

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: April 18, 2019

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Amendment pursuant to Section 6500 of the County Zoning Regulations, to allow a reduction in the number of off-street parking spaces on a parcel currently developed with a church, pre-school, and residential uses located at 1095 Cloud Avenue in the unincorporated West Menlo Park area of San Mateo County.

County File Number: PLN 2017-00089 (Bethany Lutheran Church)

PROPOSAL

In January 2018, the County approved an amendment to the historic Use Permit for this site to allow the construction of three staff housing units and a reconfiguration of the existing parking lot in order to provide 64 parking spaces (two additional on-site parking spaces are provided within a two-car garage attached to the church parsonage). The proposed reconfiguration would have required the moving of several retaining walls up to the property lines and the removal of a number of trees. After cost considerations, further discussions with project neighbors, and in light of the Zoning Hearing Officer's conditions of approval, the applicants are proposing to amend the 2018 approval to reduce the number of required off-street parking spaces by 6 spaces for a total of 59 off-street parking spaces. This will eliminate the need to move most of the retaining walls and reduce the amount of tree removal (5 trees versus 13). The project site currently provides 66 on-site parking spaces which provide off-street parking for the church, pre-school, and residential uses present on the site.

With this requested amendment, the applicants are proposing to leave the existing retaining walls along the Lucky Avenue side of the parking lot as is. This is where the majority of the tree removal would have been required and which would have had the most significant impacts upon neighboring properties. The applicants are now proposing to move only the retaining wall that is adjacent to the Avy Avenue entrance to the parking lot. This allows for an entrance that meets Menlo Park Fire Protection District's requirements for access. Movement of this retaining wall will still require the removal of the 5 trees that are adjacent to 2031 Avy Avenue. However, the applicants also own this property, thus the impact to neighbors will be minimal.

RECOMMENDATION

Approve the Use Permit Amendment, County File Number PLN 2017-00089, by making the required findings and adopting the conditions of approval in Attachment A of this report.

BACKGROUND

Report Prepared By: Angela Chavez

Applicant: Tim Shockey for Fergus Garber Young Architects

Owner: Bethany Lutheran Church of Menlo Park

Location: 1095 Cloud Avenue, West Menlo Park

APN: 074-081-210

Parcel Size: 58,704 sq. ft.

Existing Zoning: R-1/S-72 (Single-Family Residential/5,000 sq. ft. Minimum Parcel Size)

General Plan Designation: Medium Density Residential Urban

Sphere-of-Influence: Menlo Park

Existing Land Use: The parcel is currently developed and utilized as a church and preschool.

Water Supply: California Water Service Company-Bear Gulch District. The property has a current connection and will continue to be served by the provider.

Sewage Disposal: West Bay Sanitary District. The property has a current connection and will continue to be served by the provider.

Flood Zone: Zone X. (Areas determined to be outside the 0.2% annual chance floodplain.) FEMA Community Panels 06081C0312E; effective October 16, 2012.

Environmental Evaluation: Exempt; California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities). This exemption includes repair, maintenance, and minor alterations of existing facilities which involves negligible or no expansion of the existing use.

Setting: The subject property is located at the corner of Cloud Avenue and Avy Avenue in the unincorporated area of West Menlo Park. The parcel is developed with a church, parish hall, parsonage with a two-car attached garage, accessory buildings, and a

64-space surface parking lot. The surrounding area is developed with single-family residential development.

Chronology:

<u>Date</u>	<u>Action</u>
February 1952	- Use Permit (File No. UP 739) to establish a church, parish hall, parsonage, and surface parking was approved by the Board of Supervisors.
March 1955	- The church requested a use permit amendment to allow a parochial school to operate in the existing parish hall (File No. UP 974).
February 1961	- Variance (File No. VA 901) approval to maintain a 3-foot setback of an existing detached garage in association with an addition to the parsonage which would connect the structures.
September 1962	- Variance (File No. VA 1053) approval to allow a 12-foot fence where a 6-foot fence is the maximum allowed.
October 1963	- Use Permit (File No. X7D 1666) approval to allow a free standing 15 sq. ft. sign.
August 1964	- Use Permit (File No. X7D 1754) approval to allow an additional 33 parking spaces adjacent to main church building.
November 1965	- Variance (File No. VA 1322) approval to allow a 7-foot to 10-foot fence where a 6-foot fence is the maximum allowed.
May 1968	- Use Permit (File No. X7D 2071) approval to allow double faced sign for the school totaling 4 sq. ft. on each side.
August 1971	- Use Permit (File No. X7D 2383) approval to allow a 960 sq. ft. detached garage and storage building.
November 1998	- Use Permit (File No. USE98-0030) approval to allow a 1,300 sq. ft. addition to the parish hall.
January 2018	- Use Permit Amendment (PLN 2017-00089) approved to allow for the construction of three staff housing units and the reconfiguration of the existing 64-space parking lot.
November 2018	- Current application submitted. The housing units approved through the January 2018 approval have not yet been

constructed due to the revisions requested in this current amendment.

