# OFFERING MEMORANDUM

# 407 STATE STREET
# $4,950,000



BERKSHIRE HATHAWAY HomeServices | California Properties
COMMERCIAL DIVISION




**KEN SWITZER**
COMMERCIAL SENIOR REALTOR
CAL DRE | 01245644

| 805.680.4622
| KenSwitzer1@yahoo.com

# TABLE OF **CONTENTS**





3. Property Summary

5. Property Data

6. Investor Analysis

9. Vicinity Map

10. Photos

11. Floor Plan

12. M-C Zoning Code

***407 State Street*** is a mixed-use property consisting of a 2-story commercial building fronting State Street which was built in the 1920's, plus a custom residence built in 2002 on the back portion of the parcel. The residence was built by the current owners/sellers for their own use as their primary home, and has been used continuously as their primary residence. The custom home was designed by renowned architect Jeff Shelton, who is celebrated for his extraordinary high-quality thoughtful and artistic elements. Known as "The Pistachio House", this home was the first one designed by Shelton in downtown Santa Barbara and was bestowed by the City of Santa Barbara the seldom-issued honor of the "George Washington Smith Award" for architectural achievement. These accolades and pedigree ensure long-term value for 407 State Street.







The property remains as a single parcel encompassing both elements of the mixed-use, though there has been exploratory work done previously on condominiumizing the 2 elements to be separate properties. The 2 structures are separated by open space on the 2nd level, they are connected in one section of the ground level, but do not open to each other. This Offering Memorandum for the sale of 407 State Street provides an overview of the property from the investor angle, however a buyer could choose to consider the property use in many ways:

- Pure investment for both the commercial and residential portions
- Lease the commercial building for investment and use the residence part-time and rent out part-time
- Lease the commercial building for investment and use the residence part-time and keep dark at other times
- Lease the commercial building for investment and use the residence full-time
- Lease the commercial building for investment, except keep the back upstairs office (which is disconnected from the residence) as part of an extended residence for any of the residential-use scenarios above; the sellers have used the property in this configuration since the residence was built
- Lease the downstairs only of the commercial building, and expand the residence to encompass all of the (disconnected) upstairs level of the commercial building
- Use the entire property for a residence, or combination of residence and own business

For uses that are not pure investment, a buyer can review the data and analysis in this Offering Memorandum to see the financial implications of using part of the property for personal use, per the list of other possible use scenarios above.

# PROPERTY **DATA**

## 407 STATE STREET
## SANTA BARBARA, CA 93101



### PARCEL OVERVIEW

**Address:** 407 State Street
Santa Barbara, CA 93101

**Parcel Number:** 037-211-016

**Lot Size:** 3,484 square feet / 0.08 acres

**Square Footage (measured gross):**

Commercial Downstairs: 1,240 SF
Commercial Upstairs Front: 790 SF
Commercial Upstairs Back: 434 SF
Residence: 1,401 SF
Bonus Suite: 292 SF
Garage: 864 SF
Finished Exterior Space: 1,684 SF

### RESIDENCE DETAILS

**Zoning:** M-C Manufacturing Commercial

**Year Built - Commercial:** 1920's (est.)

**Year Built - Residential:** 2002

**Parking - Commercial:** Zone of benefit

**Parking - Residential:** 4-car garage

**Utilities - Commercial:** Separate meters for upstairs and downstairs

**Utilities - Residential:** Separate meters


KEN SWITZER | 805.680.4622 | KenSwitzer1@yahoo.com BHHS COMMERCIAL DIVISION

## Details / Assumptions

Below are details and assumptions used for the investment metrics and calculations on the following page. As shown on the Floor Plan page, the commercial building fronts on State Street and the residence fronts on the paseo off of Gutierrez Street. The current owners have lived in the residence as their own home, and also incorporated the rear portion of the upstairs of the commercial building as their home business office. The investment metrics show "Actual" as zero income for the residence, but do include rental income for the home business office as documented in the owners' accounting, to keep business and personal separate for that space. Here are the details/assumptions:

