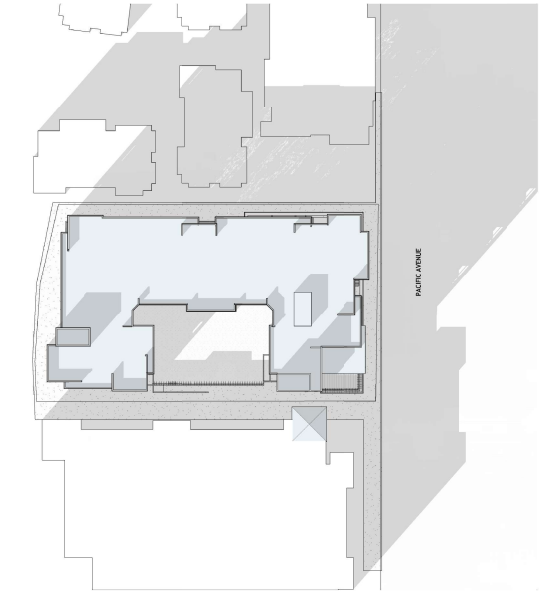
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21 DECEMBER - 9 AM



21 DECEMBER - 12 PM



21 DECEMBER- 3 PM

DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
DRIFTWOOD FLATS,
SANTA CRUZ, CA

JOB NUMBER :
2025-01

SHEET DESCRIPTION :
SOLAR STUDY

DATE :
02/27/2026

SHEET NUMBER :
A-0.5

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BASE DENSITY UNIT CALCULATIONS PER 24.16.255 (6):

CALIFORNIA'S STATE DENSITY BONUS LAW PROVIDES THAT "[D]ENSITY SHALL BE DETERMINED USING DWELLING UNITS PER ACRE." (GOV. CODE § 65915, SUBD. (O)(6).) "HOWEVER, IF THE APPLICABLE ZONING ORDINANCE, SPECIFIC PLAN, OR LAND USE ELEMENT OF THE GENERAL PLAN DOES NOT PROVIDE A DWELLING-UNITS-PER-ACRE STANDARD FOR DENSITY, THEN THE LOCAL AGENCY SHALL CALCULATE THE NUMBER OF UNITS BY: [E]STIMATING THE REALISTIC DEVELOPMENT CAPACITY OF THE SITE BASED ON THE OBJECTIVE DEVELOPMENT STANDARDS APPLICABLE TO THE PROJECT, INCLUDING, BUT NOT LIMITED TO, FLOOR AREA RATIO, SITE COVERAGE, MAXIMUM BUILDING HEIGHT AND NUMBER OF STORIES, BUILDING SETBACKS AND STEPBACKS, PUBLIC AND PRIVATE OPEN SPACE REQUIREMENTS, MINIMUM PERCENTAGE OR SQUARE FOOTAGE OF ANY NONRESIDENTIAL COMPONENT, AND PARKING REQUIREMENTS, UNLESS NOT REQUIRED FOR THE BASE PROJECT

THE SUBJECT SITE IS LOCATED ON LAND WITH A GENERAL PLAN (GP) LAND USE DESIGNATION OF RVC (REGIONAL VISITOR COMMERCIAL), WHICH ESTABLISHES DEVELOPMENT INTENSITY VIA A MAXIMUM FLOOR AREA RATIO (FAR) OF 3.5. THE SUBJECT SITE IS ADDITIONALLY LOCATED IN THE CITY'S CBD (CENTRAL BUSINESS DISTRICT) ZONE. THE BASE DENSITY IS CALCULATED/DEVISED AS A PROJECT FULLY CONFORMING TO ALL STANDARDS OF THE RVC GP DESIGNATION AND PROVISIONS OF THE CBD ZONE, WITH REFERENCE TO CITY OF SANTA CRUZ MUNICIPAL CODE SECTION 24.16.255(6).

BASE CODE

THIS SECTION ILLUSTRATES HOW THE FLOOR AREA CAN BE DISTRIBUTED ACROSS A 5 STORY BUILDING, COMPLYING WITH THE ZONING REQUIREMENTS OF 70 FEET MAXIMUM BLDG. HEIGHT AND 3.5 MAXIMUM FAR.

CALCULATIONS FOR THIS BUILDING ARE SHOWN BELOW. A DIAGRAM IS SHOWN ON 5/A-0.6

ALLOWABLE FAR		SITE AREA		MAX. GROSS FLOOR AREA
3.5	x	26,687 SF	=	93,404 SF

MAX. GROSS FLOOR AREA		RETAIL/ LEASING/ CIRCULATION		RESIDENTIAL FLOOR AREA
93,404 SF	-	38,831 SF	=	54,573 SF

RESIDENTIAL FLOOR AREA		AVERAGE UNIT SIZE		TOTAL # OF BASE UNITS
54,573 SF	÷	948 SF	=	58

58 TOTAL UNITS ARE PROPOSED IN THE BASE DENSITY. SEE 1/A-0.6, 2/A-0.6, 3/A-0.6 AND 4/A-0.6 FOR BASE DENSITY DIAGRAMS

INCLUSIONARY UNIT CALCULATIONS PER 24.16.025:

THIS SECTION ILLUSTRATES THE REQUIRED INCLUSIONARY UNITS TO REMAIN AFFORDABLE IN PERPETUITY. NOTE ALL INCLUSIONARY UNITS ARE SHOWN ON SHEET A-0.7 INCLUSIONARY UNITS

TOTAL # OF BASE UNITS				TOTAL # OF INCLUSIONARY UNITS
58		x 20%	=	12

PROPOSED PROJECT (INCLUDES DENSITY BONUS FOR AFFORDABLE HOUSING PER AB 1763)

THIS SECTION INCLUDES 80% STATE DENSITY BONUS AVAILABLE FOR 100% AFFORDABLE HOUSING UNDER GOVERNMENT CODE SECTION 65915(f)(3)(D)(i)

CALCULATIONS FOR THIS BUILDING ARE SHOWN BELOW. SEE 5/A-0.6, 6/A-0.6, 7/A-0.6, 8/A-0.6 AND 9/A-0.6 FOR PROPOSED BUILDING DIAGRAMS

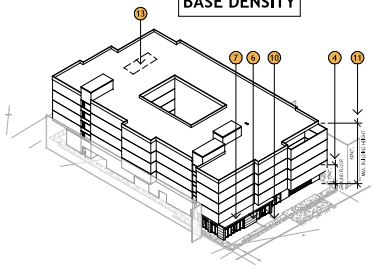
TOTAL # OF BASE UNITS		DENSITY BONUS (80%)		TOTAL # OF ALLOWED UNITS WITH DENSITY BONUS
58	x	1.8	=	105

TOTAL # OF ALLOWED UNITS WITH DENSITY BONUS = 105 UNITS
TOTAL # OF PROPOSED UNITS IN THE PROJECT = 102 UNITS

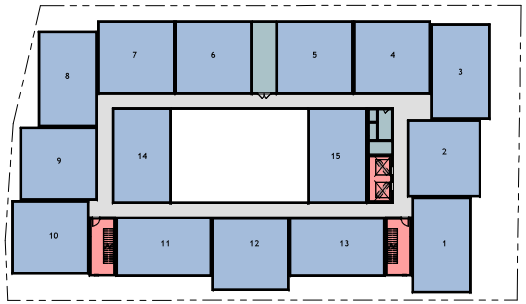
DESIGN OBJECTIVE STANDARDS

KEYNOTE	STANDARD	CODE REFERENCE	BASE DENSITY	PROPOSED DESIGN
1	MIN. 72' RIGHT OF WAY AT PACIFIC AVENUE (36' FROM CENTERLINE OF STREET TO PROPERTY LINE)	DOWNTOWN PLAN APPENDIX A FIGURE A.4-13	COMPLIANT	COMPLIANT
2	NEW DEVELOPMENT ALONG PACIFIC AVE. SHALL BE SETBACK FROM PROPERTY TO CREATE A MIN. 12' SIDEWALK...ADDITIONAL SETBACKS ARE PERMITTED TO PROVIDE LANDSCAPED OR PAVED EXTENSIONS OF THE SIDEWALK AREA, GARDENS, OUT-DOOR SEATING, OR CAFES.	SCMC 24.10.2380 (2)	COMPLIANT	(BUILDING IS SETBACK FROM THE PROPERTY TO PROVIDE MINIMUM 12' SIDEWALK)
3	MIN. 20' DEPTH DEDICATED TO COMMERCIAL SPACE	DOWNTOWN PLAN A4.1 (12) K.4.a	COMPLIANT	COMPLIANT
4	MIN. 12' FLOOR TO FLOOR HEIGHT ON THE GROUND FLOOR	DOWNTOWN PLAN A4.1 K.3.b	COMPLIANT	COMPLIANT
5	STREETWALL - BUILDING FACADE VARIATION AT INTERVALS OF 25 TO 50 FEET HORIZONTAL DISTANCE	DOWNTOWN PLAN A4.1 K.10	COMPLIANT	REQUEST FOR WAIVER
6	INCORPORATE STOREFRONT VARIATION AND CRAFTSMANSHIP	DOWNTOWN PLAN A4.1 (12) I.2	COMPLIANT	REQUEST FOR CONCESSION
	STOREFRONT - ENTRANCE DESIGN	DOWNTOWN PLAN A4.1 D.6	COMPLIANT (AWNINGS & STORE DISPLAY)	COMPLIANT (PORTICO & STORE DISPLAY)
	FLOODPLAIN DEVELOPMENT (A99)	DOWNTOWN PLAN A4.1 J.18	COMPLIANT	COMPLIANT
9	MIN. 24' x 8' LOADING SPACE	SCMC 24.12.295	COMPLIANT	COMPLIANT
10	PLANT MATERIALS ON THE BUILDING FACE AND STOREFRONT	DOWNTOWN PLAN A4.1 (12) I.4	COMPLIANT	COMPLIANT (SIDEWALK PLANTING & PLANTER BOXES AT LEVEL 8)
11	MAX. BUILDING HEIGHT ALLOWED	DOWNTOWN PLAN A4.1 B [FIGURE B-3]	COMPLIANT	COMPLIANT PURSUANT OF GOV'T § 65915(d)(2)(D)
12	INTERIOR COURTYARDS	DOWNTOWN PLAN A.-4.1(J)(9)	COMPLIANT	COMPLIANT
13	ROOFTOP MECHANICAL EQUIPMENT	DOWNTOWN PLAN A.-4.1(J)(3)	COMPLIANT (TO BE SCREENED BY PARAPET)	COMPLIANT (TO BE SCREENED BY PARAPET)

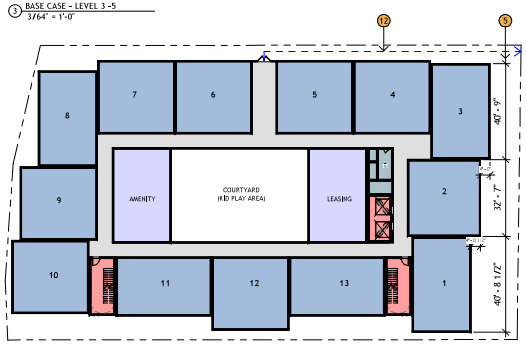
BASE DENSITY



4 BASE - CODE COMPLIANT



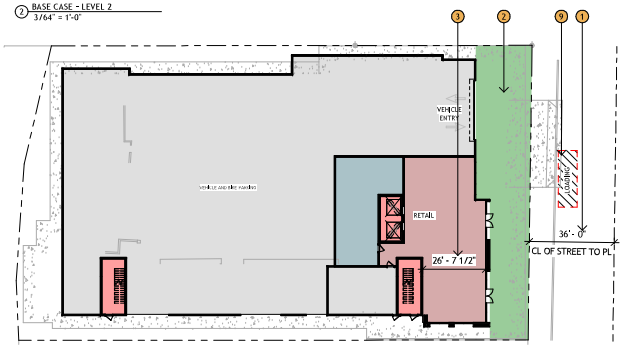
3 BASE CASE - LEVEL 3 -5
3/64" = 1'-0"



2 BASE CASE - LEVEL 2
3/64" = 1'-0"

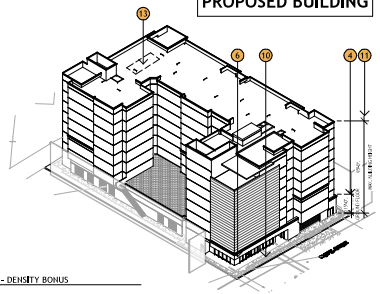
BASE DENSITY UNIT COUNT

LEVEL 1	0
LEVEL 2	13
LEVEL 3	15
LEVEL 4	15
LEVEL 5	15
TOTAL	58

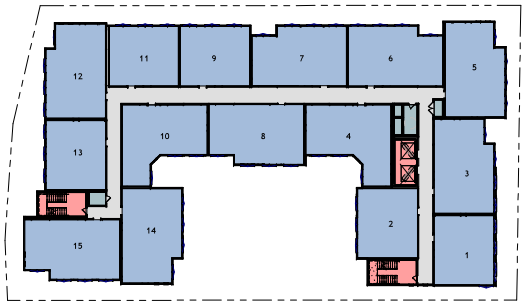


1 BASE CASE - LEVEL 1
3/64" = 1'-0"

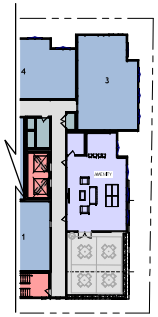
PROPOSED BUILDING



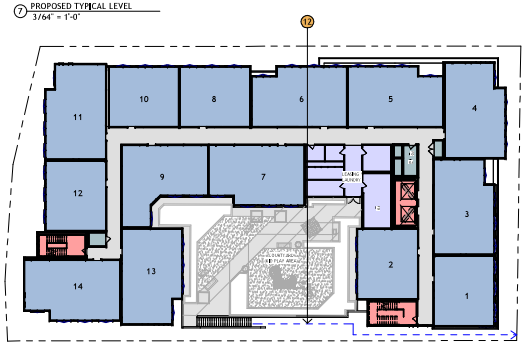
9 PROPOSED - DENSITY BONUS



7 PROPOSED TYPICAL LEVEL
3/64" = 1'-0"



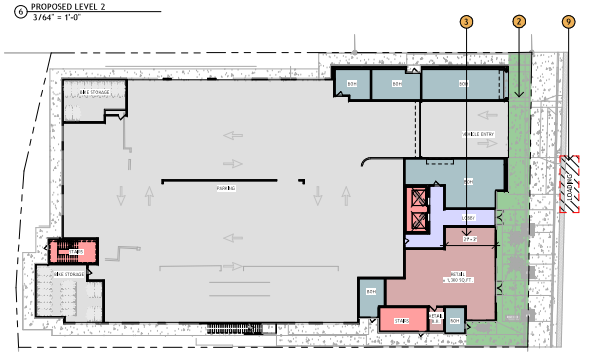
8 PROPOSED TOP LEVEL
3/64" = 1'-0"