January 2, 2019 - Application Deemed Complete

April 18, 2019 - Zoning Hearing Officer Meeting

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has determined that the project complies with all applicable General Plan policies, with specific discussion of the following:

Policy 4.36 (*Urban Area Design Concept*) calls for the maintenance and where possible improvement of the appearance and visual character of development in urban areas. In addition, this policy seeks to ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The proposed project seeks relief from the previously approved parking lot improvements. The previous plan included widening of the drive isles by removing existing planting areas and relocating retaining walls. At the January 2018 Zoning Hearing Officer meeting, the Zoning Hearing Officer approved a modified version of the parking lot which maintained the current number of parking spaces and removed some of the proposed parking lot alterations in an effort to protect existing trees and provide a buffer between the parking lot and the adjacent residences. The current project proposes to only modify the driveway accessed from Avy Avenue thereby eliminating six additional parking spaces. While this reduces the overall number of available off-street parking spaces, the parking lot itself largely maintains its current appearance and is minimally visible from the surrounding streets.

Policy 8.40 (*Parking Requirements*) calls for the regulation of minimum on-site parking requirements and parking development standards in order to: (1) accommodate the parking needs of the development, (2) provide convenient and safe access, (3) prevent congestion of public streets, (4) establish orderly development patterns, and (5) discourage an over-reliance on auto travel to the exclusion of other travel modes. The original use permit for the development of the church site was issued in 1952. The site has been developed in its current configuration since at least 1998. The current parking situation is legal non-conforming given the number of spaces and uses present on the site. The parking regulations call for mixed uses to calculate each of the uses separately and provide the sum of the requirements for the various uses as computed separately given that the residential uses have their own dedicated parking and that the church and preschool do not operate at concurrent times. While the current proposal

would reduce the off-street parking supply by 6 spaces the applicant provided details regarding church attendance (Sunday service) and parking counts covering a few months which show that there were between 22-32 cars in the parking lot on these dates. In addition, the documentation notes that there are 16 cars parked in the parking lot on a typical school day. Given this there are still ample parking spaces to accommodate the existing uses without impacting the surrounding streets.

2. Conformance with the Zoning Regulations

a. S-72 Zoning District Regulations

The project site is currently legal non-conforming in regard to allowable floor area and the number of dwelling units allowed per parcel. However, the proposed Use Permit amendment does not involve development which impacts the development standards detailed in the S-72 Zoning District.

b. Parking Regulations

Parking requirements are defined by Section 6119 of the Zoning Regulations. As mentioned previously, when multiple uses are present on a site, the parking requirements are to be determined individually and the sum of all of the uses together will establish the parking requirement. In this case the church itself can seat approximately 200 people. The parking required for church uses is 1 parking space for every 4 seats resulting in the need for 50 off-street parking spaces. The pre-school has six classrooms which require 1 parking space for each class room resulting in the need for 6 parking spaces associated with the pre-school. The parish hall space is approximately 2,660 sq. ft. and hall/auditorium space requires 1 parking space for every 100 sq. ft. of floor area resulting in the need for 26.6 parking spaces. The existing and approved housing to be built requires 5 parking spaces. The existing residence has a two-car garage to provide the required parking for the residence. The staff housing which is approved but yet to be built requires 3 parking spaces which will be designated within the parking lot. Therefore, the total number of parking spaces required for the site is 87.6 parking spaces where 59 are proposed. While this does not conform to the required parking standards, as discussed in the previous Use Permit approvals, none of the uses operate simultaneously (with the exception of the residential uses) and there is sufficient parking to supply each of the individual uses even with the proposed reduction.

3. Conformance with the Use Permit

The Use Permit amendment approved in January 2018 has not yet been constructed pending resolution of this amendment. Given the request for

the amendment the standard Condition of Approval, allowing construction within 1 year of the approval has been extended to coincide with this amendment. All applicable Conditions of Approval have been carried over to this proposal and are included in Attachment A.

The following finding, as required by Section 6503, must be made in order to approve a use permit for the proposed project:

- a. **That the establishment, maintenance and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said the neighborhood.**

The proposed project site is not located within the coastal zone and therefore poses no risk to coastal resources. The proposed parking lot modification does not conform to the required parking requirements but does provide sufficient parking for each of the individual uses present on the site. The reduced scope to the parking lot improvements limits disturbance to the project site and ensures that mature trees and vegetation continue to provide a buffer between the subject property and the neighboring residences. Therefore, the project as designed will not be detrimental to the public welfare or injurious to property or improvements in the said neighborhood.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt from further environmental review under Section 15301, Class 1, of the California Environmental Quality Act (CEQA) for minor alterations to an existing facility.