- Downstairs commercial space pays $5250/month on a modified gross lease, where the tenant pays for their own utilities and minor interior maintenance/repairs. Lease is through June 2022, with no tenant options to renew.
- Upstairs front commercial space pays $3355/month on a gross lease, utilities are split proportionately between tenant and owner. Lease is through June 2022, with no tenant options to renew.
- Upstairs rear commercial space used by owner pays $2500/month gross, per owner's internal accounting for their use of the space.
- The estimated NNN rental rates in the calculations are derived by approximating the proportional share of property taxes, insurance, utilities and repairs, where applicable per the leases.
- For purposes of pro-rating expenses between the commercial spaces and the residence, an estimated value of $2.2M is given to the commercial spaces, and $2.75M to the residence.

## Details / Assumptions (cont.)

- The residence has never been rented; the "Actual" column shows the opportunity cost should an owner-user wish to use the residence part-time or full-time themselves. The pro-forma column shows the projected highest-and-best use rent if rented out full-time.
- The highest-and-best use for renting the residence is assumed to be as a luxury medium-term to long-term furnished rental; the rent figure in the calculations is a best estimate from consulting with property management companies, and incorporates any vacancy.
- Since the highest-and-best rental use is furnished, the expenses for the residential rental include an amortized budget item for replacing furnishings, estimated at $50,000 in today's dollars every 10 years.
- The residence includes spaces which are not considered officially as habitable space, but which carry legitimate value for sale or rent; these spaces are valued at $350/SF for sale purposes, as noted also in the summary calculations on the next page. These bonus spaces are:

  **1)** An additional bed/bath suite fitted out from unfinished space on the entry level, after permits.
  **2)** Luxurious highly-finished exterior living decks, in several distinct spaces. For purposes of additional value compared to similar urban residences, only the finished deck space over 400 square feet is given extra value.
  **3)** An over-sized 4-car garage with high ceilings. For purposes of additional value compared to similar urban residences, only the garage space over 450 square feet (a standard 2-car garage) is given extra value.

# INVESTOR ANALYSIS
# CALCULATIONS

## 407 STATE STREET
## SANTA BARBARA, CA 93101

| COMMERCIAL | ACTUAL | PRO-FORMA |
|---|---|---|
| Downstairs Gross SF | 1,240 SF | 1,240 SF |
| Downstairs Net SF (est. 95% of gross) | 1,178 SF | 1,178 SF |
| Downstairs Lease Rate (equiv. NNN) | $3.25/SF | $3.45/SF |
| Downstairs Monthly Net Income | $3,829/mo. | $4,064/mo. |
| Upstairs Front Gross SF | 790 SF | 790 SF |
| Upstairs Front Net SF (est. 95% of Gross) | 751 SF | 751 SF |
| Upstairs Front Lease Rate (equiv. NNN) | $3.02/SF | $3.25/SF |
| Upstairs Front Monthly Net Income | $2,267/mo. | $2,439/mo. |
| Upstairs Back Gross SF | 434 SF | 434 SF |
| Upstairs Back Net SF (est. 95% of Gross) | 412 SF | 412 SF |
| Upstairs Back Lease Rate (equiv. NNN) | $3.95/SF | $3.95/SF |
| Upstairs Back Monthly Net Income | $1,629/mo. | $1,629/mo. |
| Total Commercial Monthly NOI | $7,724/mo. | $8,132/mo. |
| Total Commercial Annual NOI | $92,683/yr. | $97,582/yr. |

| RESIDENTIAL | ACTUAL | PRO-FORMA |
|---|---|---|
| Residential Gross SF | 1,401 SF | 1,401 SF |
| Additional Bonus Suite SF | 292 SF | 292 SF |
| Garage SF | 864 SF | 864 SF |
| Finished Exterior Living Area SF | 1,684 SF | 1,684 SF |
| Monthly Rental Income (furnished) | $0 | $11,500 |
| Monthly Expenses (residence only) | $4,521 | $4,611 |
| Property Taxes | $2,521 | $2,521 |
| Insurance | $300 | $300 |
| Utilities | $800 | $0 |
| Maintenance/Repairs | $500 | $700 |
| Furnishings Depreciation | $400 | $400 |
| Management | $0 | $690 |
| Total Residential Monthly NOI | ($4,521) | $6,889 |
| Total Residential Annual NOI | ($54,250) | $82,670 |