6 PROPOSED LEVEL 2
3/64" = 1'-0"

PROPOSED DESIGN UNIT COUNT

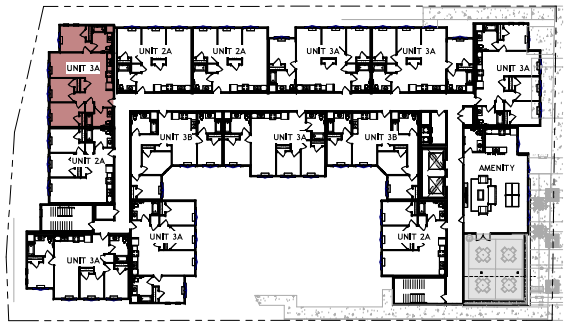
LEVEL 1	0
LEVEL 2	13
LEVEL 3	15
LEVEL 4	15
LEVEL 5	15
LEVEL 6	15
LEVEL 7	15
LEVEL 8	14
TOTAL	102



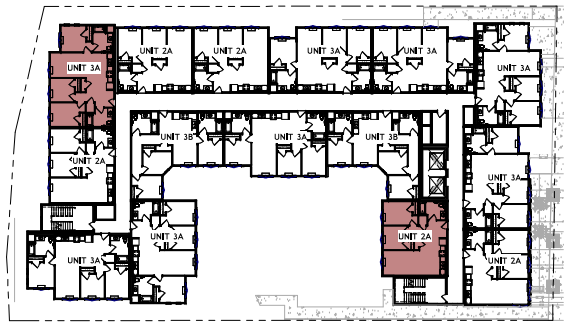
5 PROPOSED LEVEL 1
3/64" = 1'-0"

DRAWN BY :	CLIENT :	PROJECT NAME :	JOB NUMBER :	SHEET DESCRIPTION :	DATE :	SHEET NUMBER :
AURA ARCHITECTURE INC.	CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT	DRIFTWOOD FLATS, SANTA CRUZ, CA	2025-01	BASE DENSITY STUDY	03/02/2026	A-0.6

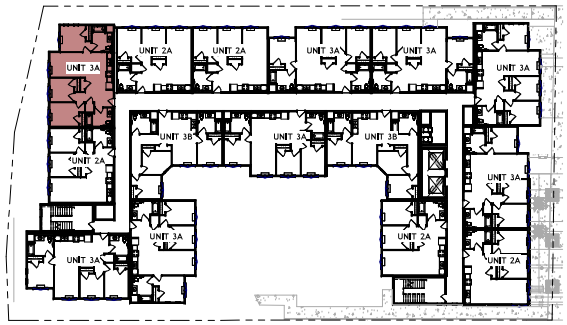
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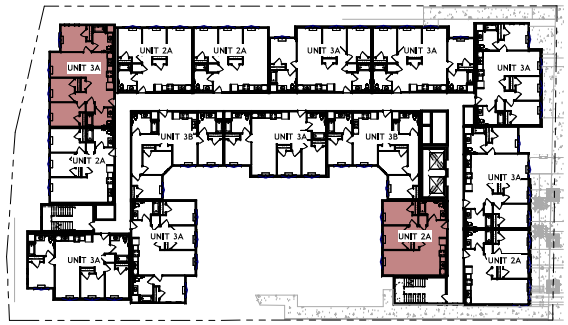
7 LEVEL 8
1" = 20'-0"



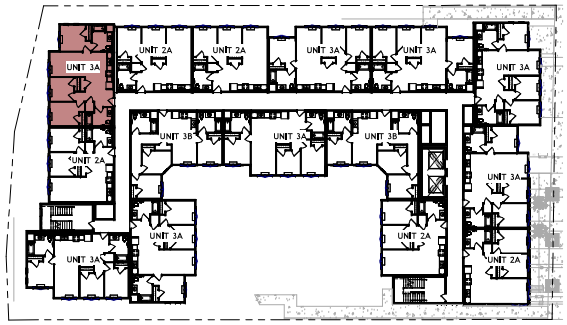
4 LEVEL 5
1" = 20'-0"



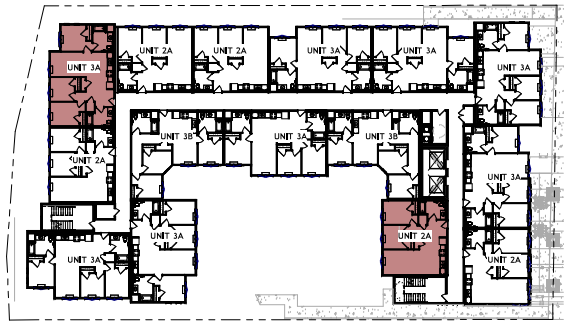
6 LEVEL 7
1" = 20'-0"



3 LEVEL 4
1" = 20'-0"



5 LEVEL 6
1" = 20'-0"



2 LEVEL 3
1" = 20'-0"



1 LEVEL 2
1" = 20'-0"

INCLUSIONARY UNIT CALCULATIONS PER 24.16.025:

THIS SECTION ILLUSTRATES THE REQUIRED INCLUSIONARY UNITS TO REMAIN AFFORDABLE IN PERPETUITY. NOTE ALL INCLUSIONARY UNITS ARE SHOWN ON SHEET A-0.7 INCLUSIONARY UNITS

TOTAL # OF BASE UNITS		TOTAL # OF INCLUSIONARY UNITS
58	x 20%	= 12

NOTE: SEE SHEET A-0.6 FOR BASE DENSITY UNIT CALCULATIONS

INCLUSIONARY UNIT LOCATIONS			
LEVELS	2 BEDROOM	3 BEDROOM	TOTAL
LEVEL 1	0	0	0
LEVEL 2	1	2	3
LEVEL 3	1	1	2
LEVEL 4	1	1	2
LEVEL 5	1	1	2
LEVEL 6	0	1	1
LEVEL 7	0	1	1
LEVEL 8	0	1	1
TOTAL	**4**	**8**	**12**

INCLUSIONARY UNITS

DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
DRIFTWOOD FLATS,
SANTA CRUZ, CA

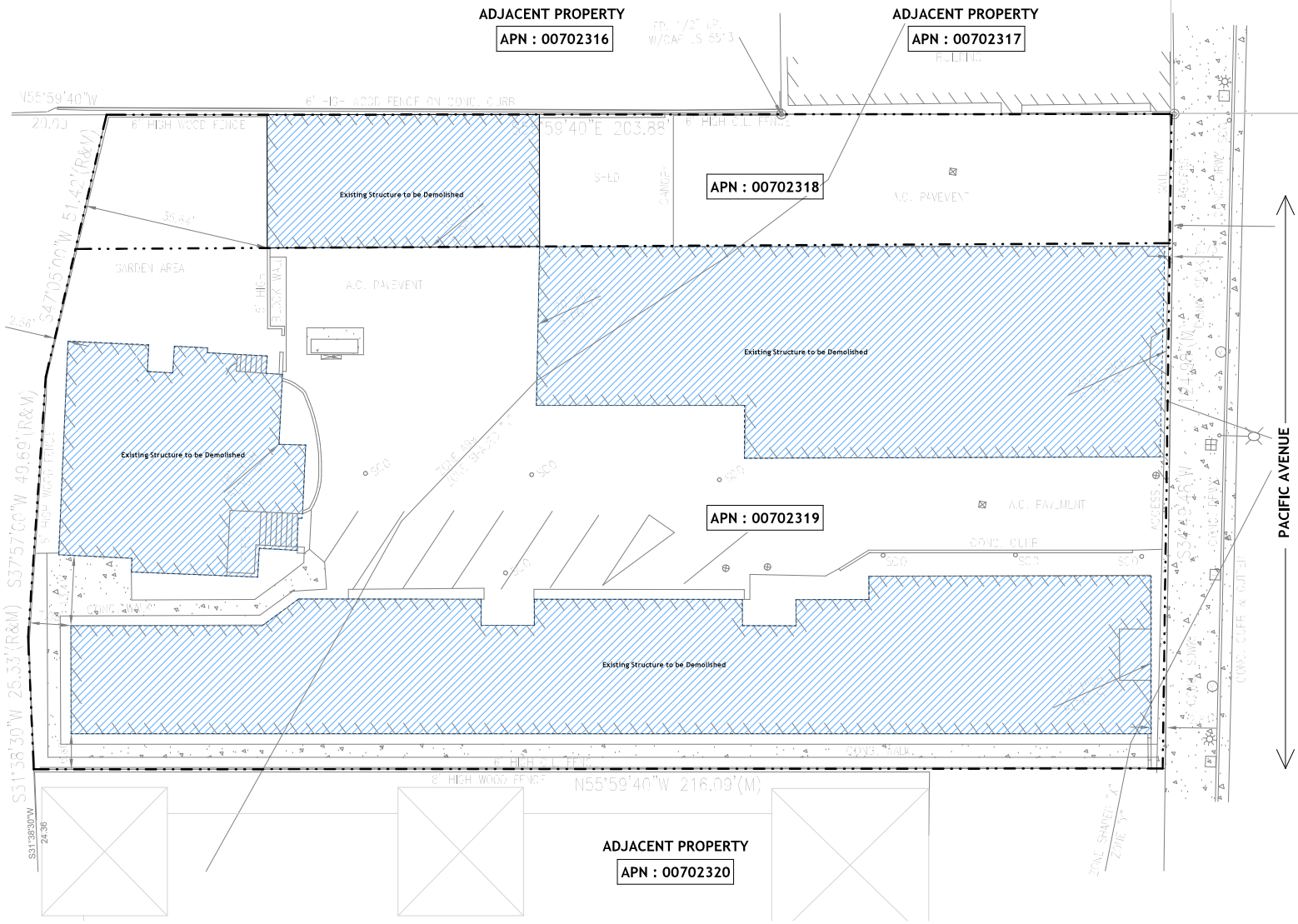
JOB NUMBER :
2025-01

SHEET DESCRIPTION :
INCLUSIONARY UNIT

DATE :
02/27/2026

SHEET NUMBER :
A-0.7

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SITE DEMOLITION LEGEND

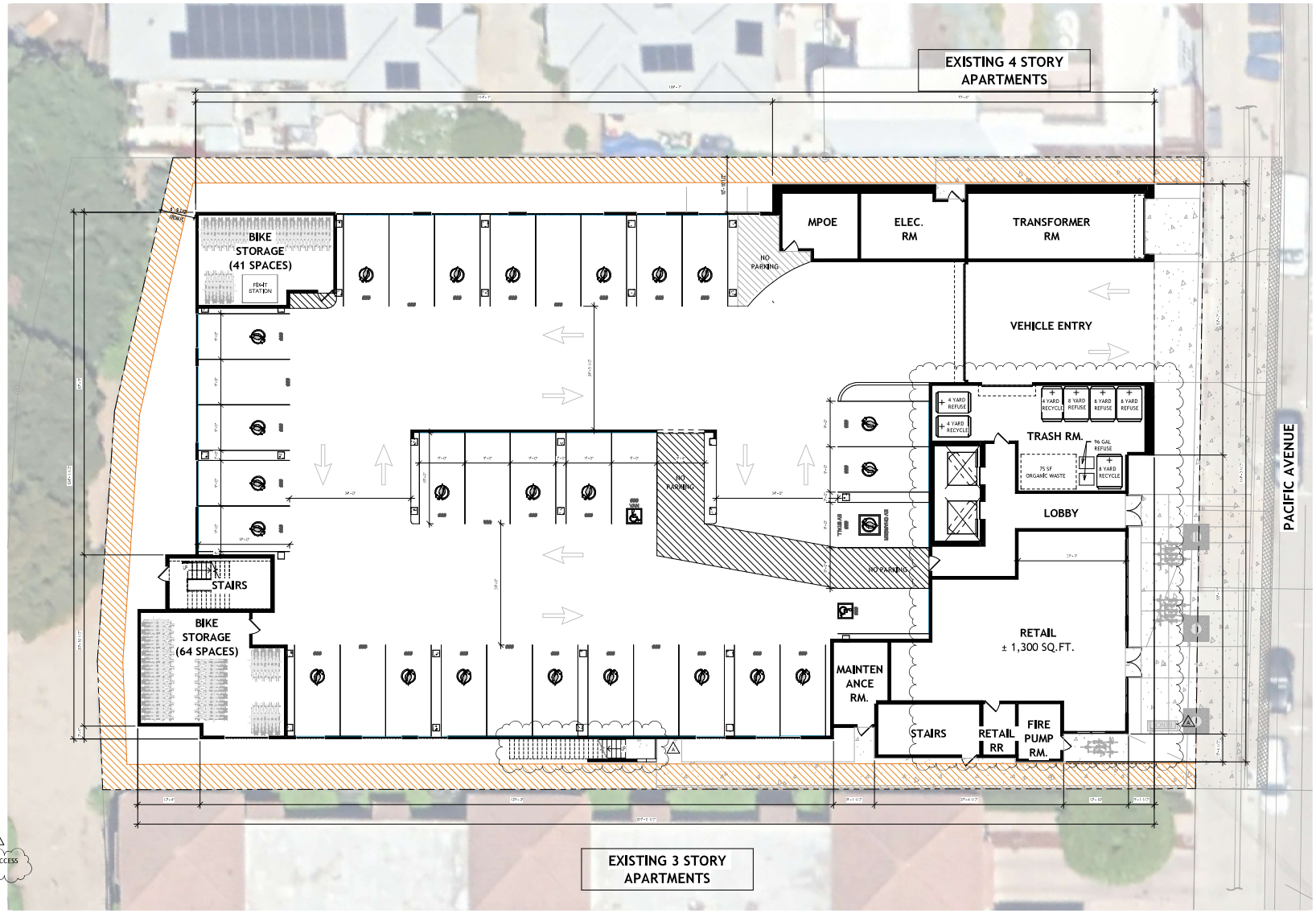
EXISTING STRUCTURE TO BE DEMOLISHED

PROPERTY LINE

① DEMOLITION PLAN
1/8" = 1'-0"