C. REVIEWING AGENCIES

Menlo Park Fire Protection District
Building Inspection Section

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Plans

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2017-00089

Hearing Date: April 18, 2019

Prepared By: Angela Chavez
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Use Permit, Find:

1. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The parking lot modifications are minor and the site will continue to have sufficient off street parking available to support the uses on the site.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and approved by the Zoning Hearing Officer on April 18, 2019. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of, and in substantial conformance with, this approval.
2. Noise sources associated with the demolition, construction, repair, remodeling, or grading shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
3. The applicant shall implement the following basic construction measures at all times:
 - a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

- b. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
4. Prior to issuance of the building permit, the applicant shall submit to the Planning and Building Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. Prior to beginning any construction activities, the applicant shall implement the approved erosion and sediment control plan, which shall be maintained throughout the duration of the project. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction Best Management Practices including, but not limited to, those listed above.
- m. Additional Best Management Practices, in addition to those shown on the plans, may be required by the building inspector to maintain effective stormwater management during construction activities and for post-construction site stabilization. Any water leaving the site shall be clear and running slowly at all times.
- n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural Best Management Practices required by the approved Erosion Control Plan.

Building Inspection Section

- 5. A building permit is required for each structure associated with this project.
- 6. Projections beyond an exterior wall, in which the projection is within 5 feet of the property line shall be protected on the underside of the projection with materials of 1-hour construction.

Geotechnical Section

- 7. At the building permit stage the applicant shall submit a soil and foundation study.

Department of Public Works

- 8. Prior to the issuance of the building permit or planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state.

Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

9. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
10. Prior to the issuance of the building permit, the applicant will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

West Bay Sanitary District

11. The applicant shall comply with all West Bay Sanitary District requirements at the building permit stage of the project.

California Water Service Company

12. The applicant shall comply with all California Water Service Company requirements at the building permit stage of the project.

Menlo Park Fire Protection District (MPFPD)

13. Access to the public fire hydrant shall require installation of a new public fire hydrant at the driveway entrance on Avy Avenue. Fire hydrant shall meet the provisions listed in CFC Section 507 for Fire Hydrant Access:
 - a. A public hydrant is required at the driveway entrance to subject property on Avy Avenue. All hydrants to comply to the following:

All fire hydrants shall be wet barrel standard steamer type with 1-4 1/2” (114.3 mm) and 2-2 1/2” (63.5 mm) outlets. MPFPD CFC Sec. 507.5.1 Appendix C.
14. Roadway Specifications – Private roadways serving this project site shall be all-weather roads with a minimum width of 20 feet (6096 mm) and a clear height of 13 feet 6 inches (4115 mm). Roadways shall be designed to accommodate the weight of fire apparatus and the minimum turning radii of 36 feet for fire apparatus. Dead-end roads in excess of 150 feet (45720 mm) in length shall be provided with turnarounds as specified by CFC Appendix D, Table D103.4:
 - a. The current parking lot configuration shall be redesigned to meet the dimensions outlined above in the charging condition, in lieu of the required turnaround the parking lot may be designed to allow the fire apparatus to negotiate the parking lot and exit through the Avy Avenue entrance.