### SUMMARY PRO-FORMA CALCULATIONS BASED ON $4.95M PURCHASE PRICE

| | | | | | |
|---|---|---|---|---|---|
| Commercial Pro-Forma Annual NOI | $97,584 | Capitalization Rate (pro-forma) | 3.64% | $$/SF on Commercial Only @ $2.2M | $893/SF |
| Residential Pro-Forma Annual NOI | $82,670 | $$/SF (official habitable spaces only) | $1,281/SF | $$/SF on Res. @ $2.75M (official habit.) | $1,963/SF |
| Total Annual Pro-Forma NOI | $180,252 | Adj. $$/SF (habit., add other value**) | $1,101/SF | Adj. $$/SF on Res. @ $2.75M ** | $1,466/SF |

** Adjusted value for the residence incorporates $350/SF of legitimate additional value for the bonus suite, garage size over 450 SF, and finished exterior living areas over 400 SF


KEN SWITZER | 805.680.4622 | KenSwitzer1@yahoo.com BHHS COMMERCIAL DIVISION

# VICINITY MAP

## 407 STATE STREET
## SANTA BARBARA, CA 93101

PACIFIC OCEAN

Stearns Wharf
Shops and
Restaurants

Santa Barbara
Harbor

Harbor Shops
and Restaurants

407
STATE
STREET



Beach

Restaurants + Hotels

WEST
BEACH

CABRILLO BOULEVARD

Hotel
Californian

Restaurants

101 FREEWAY



Funk Zone
Wineries and
Restaurants

State Street
Underpass

1 BLOCK =
APPROX. |——|

← ~100 MILES LOS ANGELES
SAN FRANCISCO ~300 MILES →
AIRPORT ~10 MILES →

Downtown Santa Barbara
Retail, Restaurants
and Theaters →

STATE STREET
PROMENADE


KEN SWITZER | 805.680.4622 | KenSwitzer1@yahoo.com BHHS COMMERCIAL DIVISION

# ADDITIONAL **PHOTOS**



## COMMERCIAL







## RESIDENTIAL



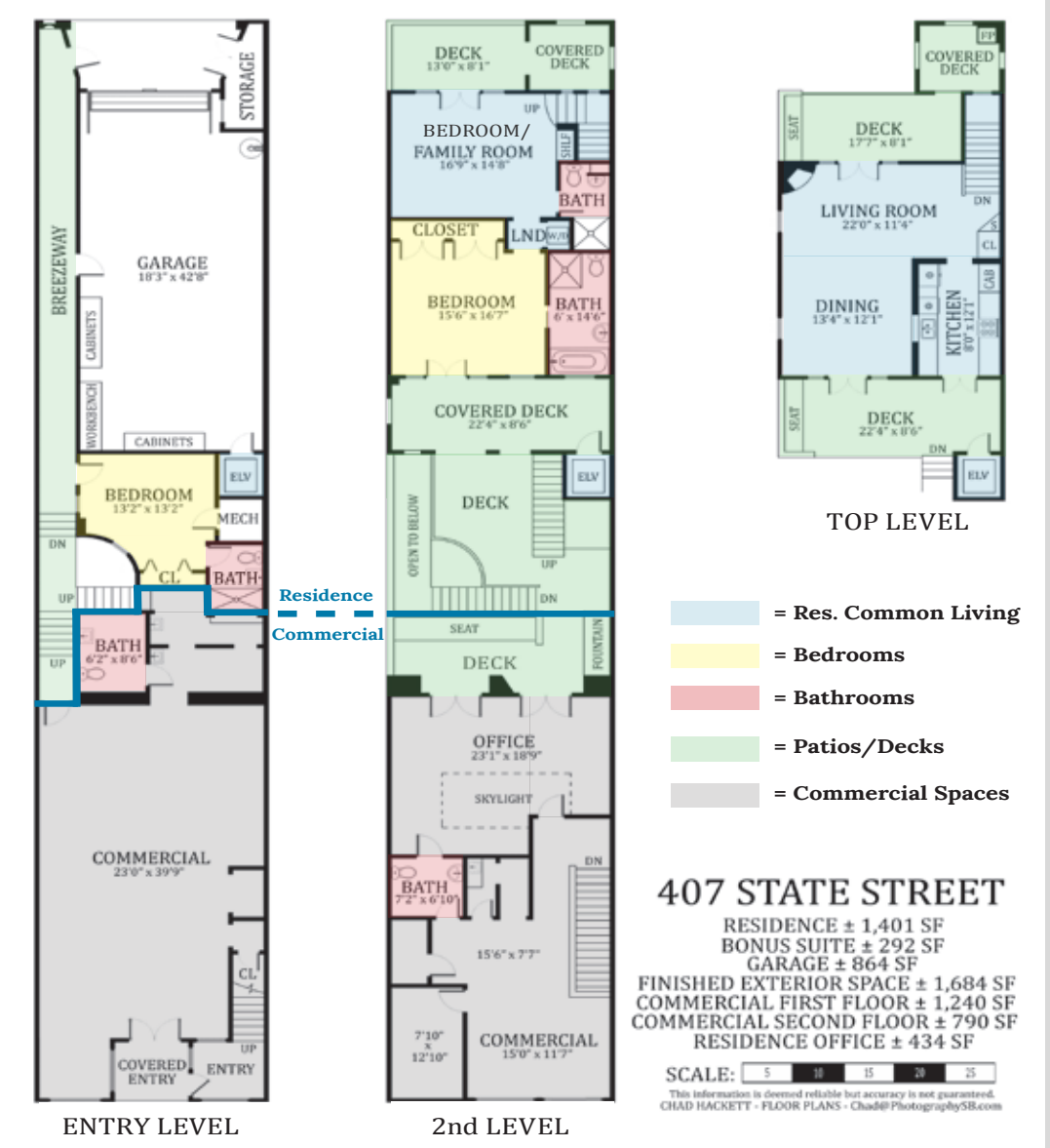