DRAWN BY :	CLIENT :	PROJECT NAME :	JOB NUMBER :	SHEET DESCRIPTION :	DATE :	SHEET NUMBER :
AURA ARCHITECTURE INC.	CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT	DRIFTWOOD FLATS, SANTA CRUZ, CA	2025-01	SITE DEMOLITION PLAN	02/27/2026	A-1.0

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FLOOR PLAN LEGEND

FIRE ACCESS PATH. (EMERGENCY ACCESS EASEMENT PER CIVIL PLANS)

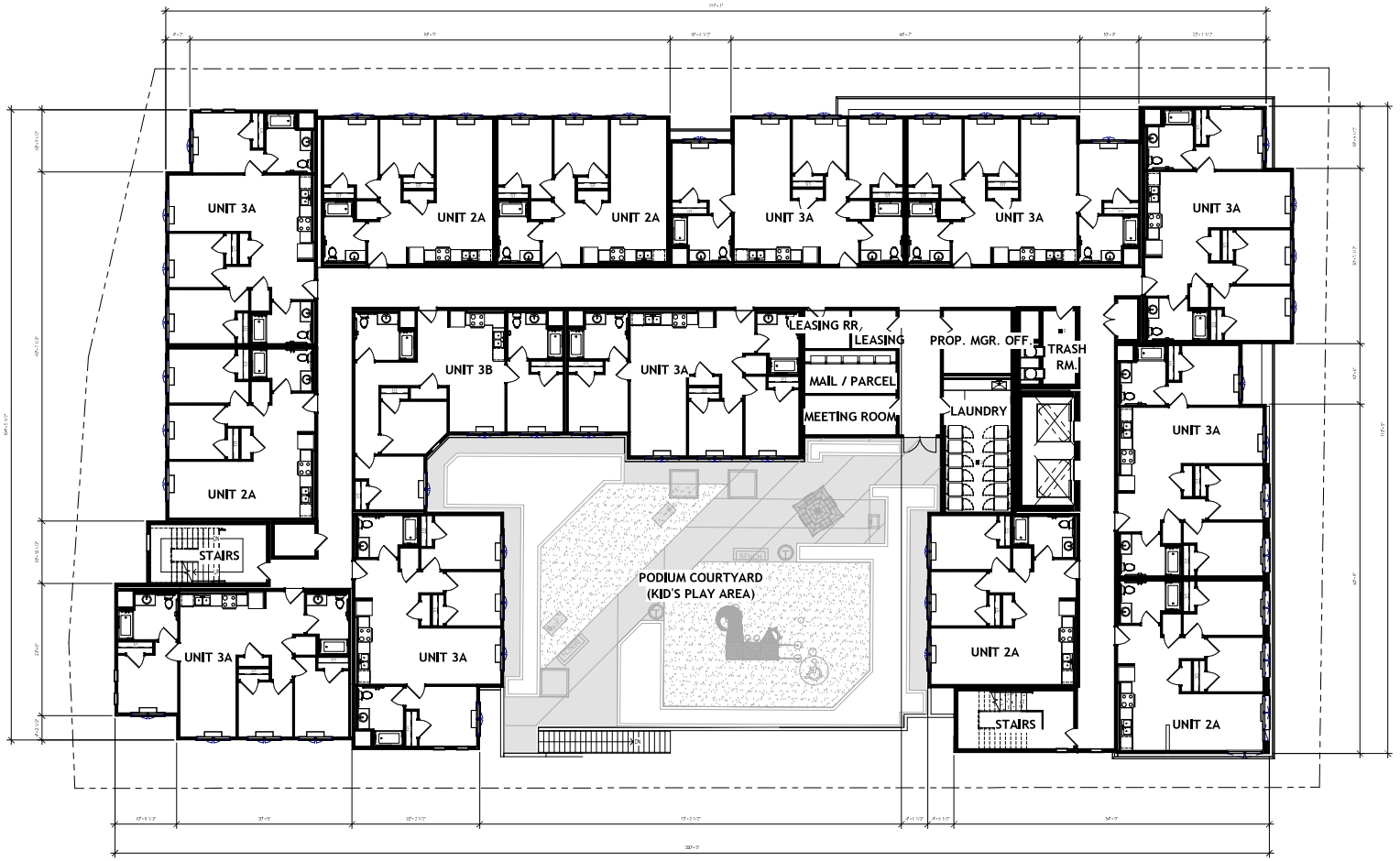
PROPERTY LINE

NOTE: BIKE STORAGE ROOMS WILL BE SECURED VIA KEY CARD. CAMERA WILL BE INSTALLED FOR ADDITIONAL SECURITY.

1 LEVEL 1
1/8" = 1'-0"

DRAWN BY :	CLIENT :	PROJECT NAME :	JOB NUMBER :	SHEET DESCRIPTION :	DATE :	SHEET NUMBER :
AURA ARCHITECTURE INC.	CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT	DRIFTWOOD FLATS, SANTA CRUZ, CA	2025-01	FLOOR PLAN - LEVEL 1	02/27/2026	A-3.0

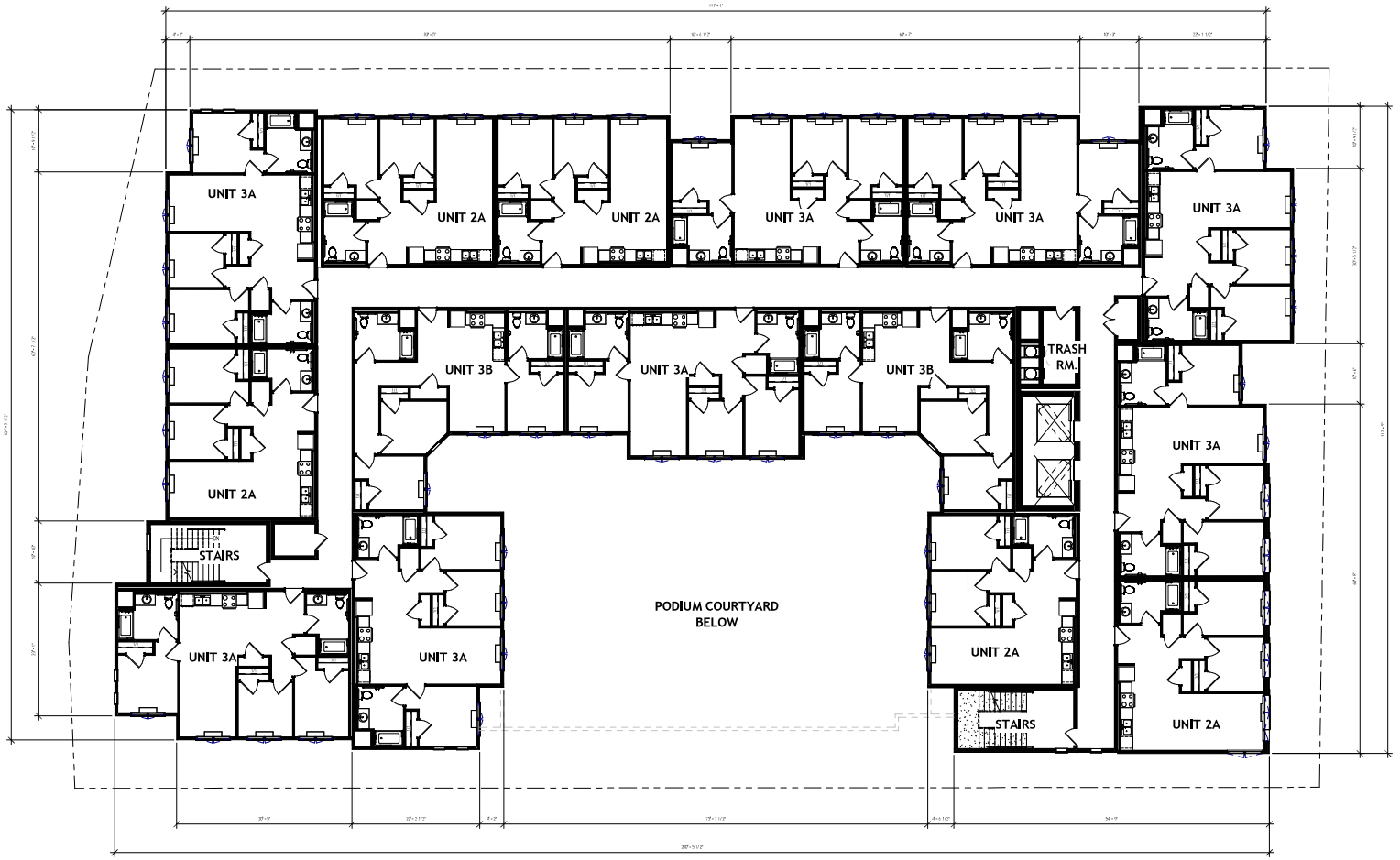
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① LEVEL 2
1/8" = 1'-0"

DRAWN BY :	CLIENT :	PROJECT NAME :	JOB NUMBER :	SHEET DESCRIPTION :	DATE :	SHEET NUMBER :
AURA ARCHITECTURE INC.	CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT	DRIFTWOOD FLATS, SANTA CRUZ, CA	2025-01	FLOOR PLAN - LEVEL 2	02/27/2026	A-3.1

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1 LEVEL 3 - 7
1/8" = 1'-0"

DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
DRIFTWOOD FLATS, SANTA CRUZ, CA

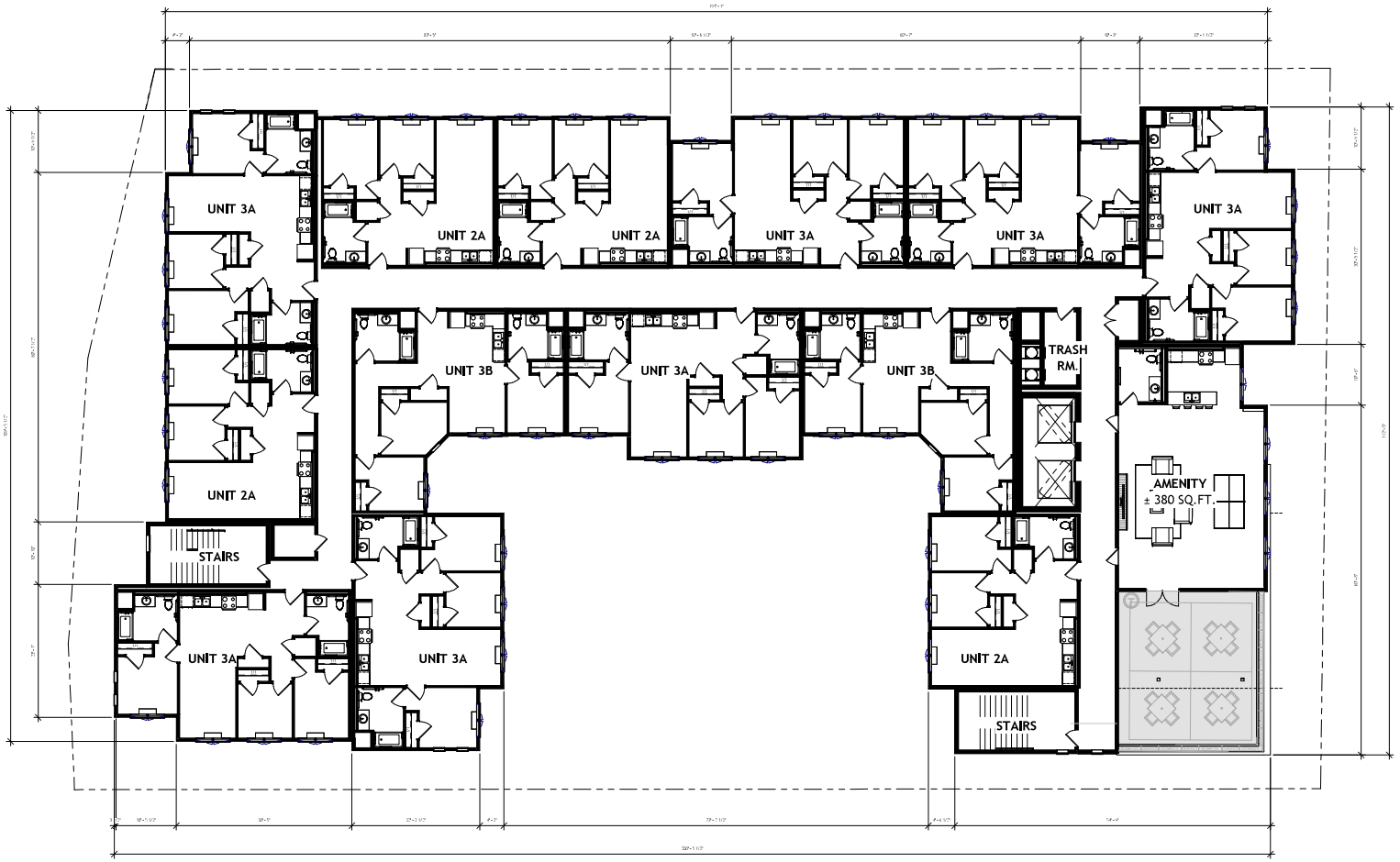
JOB NUMBER :
2025-01

SHEET DESCRIPTION :
FLOOR PLAN - LEVEL 3 - LEVEL 7

DATE :
02/27/2026

SHEET NUMBER :
A-3.2

3/4/2026 3:36:54 PM



1 LEVEL 8
1/8" = 1'-0"

DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
DRIFTWOOD FLATS,
SANTA CRUZ, CA