# FLOOR PLAN

## 407 STATE STREET
## SANTA BARBARA, CA 93101

**GUTIERREZ STREET (PASEO ACCESS)**




ENTRY LEVEL

2nd LEVEL

TOP LEVEL

**STATE STREET**


KEN SWITZER | 805.680.4622 | KenSwitzer1@yahoo.com BHHS COMMERCIAL DIVISION

# City of Santa Barbara Zoning Code for M-C Zone (cont. on 4 pages)

## Chapter 30.30 MANUFACTURING ZONES

### 30.30.010 Purpose.

The specific purposes of the Manufacturing Zones are to:

A. Designate adequate land for manufacturing, research and development, and flexible commercial uses to strengthen the city's economic base and provide a range of employment opportunities for the city and region.

B. Provide areas for a wide range of manufacturing, industrial processing, and service commercial uses and protect areas where such uses now exist.

C. Implement and provide appropriate regulations for General Plan classifications of Commercial Industrial/Medium High Residential and Industrial.

Additional purposes of each Manufacturing Zone follow.

**M-C Manufacturing Commercial**. The M-C Zone is intended to accommodate a wide range of limited industrial, residential, retail service, office, and research and development uses.

**M-I Manufacturing Industrial**. The M-I Zone is intended to provide area for a diverse range of industrial uses, including manufacturing and processing, research and development, fabrication, equipment and service yards, and wholesaling. Retail, office, and other nonresidential uses may be allowed as accessory uses to industrial uses.

### 30.30.020 Land Use Regulations.

Table 30.30.020 prescribes the land use regulations for Manufacturing Zones.

Use classifications are defined in Chapter 30.295, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table, or not found to be substantially similar to the uses below, are prohibited.

The table also notes additional land use regulations that apply to various uses. Numbers in parentheses refer to specific limitations listed at the end of the table. Section numbers in the right hand column refer to other sections of this Title.

**TABLE 30.30.020: LAND USE REGULATIONS–MANUFACTURING ZONES**

*"A" Allowed Use* — *"–" Use Not Allowed*
*"PSP" Performance Standard Permit Required* — *"(#)" Specific Limitations at the end of the table*
*"CUP" Conditional Use Permit Required*

| *Use Classification* | *M-C* | *M-I* | *Additional Regulations* |
|---|---|---|---|
| **Residential Uses** | | | |
| Residential Housing Types | | | |
| Single-Unit Residential | A | – | |
| Two-Unit Residential | A | – | |
| Multi-Unit Residential | A | – | |
| Special Residential Unit Types | | | |
| *Accessory Dwelling Unit* | A | – | §30.185.040, Accessory Dwelling Units |
| *Caretaker Unit* | A | A(1) | §30.185.120, Caretaker Unit |
| Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices | | | |
| 6 or fewer individuals | A | – | §30.185.140, Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices |
| 7 to 12 individuals | A | – | |
| More than 12 individuals | CUP | – | |
| Family Day Care Home | | | |
| Small | A | – | |
| Large | A | – | |
| Group Residential | PSP | – | §30.185.190, Group Residential |

**TABLE 30.30.020: LAND USE REGULATIONS–MANUFACTURING ZONES**

*"A" Allowed Use* — *"–" Use Not Allowed*
*"PSP" Performance Standard Permit Required* — *"(#)" Specific Limitations at the end of the table*
*"CUP" Conditional Use Permit Required*

| *Use Classification* | *M-C* | *M-I* | *Additional Regulations* |
|---|---|---|---|
| Home Occupation | A | – | §30.185.200, Home Occupation |
| Live-Work Unit | Allowed subject to the highest permit level required for any individual use or component of the project. | – | §30.185.240, Live-Work Units |
| Mobilehome Park | CUP(2) | – | §30.185.280, Mobilehome and Permanent Recreational Vehicle Parks |
| Supportive Housing | §30.185.430, Transitional and Supportive Housing | | |
| Transitional Housing | §30.185.430, Transitional and Supportive Housing | | |
| **Public and Semi-Public Uses (3)** | | | |
| Cemetery | A | – | |
| College and Trade School | A | A(4) | |
| Community Assembly | A | – | |
| Community Garden | A | A | §30.185.130, Community and Market Gardens |
| Cultural Institution | A | – | |
| Day Care Center | A | – | §30.185.150, Day Care Centers |
| Emergency Shelter | A | CUP | §30.185.170, Emergency Shelter |
| Hospitals and Clinics | | | |
| Hospital | CUP | – | |
| Clinic | A | – | |
| Birth Center | A | – | |
| Instructional Services | A | – | |
| Park and Recreation Facility | CUP | – | §30.185.350, Recreation Facilities |
| Public Facility | A | A | |
| Recreational Vehicle and Camping Parks, Overnight | CUP(2) | – | §30.185.320, Overnight Recreational Vehicle and Camping Parks |
| Recreational Vehicle Parks, Permanent | CUP(2) | – | §30.185.280, Mobilehome and Permanent Recreational Vehicle Parks |
| Schools | A | – | |
| Skilled Nursing Facility | A | – | |
| Social Service Facilities | CUP(5) | CUP(5) | |
| **Commercial Uses** | | | |
| Adult Entertainment Facilities | A | A | §30.185.060, Adult Entertainment Facilities |
| Agriculture | A | A | §30.185.070, Agriculture |