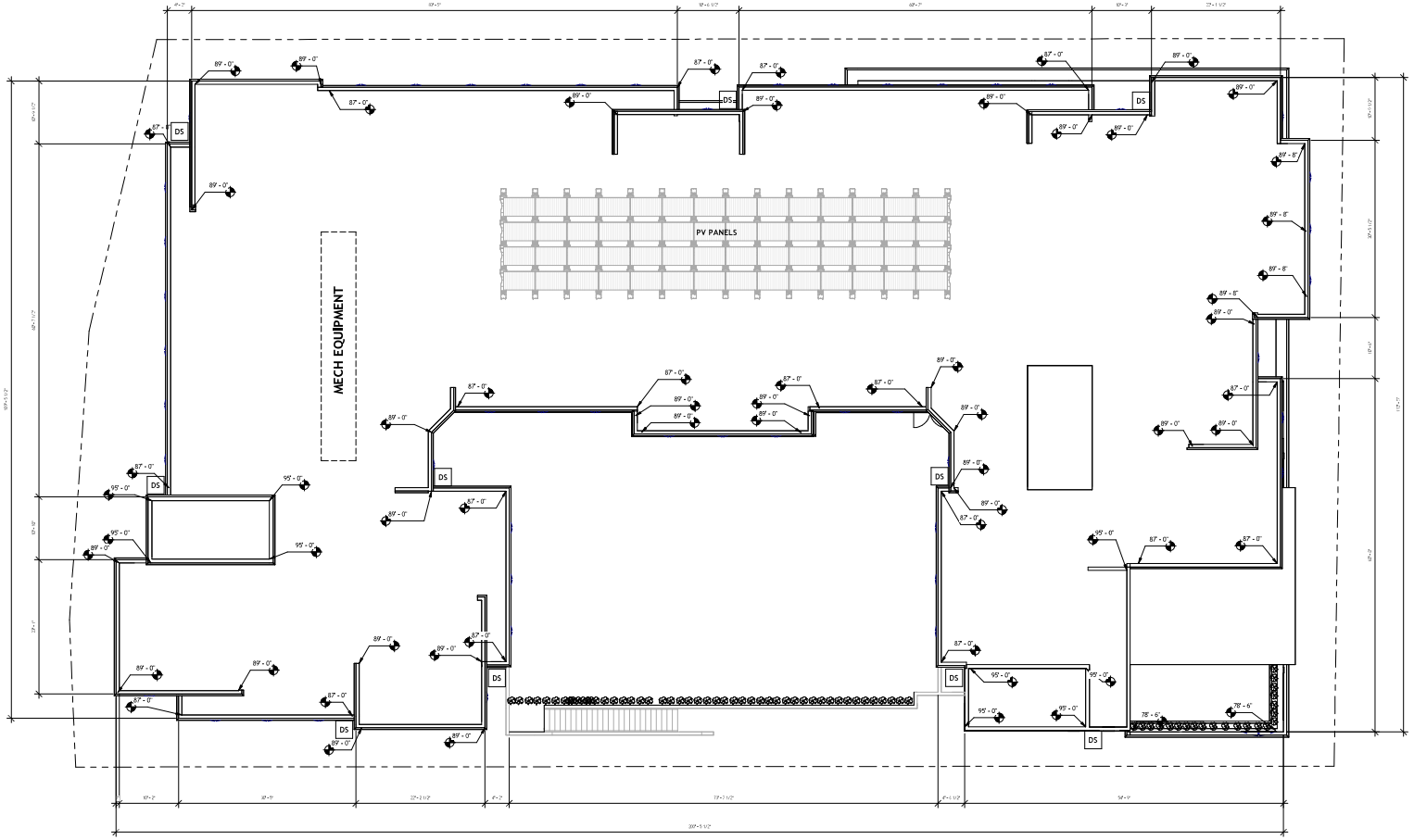
JOB NUMBER :
2025-01

SHEET DESCRIPTION :
FLOOR PLAN - LEVEL 8

DATE :
02/27/2026

SHEET NUMBER :
A-3.3

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ROOF PLAN LEGEND

DS — DOWNSPOUT LOCATIONS

NOTE:
1. ALL MECHANICAL AND ELECTRICAL EQUIPMENT WILL BE DESIGNED AND INSTALLED SO THAT IT IS SCREENED BY THE PARAPET.
2. ELEVATOR PENTHOUSE, MECHANICAL PENTHOUSE, INSIDE SURFACE OF THE PARAPET WALLS SHALL BE PAINTED TO BE VISUALLY UNOBTRUSIVE.

① ROOF PLAN
1/8" = 1'-0"

DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
DRIFTWOOD FLATS,
SANTA CRUZ, CA

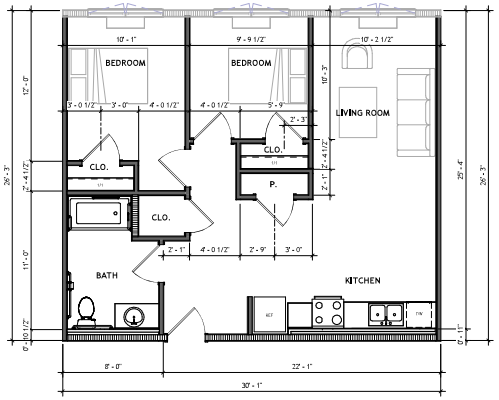
JOB NUMBER :
2025-01

SHEET DESCRIPTION :
ROOF PLAN

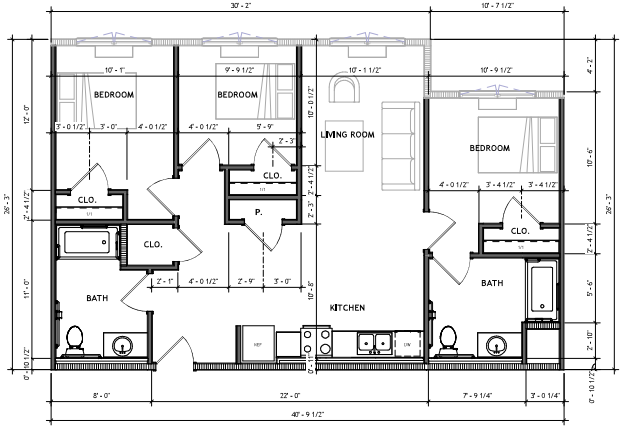
DATE :
02/27/2026

SHEET NUMBER :
A-3.4

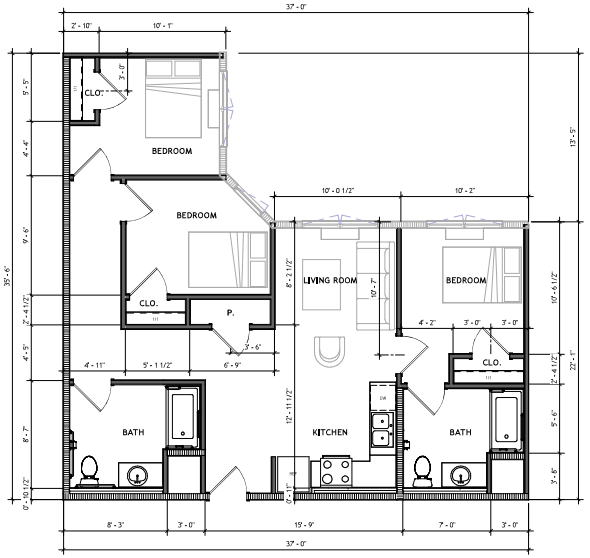
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UNIT 2A
TCAC: 700 SF
PROV.: 794 SF



UNIT 3A
TCAC: 900 SF
PROV.: 1,031 SF



UNIT 3C
TCAC: 900 SF
PROV.: 1,001 SF

DRAWN BY :	CLIENT :	PROJECT NAME :	JOB NUMBER :	SHEET DESCRIPTION :	DATE :	SHEET NUMBER :
AURA ARCHITECTURE INC.	CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT	DRIFTWOOD FLATS, SANTA CRUZ, CA	2025-01	UNIT PLANS	02/27/2026	A-4.0

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1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION KEYNOTES

S. NO.	MATERIAL / COLOR CODE	COLOR
1	STUCCO - SHERWIN WILLIAMS / SW 9623 (SNOWBELT)	
2	STUCCO - SHERWIN WILLIAMS / SW 6258 (TRICORN BLACK)	
3	STUCCO - SHERWIN WILLIAMS / SW 6370 (SAUCY GOLD)	
4	STUCCO - SHERWIN WILLIAMS / SW 6119 (SERENGETI GRASS)	
5	HARDIE LAP SIDING - SHERWIN WILLIAMS / SW 6119 (SERENGETI GRASS)	
6	STOREFRONT	
7	OPERABLE WINDOW	
8	PLANTERS	
9	ROLL-UP DOOR	



DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
DRIFTWOOD FLATS,
SANTA CRUZ, CA

JOB NUMBER :
2025-01

SHEET DESCRIPTION :
BUILDING ELEVATIONS

DATE :
02/27/2026

SHEET NUMBER :
A-5.0

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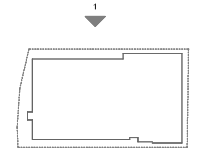
1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION KEYNOTES

S. NO.	MATERIAL / COLOR CODE	COLOR
1	STUCCO - SHERWIN WILLIAMS / SW 9623 (SNOWBELT)	
2	STUCCO - SHERWIN WILLIAMS / SW 6258 (TRICORN BLACK)	
3	STUCCO - SHERWIN WILLIAMS / SW 6370 (SAUCY GOLD)	
4	STUCCO - SHERWIN WILLIAMS / SW 6119 (SERENGETI GRASS)	
5	HARDIE LAP SIDING - SHERWIN WILLIAMS / SW 6119 (SERENGETI GRASS)	
6	STOREFRONT	
7	OPERABLE WINDOW	
8	PLANTERS	
9	ROLL-UP DOOR	



DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
DRIFTWOOD FLATS,
SANTA CRUZ, CA

JOB NUMBER :
2025-01

SHEET DESCRIPTION :
BUILDING ELEVATIONS

DATE :
02/27/2026

SHEET NUMBER :
A-5.1

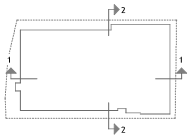
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1 SECTION 1
1/8" = 1'-0"



2 SECTION 2
1/8" = 1'-0"



DRAWN BY :	CLIENT :	PROJECT NAME :	JOB NUMBER :	SHEET DESCRIPTION :	DATE :	SHEET NUMBER :
AURA ARCHITECTURE INC.	CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT	DRIFTWOOD FLATS, SANTA CRUZ, CA	2025-01	BUILDING SECTIONS	02/27/2026	A-6.0

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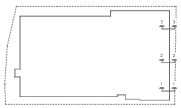
1 WALL SECTION - 1
1/4" = 1'-0"

2 WALL SECTION - 2
1/4" = 1'-0"

3 WALL SECTION - 3
1/4" = 1'-0"

WALL SECTION KEYNOTES

1. STOREFRONT
2. OPERABLE WINDOW
3. PLANTERS



DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
DRIFTWOOD FLATS,
SANTA CRUZ, CA

JOB NUMBER :
2025-01

SHEET DESCRIPTION :
WALL SECTIONS

DATE :
02/27/2026

SHEET NUMBER :
A-6.1

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CAPACITY 4 Bikes per unit

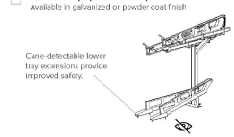
MATERIALS
Uprights: 4" 11g square tube
Upright base: 1/4" plate
Cantilevers: 11g plate
Cantilever base: 1/4" plate
Trays: 11g plate

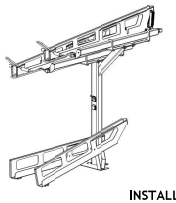
FINISHES
☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard optior.

☐ **Powder Coa:**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1.Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS **Surface only**
Each upright has one ⅝" plate feet that accept ½" wedge anchors

CANE STOPS ☐ **Add cane steps (additional cost)**
Available in galvanized or powder coat finish





INSTALLATION

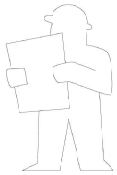
TOOLS NEEDED

-Hammer drill
-Masonry bit, 3/8", 1/2"
-Hammer
-Socket wrench
-Sockets, 9/16", 3/4"
-Socket extension, 4-6"
-Hex wrench, 3/16"
-Tape measure
-Chalk line
-Marker
-Level

RECOMMENDED BASE MATERIAL

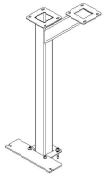
Solid concrete is the best base material for installation. To ensure the proper anchors are shipped with your racks, ask your Dero representative which anchor is appropriate for your application. Be sure nothing is underneath the base material that could be damaged by drilling.

1



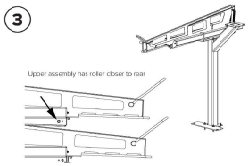
Refer to setback diagrams before installation to ensure sufficient space. Installation surface must be concrete of suitable strength. If surface is not level, contact Dero representative for workable solution.

2



Place the Uprights in position and secure with (4) ½" x 3.75" wedge anchors. At least 1.25" of wedge anchor threads should remain above the concrete. The Lower Tray mount should be placed on the front side of the Upright and secured with the existing wedge anchors.