# M-C ZONING **CODE**

## 407 STATE STREET
## SANTA BARBARA, CA 93101

**TABLE 30.30.020: LAND USE REGULATIONS–MANUFACTURING ZONES**

*"A" Allowed Use*
*"PSP" Performance Standard Permit Required*
*"CUP" Conditional Use Permit Required*
*"–" Use Not Allowed*
*"(#)" Specific Limitations at the end of the table*

| *Use Classification* | *M-C* | *M-I* | *Additional Regulations* |
|---|---|---|---|
| Animal Care, Sales and Services | | | |
| Animal Daycare | A(6) | A | |
| Animal Shelter and Boarding | A(7) | A | |
| Grooming and Pet Stores | A(6) | A | |
| Veterinary Services | A(6) | A | |
| Artist Studio | A | A | |
| Automated Teller Machine | A | A | §30.185.080, Automated Teller Machines |
| Automobile/Vehicle Sales and Services | | | |
| Automobile/Vehicle Rentals | A | A | |
| Automobile/Vehicle Sales and Leasing | A(8) | A(8) | |
| Car Washing Facilities | PSP | PSP | §30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities |
| Fueling Station | PSP | A | §30.185.090, Automobile/Vehicle Fueling Stations or Car Washing Facilities |
| Service and Repair, Minor | A | A | |
| Banks and Financial Institutions | A | – | |
| Business Services | A | – | |
| Cannabis Storefront-Retailer | – | A(13) | Chapter 9.44 Commercial Cannabis Businesses |
| Commercial Entertainment and Recreation | | | |
| Cinema/Theater | A | – | |
| Large-scale | CUP | – | §30.185.350, Recreation Facilities |
| Small-scale | A | – | |
| Eating and Drinking Establishments | A | A(9) | |
| Food Preparation | A | A(10) | §30.185.380, Seafood Odor Control |
| Funeral Parlors and Interment Services | A | A | |
| Hotels and Similar Uses | A | – | §30.185.220, Hotels and Similar Uses |
| Maintenance and Repair Services | A | A | |
| Market Garden | A | A | §30.185.130, Community and Market Gardens |
| Medical Cannabis Dispensaries | – | – | Nonconforming Use. Formerly codified as §30.185.250, Medical Cannabis Dispensaries |
| Nurseries and Garden Centers | A | A | |
| Offices | | | |
| Business and Professional | A | A(9) | |
| Medical and Dental | A | – | |
| Outdoor Sales and Display | A | A | §30.185.300, Outdoor Sales and Display |
| Outdoor Seating | A | A | |

**TABLE 30.30.020: LAND USE REGULATIONS–MANUFACTURING ZONES**

*"A" Allowed Use*
*"PSP" Performance Standard Permit Required*
*"CUP" Conditional Use Permit Required*
*"–" Use Not Allowed*
*"(#)" Specific Limitations at the end of the table*

| *Use Classification* | *M-C* | *M-I* | *Additional Regulations* |
|---|---|---|---|
| Parking, Public or Private | A | A | |
| Personal Services | A | – | |
| Retail Sales | | | |
| Food and Beverage Retail Sales | A | A(9) | |
| General Retail | A | A(9) | |
| Neighborhood Market | PSP | – | §30.185.370, Retail Sales, Neighborhood Market |
| **Industrial Uses** | | | |
| Automobile and Vehicle Repair, Major | A | A | |
| Building Materials and Services | A | A | |
| Commercial Cannabis Business | – | A(13) | |
| Commercial Vehicle and Equipment Sales and Rental | A | A | |
| Construction and Materials Yard | A | A | |
| Custom Manufacturing | A | A(10) | |
| Food and Beverage Manufacturing | | | |
| Limited/Small Scale | A(11) | A/PSP (12) | §30.185.380, Seafood Odor Control |
| General/Large Scale | – | A/PSP (12) | §30.185.380, Seafood Odor Control |
| Hazardous Waste Management Facility | CUP | CUP | Chapter 30.55, Hazardous Waste Management Facility (HWMF) Overlay Zone |
| Household Hazardous Waste Collection Facility | A | A | |
| Industry, General | – | A | |
| Industry, Limited | A | A | |
| Recycling Collection Facility | A | A | |
| Research and Development | A | A | |
| Salvage and Wrecking | CUP | CUP | |
| Towing and Impound | A | A | |
| Warehousing and Storage | | | |
| Indoor Warehousing and Storage | A | A | |
| Outdoor Storage | – | A | §30.185.310, Outdoor Storage |
| Personal Storage | A | A | |
| Wholesaling and Distribution | – | A | |
| **Transportation, Communication, and Utilities Uses** | | | |