3



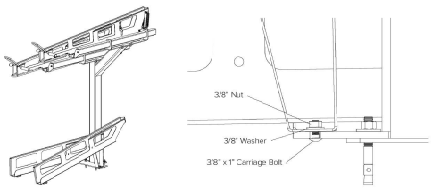
Place the lower Cantilever Assembly on the lower Upright position and secure with (4) ½" x 1.25" carriage bolts, ½" washers, and ½" nylock nuts

4



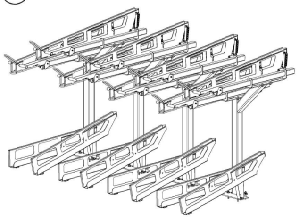
Do the same for the upper Cantilever Assembly.

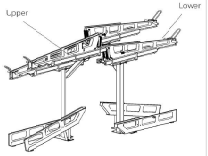
5



Place the bottom Lower and Upper Trays in position and secure at the rear with (1) 3/8" x 1" carriage bolt, 3/8" washer, and 3/8" nut each. Secure at the front with (1) 3/8" x 3" wedge anchor each.

6



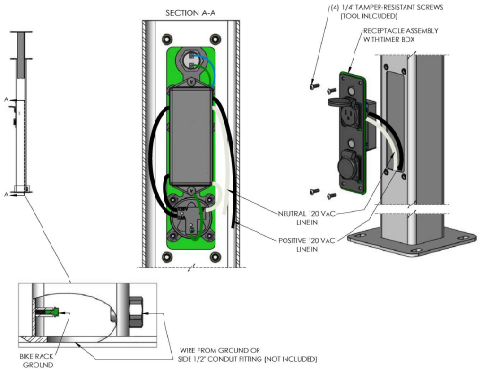


For double sided installations be sure to stagger the position of the units so that upper trays in one row face sit opposite lower trays in the other row.

Continue to the next section and repeat the previous steps.

INSTALLATION ELECTRICAL

All electrical wiring to be performed by a licensed electrician in accordance with NEC or the local electrical code

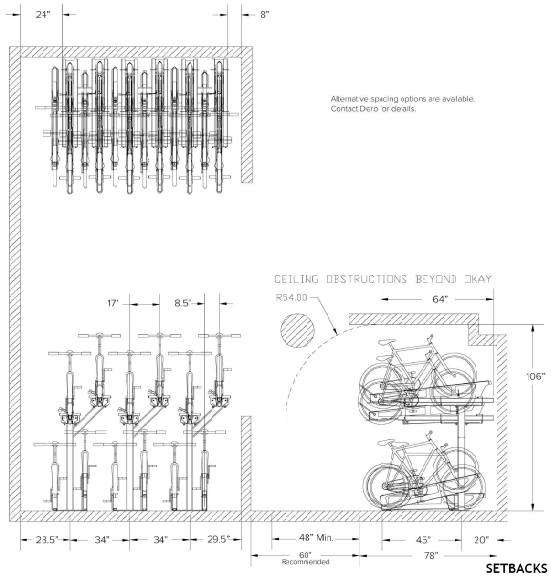


1. Route positive and neutral electrical wires through the bike rack conduit fitting or base plate
2. Connect electrical wires to timer box.
3. Fasten the receptacle assembly to the bike rack with (4) 1/4-20 tamper-resistant screws (tool provided).
4. Attach ground wire to bike rack ground with a #10-24 screw.
5. Connect positive and neutral wires to gcI circuit breaker 125 vac max.
6. Test:
   - Attach load to receptacle and press button above it. The receptacle should be powered for 4 hours and then shut off. Pressing the button while the receptacle has power will restart the 4-hour time. There is no "off" switch other than the timer.
   - Repeat for other receptacles.

All wires and conduit supplied by installer

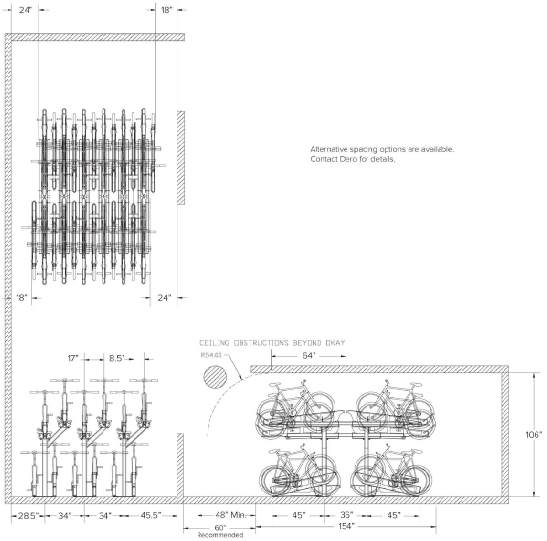
Each unit has (2) outlets and requires a 120VAC 8A power supply. Multiple units may be connected to one GFCI breaker circuit that can accommodate 8A per unit (4A per outlet).

For indoor or covered outdoor use only.



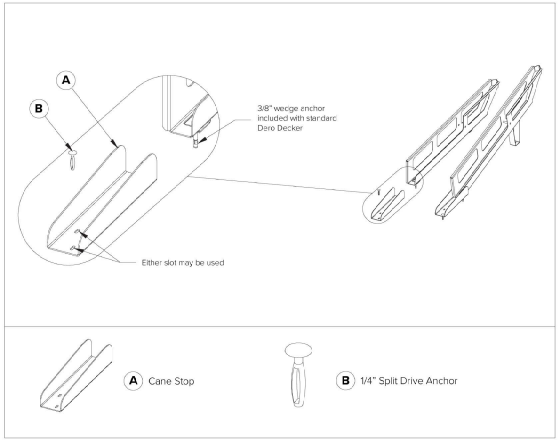
Alternative spacing options are available. Contact Dero for details.

SETBACKS DOUBLE SIDED



Alternative spacing options are available. Contact Dero for details.

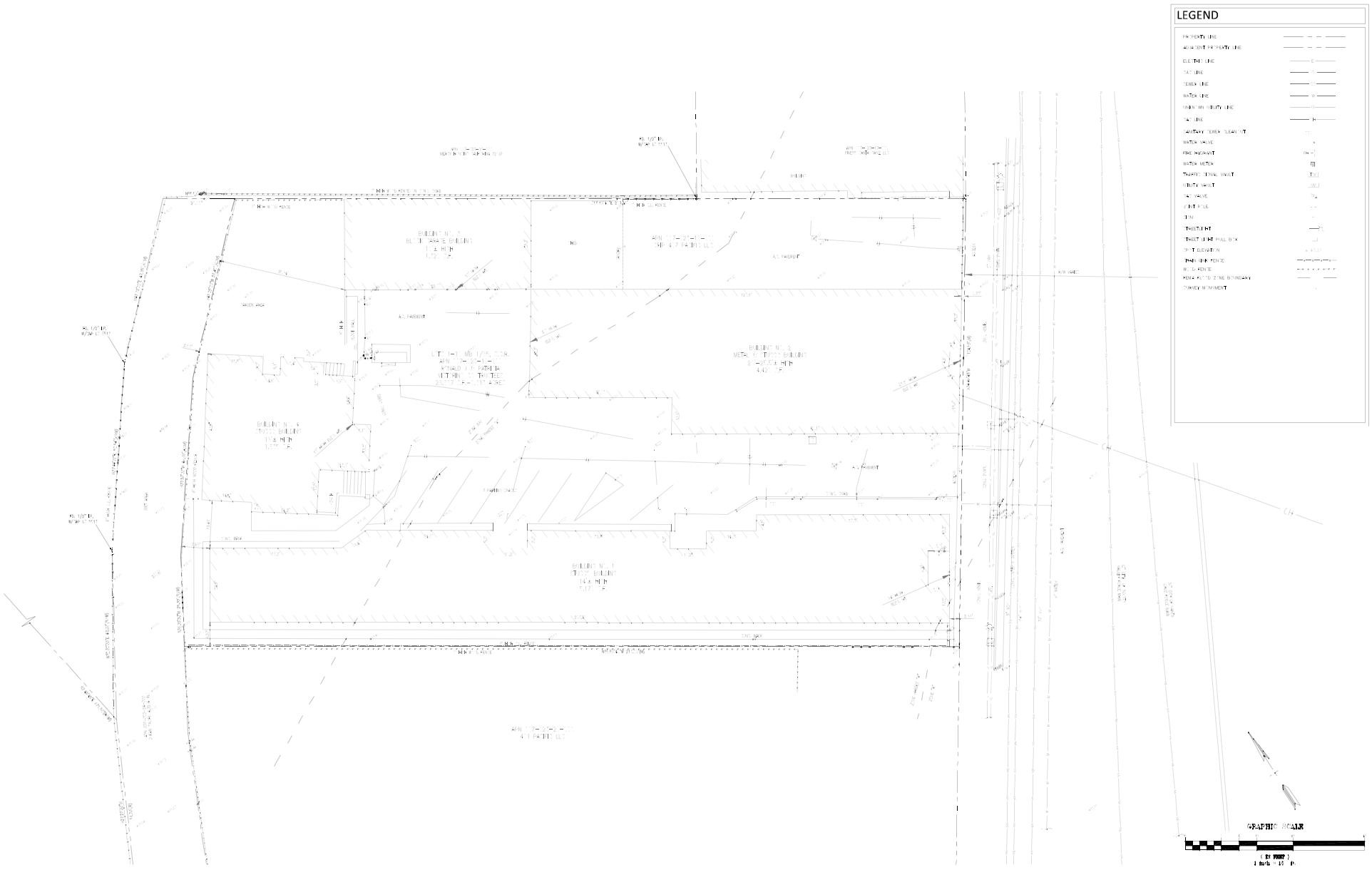
See diagrams below for guidance on installing the optional Cane Stop. This attachment provides a cane-detectable barrier beneath the upper trays of the Dero Decker for improved safety.



INSTALLATION CANE STOPS

DRAWN BY : AURA ARCHITECTURE INC.	**CLIENT :** CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT	**PROJECT NAME :** DRIFTWOOD FLATS, SANTA CRUZ, CA	**JOB NUMBER :** 2025-01	**SHEET DESCRIPTION :** CAR, EV, BICYCLE PARKING, STORAGE INFO	**DATE :** 02/27/2026	**SHEET NUMBER :** A-9.0

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DRAWN BY :
BKF ENGINEERS

CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
407 PACIFIC AVENUE, SANTA CRUZ, CA

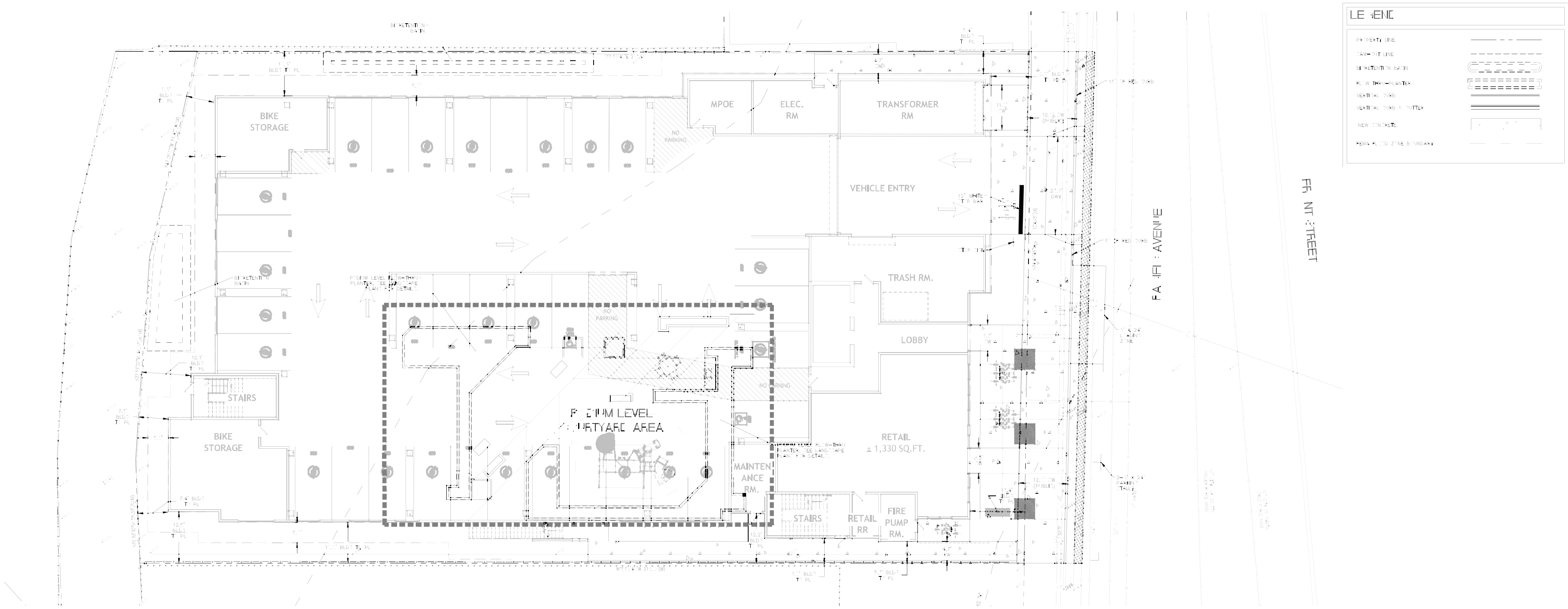
JOB NUMBER :
20251589

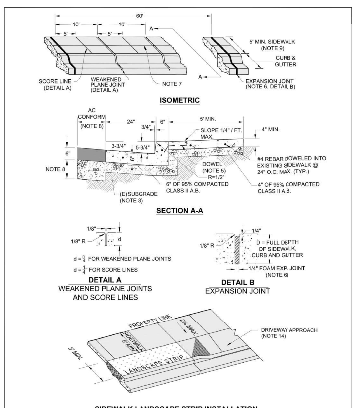
SHEET DESCRIPTION :
EXISTING CONDITIONS

DATE :
02-27-2026

SHEET NUMBER :
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SIDEWALK LANDSCAPE STRIP INSTALLATION

1 of 2

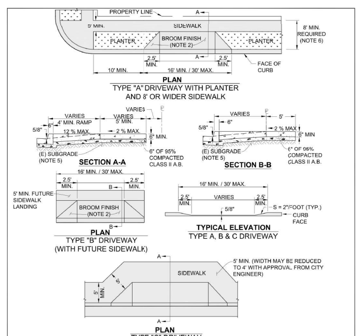
CITY OF SANTA CRUZ PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	CURB, GUTTER AND SIDEWALK DETAILS	REV. DATE: Jun 2025
	CITY ENGINEER:	SCALE: N.T.S.
		DWG. NO. G - 1.1