KEN SWITZER | 805.680.4622 | KenSwitzer1@yahoo.com BHHS COMMERCIAL DIVISION

| TABLE 30.30.020: LAND USE REGULATIONS–MANUFACTURING ZONES | | | |
|---|---|---|---|
| *"A" Allowed Use*<br>*"PSP" Performance Standard Permit Required*<br>*"CUP" Conditional Use Permit Required* | | *"–" Use Not Allowed*<br>*"(#)" Specific Limitations at the end of the table* | |
| *Use Classification* | *M-C* | *M-I* | *Additional Regulations* |
| Freight/Truck Terminals and Warehouses | – | A | |
| Light Fleet Based Services | A | A | |
| Telecommunications Facilities | §30.185.410, Telecommunications Facilities | | |
| Transportation Passenger Terminals | A | A | |
| Public Works and Utilities | §30.185.340, Public Works and Utilities | | |

| Other Applicable Types | | | |
|---|---|---|---|
| Accessory Uses and Buildings | A/PSP | A/PSP | §30.185.030, Accessory Uses, and §30.140.020, Accessory Buildings |
| Animal Keeping | A | A | §30.185.210, Horse Keeping and SBMC 6.08, Care and Keeping of Animals |
| Cannabis Cultivation, Personal | §30.185.110, Cannabis Cultivation for Personal Use | | |
| Mixed-Use Development | Mixed-Use Development is allowed subject to the regulations of the specific uses and applicable zone and permit requirements for any individual use or component of the project. | | |
| Mobilehome | §30.185.270, Mobilehomes, Recreational Vehicles, and Modular Units, Individual Use; and §30.185.420 Temporary Uses | | |
| Nonconforming Use | Chapter 30.165, Nonconforming Uses, Site Development, and Uses | | |
| Solar Energy Systems | §30.140.090.D.8, Solar Energy Systems, and §30.185.400, Solar Energy Systems | | |
| Temporary Use | §30.185.420, Temporary Uses | | |

**Specific Limitations**

1. Limited to a Caretaker Unit of no more than 400 square feet of net floor area.
2. Not allowed in a Historic or Landmark District. Allowed within a High Fire Hazard Area if designed to meet high fire construction standards adopted or enforced by the City, as determined by the Chief Building Official or the Fire Code Official.
3. Other public or semi-public facilities not specifically permitted may be allowed in any zone pursuant to Conditional Use Permit approval.
4. Limited to industrial-related trade schools.
5. Must be located a minimum 300 feet from any other social service facility or emergency shelter.
6. Outdoor activities may occur between the hours of 9:00 a.m. and 4:00 p.m. Activities at all other times shall be conducted within an enclosed building.
7. Limited to the boarding of cats and other household pets, excluding dogs. Outdoor activities may occur between the hours of 9:00 a.m. and 4:00 p.m. Activities at all other times shall be conducted within an enclosed building. Breeding is not permitted.
8. Limited to sales of used automobiles. New or used motorcycles or mopeds are allowed.
9. Only allowed as an accessory use pursuant to §30.185.030, Accessory Uses.
10. Retail sales only allowed as an accessory use. See §30.185.030, Accessory Uses.
11. Seafood processing is not allowed.

| TABLE 30.30.020: LAND USE REGULATIONS–MANUFACTURING ZONES | | | |
|---|---|---|---|
| *"A" Allowed Use*<br>*"PSP" Performance Standard Permit Required*<br>*"CUP" Conditional Use Permit Required* | | *"–" Use Not Allowed*<br>*"(#)" Specific Limitations at the end of the table* | |
| *Use Classification* | *M-C* | *M-I* | *Additional Regulations* |

12. Seafood processing is only allowed with a PSP.
13. Commercial Cannabis Businesses, as defined in Section 30.295.050.C., require a commercial cannabis business permit pursuant to Chapter 9.44.