NOTES:

1. ALL CONCRETE TO BE SIX SACK, CLASS "A" CONCRETE, PER LATEST CALTRANS SPECIFICATIONS.
2. BROOM FINISH THE SURFACE OF SIDEWALK PERPENDICULAR TO THE PATH OF TRAVEL.
3. REMOVE SOFT OF SPONGY SUBGRADE MATERIAL TO A DEPTH OF 6 INCHES BELOW THE SUBGRADE ELEVATION FOR CURB AND GUTTER AND 3 INCHES FOR SIDEWALK.
4. STANDARD CURB, GUTTER AND SIDEWALK SHALL BE A MONOLITHIC POUR UNLESS CURB AND GUTTER ARE EXISTING.
5. IF ANY CURB, GUTTER OR SIDEWALK ARE EXISTING, DOWEL INTO EXISTING CONCRETE EVERY 24".USE 18" LONG #4 REBAR DOWELS, INSERT 4" INTO CURB. BEND DOWEL AT BACK OF CURB AS SHOWN.
6. EXPANSION JOINTS SHALL COMPLY WITH ASTM D1751. AS AN ALTERNATIVE, A SEMI-RIGID, CLOSED-CELL POLYPROPYLENE FOAM, PREFORMED JOINT FILLER THAT COMPLIES WITH ASTM D8139 MAY BE USED.
7. LONGITUDINAL SCORE LINES SHALL BE MADE ALONG THE CENTERLINE OF SIDEWALKS 8' OR MORE IN WIDTH
8. WIDTH OF A.C. CONFORM SHALL BE A MINIMUM OF 2 FEET. A.C. CONFORM SHALL BE A MINIMUM OF 6" THICK. CLASS II A.B. BELOW CONFORM SHALL BE 6" FOR RESIDENTIAL ROADS AND 9" FOR COLLECTOR/ARTERIAL ROADS.
9. CITY ENGINEER MAY REQUIRE MODIFICATIONS OF MINIMUM WIDTH TO CONFORM TO SURROUNDING NEIGHBORHOOD.
10. SIDEWALK SHALL BE REPLACED UP TO AN EXISTING SCORE LINE OR JOINT. DO NOT REPLACE SIDEWALK IN-BETWEEN EXISTING SCORE LINES OR JOINTS.
11. FOR ALL UTILITY BOXES IN THE SIDEWALK, WEAKENED PLANE JOINT ON BOTH SIDES OF THE BOX. WEAKENED PLANE JOINT SHALL EXTEND THE ENTIRE WIDTH OF THE SIDEWALK.
12. PROPERTIES THAT HAVE A 8 FT. OR GREATER PROPERTY LINE SETBACK FROM THE BACK OF CURB WILL BE REQUIRED TO INSTALL A LANDSCAPE STRIP.
13. 4' WIDE LANDSCAPE STRIP REQUIRED FOR STANDARD STREET TREE INSTALLATION. IF A 4' WIDE LANDSCAPE STRIP CANNOT BE ACHIEVED, SMALLER STATURE STREET TREES MAY BE PLANTED FROM THE CITY APPROVED LIST. CONTACT THE CITY ARBORIST FOR MORE INFORMATION.
13. SLOPE SIDEWALK AND LANDSCAPING STRIP TOWARD CURB AT 1/4" / FT. (2%) MAX.
14. FOR DRIVEWAY APPROACH CONSTRUCTION SEE CITY STANDARD DETAIL G2 TYPE "A" DRIVEWAY WITH PLANTER.

2 of 2

CITY OF SANTA CRUZ PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	CURB, GUTTER AND SIDEWALK GENERAL NOTES	REV. DATE: Jun 2025
	CITY ENGINEER:	SCALE: N.T.S.
		DWG. NO. G - 1.2



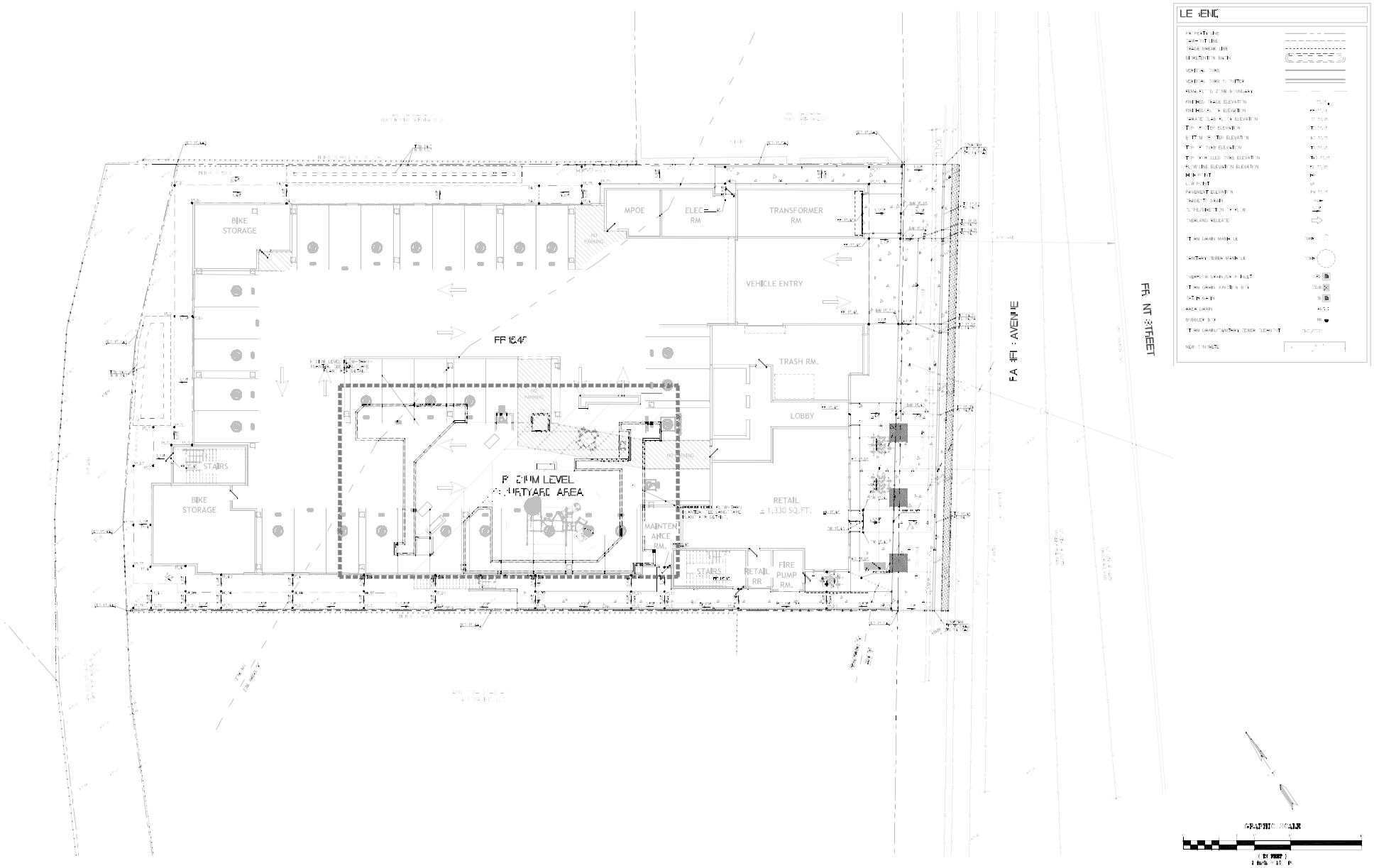
NOTES:

1. SIDEWALK AREA ADJACENT TO DRIVEWAY APPROACH SHALL HAVE A < 2% CROSS SLOPE.
2. BROOM FINISH THE SURFACE OF DRIVEWAY APPROACH PERPENDICULAR TO THE PATH OF TRAVEL.
3. ALL CONCRETE TO BE SIX SACK, CLASS "A" CONCRETE, PER LATEST CALTRANS SPECIFICATIONS.
4. ALL CONCRETE SHALL BE REINFORCED WITH #4 REBAR AT 18" O.C. BOTH WAYS. MAINTAIN 2" OF COVER FOR REINFORCEMENT.
5. REMOVE SOFT OF SPONGY SUBGRADE MATERIAL TO A DEPTH OF 6 INCHES BELOW THE SUBGRADE ELEVATION FOR DRIVEWAYS.
6. PLANTER STRIP SHALL NOT BE INSTALLED IF WIDTH BETWEEN CURB AND BACK OF SIDEWALK IS LESS THAN 8'.

CITY OF SANTA CRUZ PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	DRIVEWAY APPROACH	REV. DATE: Jun 2025
	CITY ENGNEER:	SCALE: N.T.S.
		DWG. NO. G - 2

DRAWN BY :	CLIENT :	PROJECT NAME :	JOB NUMBER :	SHEET DESCRIPTION :	DATE :	SHEET NUMBER :
BKF ENGINEERS	CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT	407 PACIFIC AVENUE, SANTA CRUZ, CA	20251589	PRELIMINARY SITE PLAN	02-27-2026	C - 2.0

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DRAWN BY :
BKF ENGINEERS

CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
407 PACIFIC AVENUE, SANTA CRUZ, CA

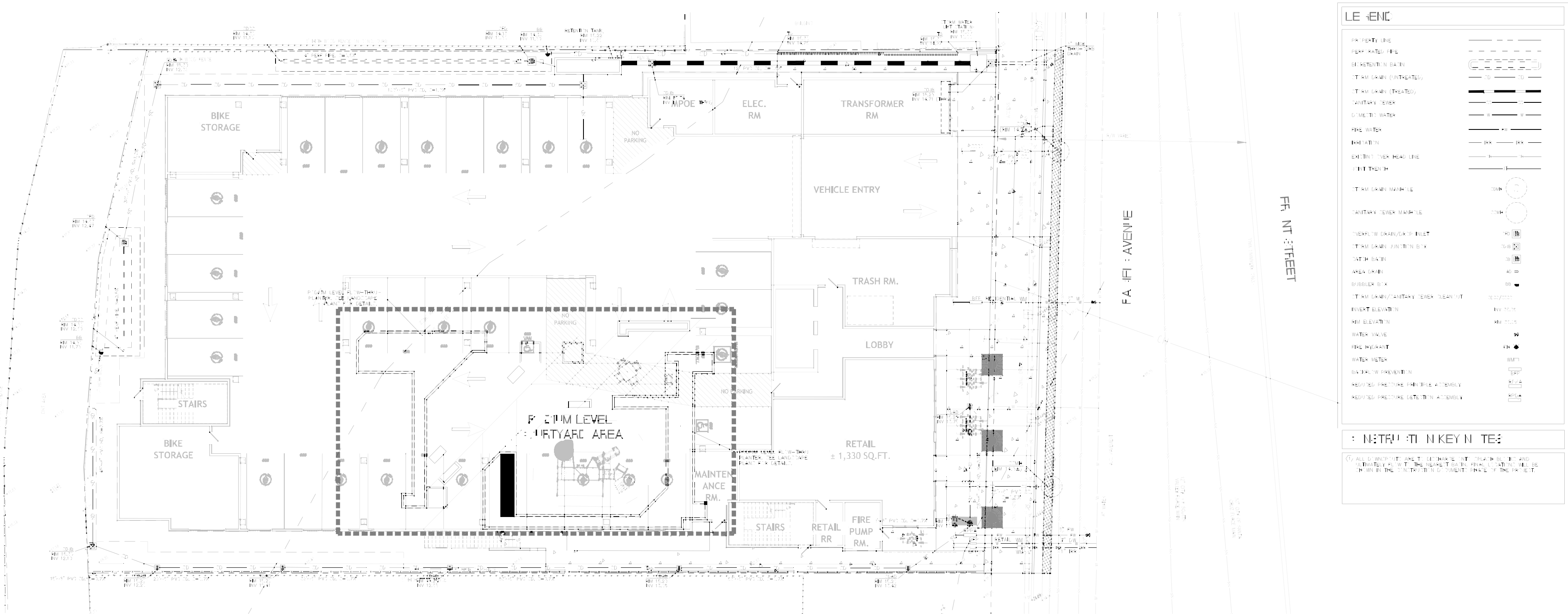
JOB NUMBER :
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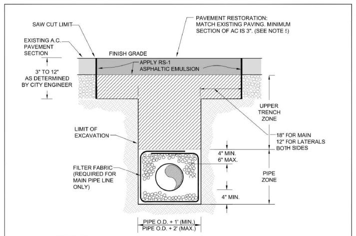
SHEET DESCRIPTION :
PRELIMINARY GRADING AND DRAINAGE PLAN

DATE :
02-27-2026

SHEET NUMBER :
C - 3.0

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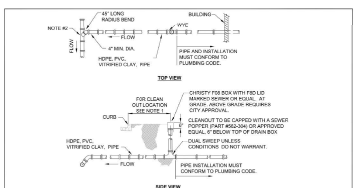
NOTES:

THIS DETAIL APPLIES TO ALL EXCAVATIONS IN CITY STREETS OR SIDEWALKS.