(Ord. 5834, 2018; Ord. 5815, 2017)

**30.30.030 Development Standards.**

Table 30.30.030 prescribes the development standards for Manufacturing Zones. Section numbers refer to other sections of this Title. Additional regulations that apply throughout the City are located in Division III, Citywide Regulations.

| TABLE 30.30.030: DEVELOPMENT STANDARDS–MANUFACTURING ZONES | | |
|---|---|---|
| *Zone* | *M-C* | *M-I* |
| **Lot Size and Street Frontage** | | |
| Minimum Net Lot Area for Newly Created Lots (sq. ft.) | None; except 3,500 sq. ft. of net lot area is required for lots that include residential uses | |
| Minimum Public Street Frontage (ft.) | None, See §30.140.180, Street Frontage and Access; and §30.140.120, Location of Lot Lines | |
| **Maximum Base Residential Density** | | |
| Less than 5,000 sq. ft. Net Lot Area | 1 unit | One Caretaker Unit<br>See §30.185.120, Caretaker Unit |
| 5,000 to 6,999 sq. ft. Net Lot Area | 2 units | |
| 7,000 and more sq. ft. Net Lot Area | 3 units, or 1 unit/3,500 sq. ft. of net lot area, whichever is greater | |
| **Additional Residential Density Allowances** | | |
| All lots, in compliance with the applicable section | See §30.185.040, Accessory Dwelling Units<br>See §30.140.220, Variable Density in Certain Zones<br>See Chapter 30.150, Average Unit-Size Density Incentive Program<br>See Chapter 30.145, Affordable Housing and Density Bonus and Development Incentives | None applicable |
| **Structure Form and Location** | | |
| Minimum Residential Unit Size | Studio: 220 square feet;<br>All other units: 400 square feet<br>See §30.140.150, Residential Unit | |
| Maximum Height (ft.) | 45;<br>60 for Community Benefit Project or Community Benefit Housing Project (§30.140.100.B) | |

| TABLE 30.30.030: DEVELOPMENT STANDARDS–MANUFACTURING ZONES | | |
|---|---|---|
| *Zone* | *M-C* | *M-I* |
| Additional Height Limitations Adjacent to all Residential Zones | Height is further limited in accordance with §30.140.170, Solar Access Height Limitations | |
| Minimum Setbacks (ft.) | See also §30.140.090, Encroachments into Setbacks and Open Yards<br>See Chapter 30.150, Average Unit-Size Density Incentive Program | |
| Front | Residential only structures: Same as R-M Zone<br>Nonresidential and mixed-use development: 0 | |
| Interior, Adjacent to a Nonresidential Zone | Residential only structures: Same as R-M Zone<br>Nonresidential and mixed-use development: 0 | |
| Interior, Adjacent to a Residential Zone | Residential structures and the residential portion of any mixed-use development: Same as R-M Zone<br>Nonresidential, and the nonresidential portion of any structure in a mixed-use development, 30 feet in height or less: 15<br>Nonresidential structures, and the nonresidential portion of any structure in a mixed-use development, more than 30 feet in height: 20<br>Portions of structures used by both the residential and nonresidential uses are subject to the setback requirement for nonresidential structures. | |
| Uncovered Parking | See §30.175.060, Location of Required Automobile and Bicycle Parking | |
| **Open Yard** | | |
| Open Yards | Any lot developed with residential use shall provide open yard pursuant to §30.140.140, Open Yards.<br>See Chapter 30.150, Average Unit-Size Density Incentive Program | |







BERKSHIRE HATHAWAY HomeServices | California Properties
COMMERCIAL DIVISION



**KEN SWITZER**
COMMERCIAL SENIOR REALTOR
CAL DRE | 01245644

| 805.680.4622
| KenSwitzer1@yahoo.com