1. ***PIPE ZONE BACK FILL SHALL BE:***
   - **A.** $\frac{3}{4}$" CRUSHED OR ANGULAR ROCK WITH 100% PASSING 1", 90-100% PASSING 3/4', 0-30% PASSING NO. 4 SIEVE, AND 0-10% PASSING NO. 8 SIEVE.
   - **B.** ROCK SHALL BE ENVELOPED WITH FILTER FABRIC FOR MAIN PIPE ONLY.
2. ***UPPER TRENCH MATERIAL SHALL BE:***
   - **A.** CLSM (1 SACK CEMENT SAND SLURRY); OR
   - **B.** CLASS 2 AGGREGATE BASE PER CALTRANS SPECIFICATIONS.

     IF AGGREGATE BASE IS USED THE UPPER 2' SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. REMAINING MATERIAL SHALL BE COMPACTED TO 90%. A CIVIL ENGINEER HIRED BY THE CONTRACTOR MUST CERTIFY THAT COMPACTION REQUIREMENTS ARE MET.
3. ***SHOVEL-SLICE PIPE BEDDING UNDER THE HAUNCHES OF THE PIPE.***
4. ***ALL TRAFFIC STRIPING SHALL BE REINSTALLED PER CURRENT CALTRANS STANDARDS.***
5. ***PAVEMENT RESTORATION SHALL FOLLOW CITY STANDARD DETAIL G13.***

CITY OF SANTA CRUZ PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	GENERAL TRENCH ASPHALT ROADWAY CITY ENGINEER:	REV. DATE: Jun 2025 SCALE: N.T.S. DWG. NO: S - 1



NOTES:

1. LOCATE CLEANOUT BOX IN SIDEWALK OR DRIVEWAY. IF THERE IS NO SIDEWALK, LOCATE CLEANOUT 10" TO 12" BEHIND FACE OF CURB. CITY MAY REQUIRE INSTALLATION OF 6" CONCRETE COLLAR IF SITE CONDITIONS WARRANT. IF LOCATED IN A DRIVEWAY, BOX SHALL HAVE A TRAFFIC RATED LID.
2. LATERAL CONNECTIONS:
   - A) **LATERAL CONNECTION TO 6" MAIN PIPELINE**: REPLACE A PORTION OF MAIN WITH A MANUFACTURED WYE.
   - B) **LATERAL CONNECTION TO 8" AND 10" MAIN PIPELINE:** CORE DRILL AND USE A ROMAC "CB" SEWER SADDLE OR USE A NDS FLEXIBLE SADDLE WHEN RECONNECTING AT EXISTING LATERAL CONNECTION LOCATION.
   - C) **LATERAL CONNECTION TO 12" AND LARGER MAIN PIPELINE**, WITH APPROVAL BY THE PUBLIC WORKS INSPECTOR,THE CONTRACTOR SHALL CORE DRILL AND USE INSERTA TEE INSTALLED BY CERTIFIED *INSERTA TEE*™ INSTALLER.
   - D) LATERALS SHALL BE CONNECTED TO CIPP SEWER MAINS BY ROMAC SEWER SADDLE OR INSERTA-TEE. CONNECTIONS SHALL BE MADE TO THE EXPOSED CIPP DIRECTLY AND NOT THE HOST PIPE
3. ANY PIPE REPAIR COUPLING SHALL BE *FERNCO* SHEER BAND WITH 24 GAUGE STAINLESS STEEL BANDS AND SHEAR BAND OR APPROVED EQUAL.
4. PIPE SHALL BE:
   - A) HDPE - SOLID WALL SDR 26, OR
   - B) PVC SDR 26 GASKET SEWER PIPE ASTM 3034, OR
   - C) VITRIFIED CLAY SEWER PIPE ASTM C 700, WITH COMPRESSION JOINT ASTM C 425
5. PROVIDE THREE FEET OF COVER UNLESS PROPER SLOPE TO SEWER MAIN DICTATES LESS COVER.
6. IF CONNECTION TO MAIN PIPELINE IS GREATER THAN 8 FEET DEEP USE A CHIMNEY CONNECTION FULLY SUPPORTED WITH A 2-SACK SLURRY.
7. SLOPE SHALL NOT BE LESS THAN $\frac{1}{4}$" PER FOOT.
8. A MINIMUM OF 2" OF BEDDING SHALL BE PROVIDED. FOLLOW CITY TYPICAL PIPE TRENCH DETAIL.
9. IF THE RIM OF ANY FIXTURE (IN THE BUILDING) IS BELOW THE ELEVATION OF THE NEXT UPSTREAM SEWER MANHOLE COVER, THEN A BACKWATER VALVE IS REQUIRED. VALVE SHALL BE LOCATED BETWEEN THE BUILDING AND CLEANOUT. USE *CLEAN CHECK* BACK FLOW PREVENTION DEVICE OR APPROVED EQUAL.
10. ALL PIPES REHABILITATED WITH THE LINING PROCESS SHALL BE TELEVISED TO SHOW THE FULL LENGTH OF LINING AND THE CONNECTION AT THE MAIN. INSPECTION SHALL BE PERFORMED WHILE THE PUBLIC WORKS INSPECTOR IS ON SITE, OR A TAPE OR DVD SHALL BE PROVIDED TO THE INSPECTOR FOR REVIEW.

CITY OF SANTA CRUZ PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	SEWER LATERAL CITY ENGINEER:	REV. DATE: Jun 2025 SCALE: N.T.S. DWG. NO: S - 3

DRAWN BY :	CLIENT :	PROJECT NAME :	JOB NUMBER :	SHEET DESCRIPTION :	DATE :	SHEET NUMBER :
BKF ENGINEERS	CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT	407 PACIFIC AVENUE, SANTA CRUZ, CA	20251589	PRELIMINARY UTILITY PLAN	02-27-2026	C - 4.0

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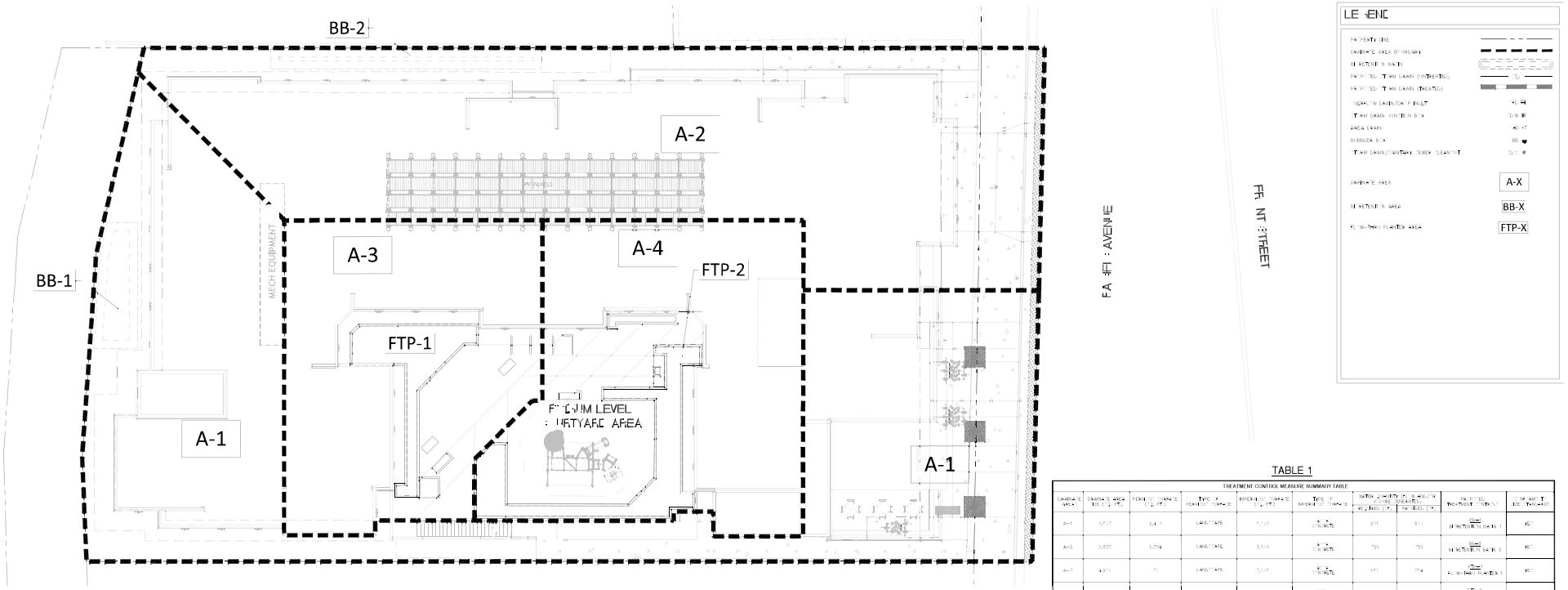


TABLE 1

TREATMENT CONTROL MEASURE SUMMARY TABLE

DRAINAGE AREA	DRAINAGE AREA SIZE (SF)	PERVIOUS AREA (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS AREA (SF)	TYPE OF IMPERVIOUS SURFACE	WATER QUALITY FLOW RATE/VOLUME TREATED		TREATMENT CONTROL MEASURE	MEETS SIZING STANDARD
						(CFS)	(CF)		
A-1	9,914	2,476	LANDSCAPE	7,438	ROOF/CONCRETE	0.17	311	BIORETENTION BASIN 1	YES
A-2	2,672	1,256	LANDSCAPE	1,416	ROOF/CONCRETE	0.03	59	BIORETENTION BASIN 2	YES
A-3	4,811	71	LANDSCAPE	4,740	ROOF/CONCRETE	0.11	204	FLOW-THRU PLANTER 1	YES
A-4					ROOF/CONCRETE	0.02	42	FLOW-THRU PLANTER 2	YES

Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	407 Pacific
Project location:	407 Pacific Avenue, Santa Cruz, CA
Tier 2/Tier 3:	Tier 2 - Treatment
Design rainfall depth (in):	1.2
Total project area (ft2):	9573
Total DMA area (ft2):	9304
Total new impervious area (ft2):	
Total replaced impervious within a USA (ft2):	
Total replaced impervious not in a USA (ft2):	6896
Total pervious/landscape area (ft2):	2408
Total SCM area (ft2):	289

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
DMA 1	Drains to SCM	4572	Roof	Replaced	SCM 1
DMA 1	Drains to SCM	2317	Concrete or asphalt	Replaced	SCM 1
DMA 1	Drains to SCM	2408	Landscape	Replaced	SCM 1

DMA Summary Area

Total assigned DMA area (ft2):	9304
New impervious area (ft2):	0
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	6896
Total pervious/landscape area (ft2):	2408

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
SCM 1	Bioretention	1	Site-Specific	0	289

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Minimum SCM Area (ft2)				
SCM 1	286				

6. Self-Retaining Area SizingChecks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name(s)	Eff. Tributary DMA Area (ft2)	Effective Tributary / SRA Area Ratio

Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	407 Pacific
Project location:	407 Pacific Avenue, Santa Cruz, CA
Tier 2/Tier 3:	Tier 2 - Treatment
Design rainfall depth (in):	1.2
Total project area (ft2):	9573
Total DMA area (ft2):	9252
Total new impervious area (ft2):	
Total replaced impervious within a USA (ft2):	
Total replaced impervious not in a USA (ft2):	7898
Total pervious/landscape area (ft2):	1354
Total SCM area (ft2):	321

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
DMA 2	Drains to SCM	6417	Roof	Replaced	SCM 1
DMA 2	Drains to SCM	1481	Concrete or asphalt	Replaced	SCM 1
DMA 2	Drains to SCM	1354	Landscape	Replaced	SCM 1

DMA Summary Area

Total assigned DMA area (ft2):	9252
New impervious area (ft2):	0
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	7898
Total pervious/landscape area (ft2):	1354

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
SCM 2	Bioretention	1	Site-Specific	0	321

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Minimum SCM Area (ft2)				
SCM 1	321				

Results are out of Click 'Launch Mod

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name(s)	Eff. Tributary DMA Area (ft2)	Effective Tributary / SRA Area Ratio

Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	407 Pacific
Project location:	407 Pacific Avenue, Santa Cruz, CA
Tier 2/Tier 3:	Tier 2 - Treatment
Design rainfall depth (in):	1.2
Total project area (ft2):	4288
Total DMA area (ft2):	3933
Total new impervious area (ft2):	
Total replaced impervious within a USA (ft2):	
Total replaced impervious not in a USA (ft2):	3895
Total pervious/landscape area (ft2):	38
Total SCM area (ft2):	354

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
DMA 3	Drains to SCM	3895	Roof	Replaced	SCM 1
DMA 3	Drains to SCM	38	Landscape	Replaced	SCM 1

DMA Summary Area

Total assigned DMA area (ft2):	3933
New impervious area (ft2):	0
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	3895
Total pervious/landscape area (ft2):	38

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
SCM 3	Bioretention	1	Site-Specific	0	354

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Minimum SCM Area (ft2)				
SCM 1	136				

Results are out of Click 'Launch Mod

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name(s)	Eff. Tributary DMA Area (ft2)	Effective Tributary / SRA Area Ratio

Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	407 Pacific
Project location:	407 Pacific Avenue, Santa Cruz, CA
Tier 2/Tier 3:	Tier 2 - Treatment
Design rainfall depth (in):	1.2
Total project area (ft2):	5083
Total DMA area (ft2):	4583
Total new impervious area (ft2):	
Total replaced impervious within a USA (ft2):	0
Total replaced impervious not in a USA (ft2):	4538
Total pervious/landscape area (ft2):	45
Total SCM area (ft2):	502

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
DMA 4	Drains to SCM	4538	Roof	Replaced	SCM 1
DMA 4	Drains to SCM	45	Landscape	Replaced	SCM 1

DMA Summary Area

Total assigned DMA area (ft2):	4583
New impervious area (ft2):	0
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	4538
Total pervious/landscape area (ft2):	45

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
SCM 4	Bioretention	1	Site-Specific	0	502

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Minimum SCM Area (ft2)				
SCM 1	182				

Results are out of Click 'Launch Mod

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name(s)	Eff. Tributary DMA Area (ft2)	Effective Tributary / SRA Area Ratio

GRAPHIC SCALE

DRAWN BY :
BKF ENGINEERS

CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
407 PACIFIC AVENUE, SANTA CRUZ, CA

JOB NUMBER :
20251589

SHEET DESCRIPTION :
PRELIMINARY STORMWATER CONTROL PLAN

DATE :
02-27-2026

SHEET NUMBER :
C - 5.0

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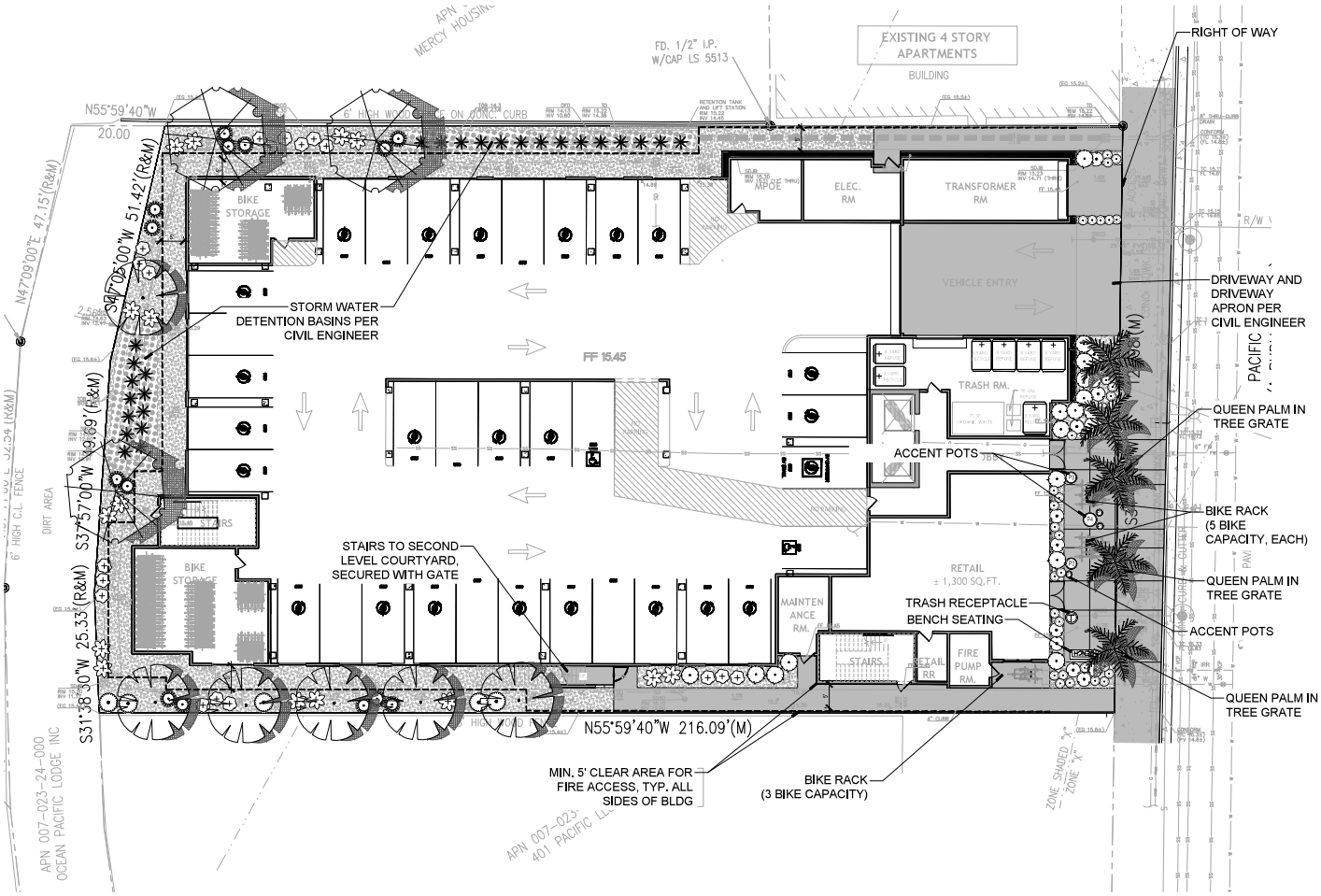
PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	REMARKS
TREES					
	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	24"BOX	L	
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24"BOX	L	
	LAGERSTROEMIA X 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24"BOX	M	
	RHUS LANCEA	AFRICAN SUMAC	24"BOX	L	
PALM TREES					
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	24"BOX	M	
SHRUBS					
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	L	
	LEONOTIS LEONURUS	LION'S TAIL	5 GAL	L	
	NANDINA DOMESTICA FIREPOWER	DWARF HEAVENLY BAMBOO	5 GAL	L	
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW	15 GAL	M	
	RHAPHIOLEPIS U. 'MINOR'	YEDDA HAWTHORN	5 GAL	L	
	ROSMARINUS O. 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	L	
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L	
GRASSES/GRASS-LIKE PLANTS					
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	L	
	DIANELLA R. 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL	L	
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	L	

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING	REMARKS
GROUND COVERS						
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	LINERS	L	12" o.c.	
	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	FLAT	L	18" o.c.	
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	FLAT	L	18" o.c.	

DESIGN OBJECTIVES:

1. PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILES, STORAGE, UTILITY AREAS, ETC.) AND ADD CHARACTER AND INTEREST TO THE PROJECT.
2. ARCHITECTURAL ELEMENTS OF THE SITE WILL BE RELATED AND ENHANCED WITH PLANTING OF SIMILAR DESIGN CHARACTER.
3. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
4. COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.
5. ALL OUTDOOR STORAGE, LOADING, REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES (EXCEPT AT ACCESS POINTS). PLANTING WILL BE USED TO SOFTEN HARD MATERIALS WHERE SUCH ARE USED FOR SCREENING.
6. VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OF TREES, SHRUBS AND/OR GROUNDCOVERS.
7. SLOPE PLANTINGS, HYDROSEEDING AND MULCHING PROCESSES ARE INTENDED TO TAKE PLACE DURING THE APPROPRIATE SEASONS OF LATE FALL OR WINTER (NOVEMBER THROUGH FEBRUARY) FOR OPTIMUM RESULTS.
8. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
9. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS, WHERE ALLOWED, FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. WHERE PERMANENT IRRIGATION IS NOT PERMITTED THE IRRIGATIONG SYSTEMS ARE TO BE TEMPROARY. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING. THE IRRIGATION SYSTEM SHALL CONSIST OF LOW PRECIPITATION RATE SPRAY HEADS FOR GROUND COVER AND SHRUB PLANTER AREAS. ALL SLOPES SHALL BE IRRIGATED WITH SPRAY AND ROTOR HEADS. MICRO SPRAY HEADS MAY BE USED WHERE REASONABLE.
10. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
11. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.



LANDSCAPED AREAS MUST BE TOP DRESSED WITH BARK, CHIP, MULCH, OR OTHER SIMILAR MATERIAL TO COVER EXPOSED BARE SOIL.

TREES IN LANDSCAPE PLANTERS LESS THAN 10 FEET IN WIDTH OR LOCATED CLOSER THAN 5 FEET FROM A PUBLIC SIDEWALK, STREET, OR PERMANENT STRUCTURE ON AN ADJACENT PROPERTY MUST BE PLANTED WITH ROOT BARRIERS OR ROOT BARRIER PANELS TO PREVENT DAMAGE TO ADJACENT STRUCTURES OR PAVEMENT.

NOTE: ALL PROPOSED ON-SITE LANDSCAPE AND ROW LANDSCAPE AREAS TO BE MAINTAINED BY THE PROJECT'S ASSOCIATION

REVISIONS

1ST SUB	12-19-2025
2ND SUB	02-27-2026

SCALE: 1"=10'-0"

FILE NAME: G:\25-PROJECTS\25-045-00\LANDARCH\CONCEPT\25-045 CONCEPT.DWG

DRAWN BY :
gmp LANDSCAPE ARCHITECTURE & PLANNING
3176 Lionshead Ave, Suite 102, Carlsbad, CA 92010
gmplandarch.com
T 858 558 6977

CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
407 PACIFIC AVENUE, SANTA CRUZ, CA

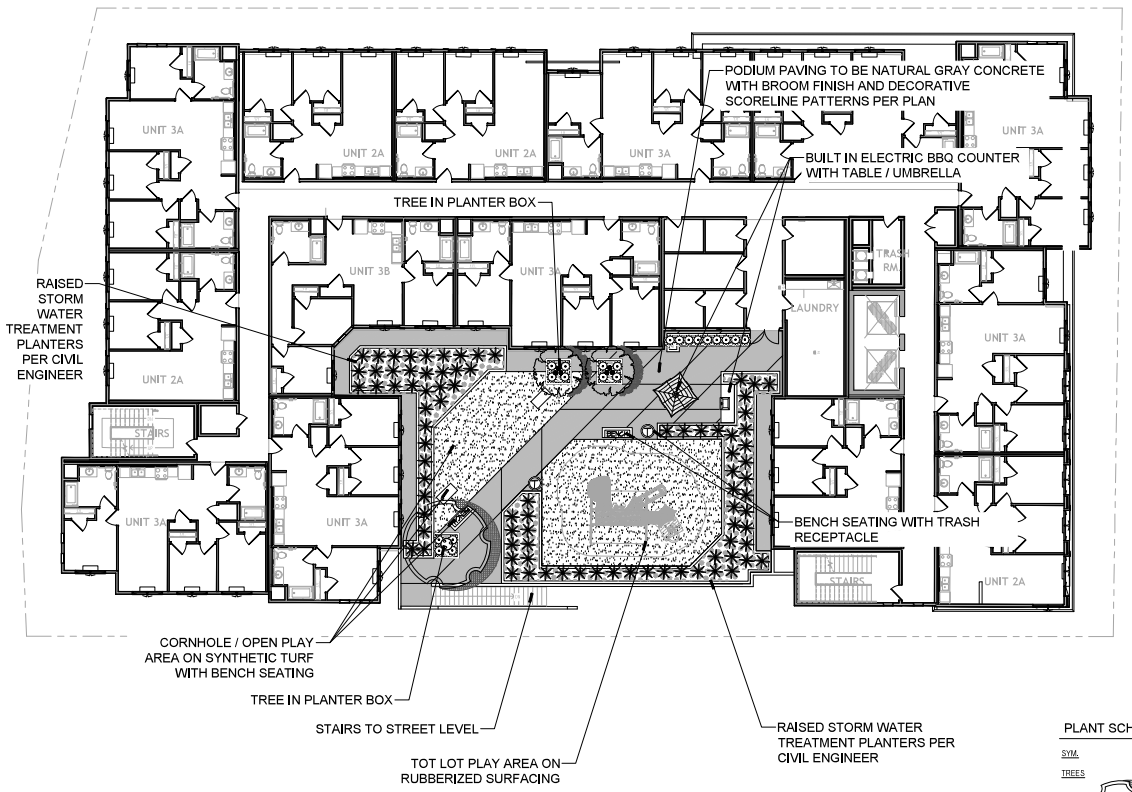
JOB NUMBER :
25-045-00

SHEET DESCRIPTION :
CONCEPTUAL LANDSCAPE PLAN STREET LEVEL

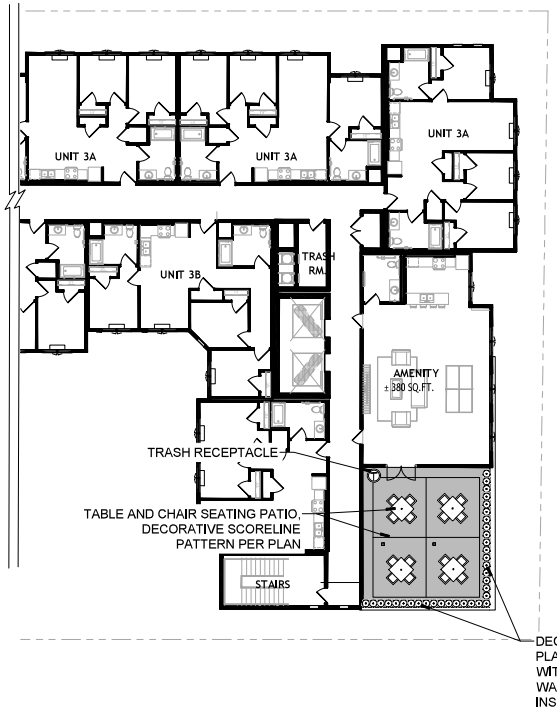
DATE :
2/27/2026

SHEET NUMBER :
L-1

2ND LEVEL



8TH LEVEL



PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS				
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	L
	LEONOTIS LEONURUS	LION'S TAIL	5 GAL	L
	NANDINA DOMESTICA FIREPOWER	DWARF HEAVENLY BAMBOO	5 GAL	L
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW	15 GAL	M
	RHAPHIOLEPIS U. MINOR'	YEDDA HAWTHORN	5 GAL	L
	ROSMARINUS O. 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS				
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	L
	DIANELLA R. 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	L

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
GROUND COVERS					
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	LINERS	L	12" o.c.
	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	FLAT	L	18" o.c.
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	FLAT	L	18" o.c.

PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES				
	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	24"BOX	L
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24"BOX	L
	LAGERSTROEMIA X 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24"BOX	M
	RHUS LANCEA	AFRICAN SUMAC	24"BOX	L
PALM TREES				
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	24"BOX	M

SCALE: 1"=10'-0"

REVISIONS

1ST SUB	12-19-2025
2ND SUB	02-27-2026

FILE NAME: G:\25-PROJECTS\25-045-00\LANDARCH\CONCEPT\25-045 CONCEPT.DWG

DRAWN BY :
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CLIENT :
CRP AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

PROJECT NAME :
407 PACIFIC AVENUE, SANTA CRUZ, CA

JOB NUMBER :
25-045-00

SHEET DESCRIPTION :
CONCEPTUAL LANDSCAPE PLAN PODIUM LEVELS

DATE :
2/27/2026

SHEET NUMBER :
L-2