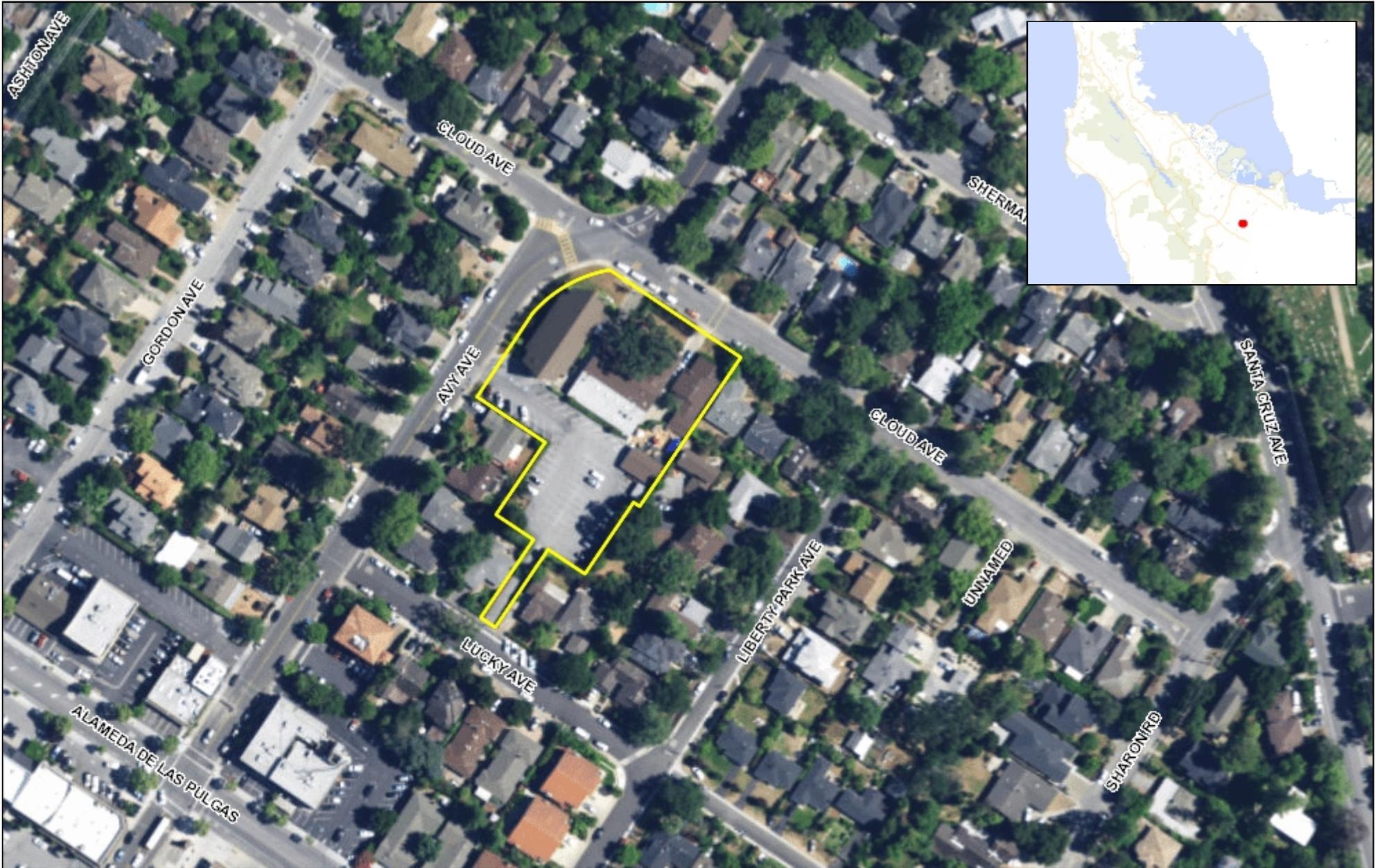
15. Install a NFPA 13-D fire sprinkler system under separate fire permit for each residence. Fire sprinkler system to comply with Menlo Park Fire Protection District Standards.
16. Each residential fire sprinkler system shall have an interior alarm activated by the water-flow switch that is to be audible in all sleeping areas.
17. The NFPA 13D Sprinkler System shall require two sets of plans, specifications, equipment lists, hydraulic calculations for the required fire sprinkler system shall be submitted to the Menlo Park Fire Protection District for review and approval prior to installation. A separate plan review fee will be collected upon review of each submittal. CFC, 2016, Sec. 105.4
18. Fire flow data to be provided at time of deferred submittal for the fire suppression system.
19. Smoke Detector-Pursuant to CFC Sections 1103.8.1 and 1103.8.5 and Health and Safety Code Section 13113.7. Carbon Monoxide Detector Pursuant to CFC Section 1103.9 the following apply:
 - a. Install smoke detectors which shall be located in each sleeping area and the area outside sleeping areas. Install carbon monoxide detector outside sleeping areas. Smoke and carbon monoxide detectors shall be hardwired and inter-connected for alarm.
20. The applicant shall provide at least 4-inch tall with 1/2-inch stroke illuminated address numbers. The address shall be visible from the street and contrasting to its background. Address numbers shall be maintained:
 - a. The residences for this project are to be positioned off of Avy Avenue and will not be visible from the street; therefore, install an illuminated address at the driveway entrance on Avy Avenue.
 - b. The assigned address for the new residences shall be assigned to Avy Avenue.

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County of San Mateo - Planning and Building Department

ATTACHMENT B



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,256



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



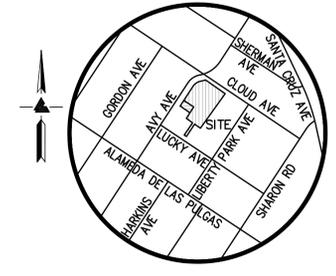
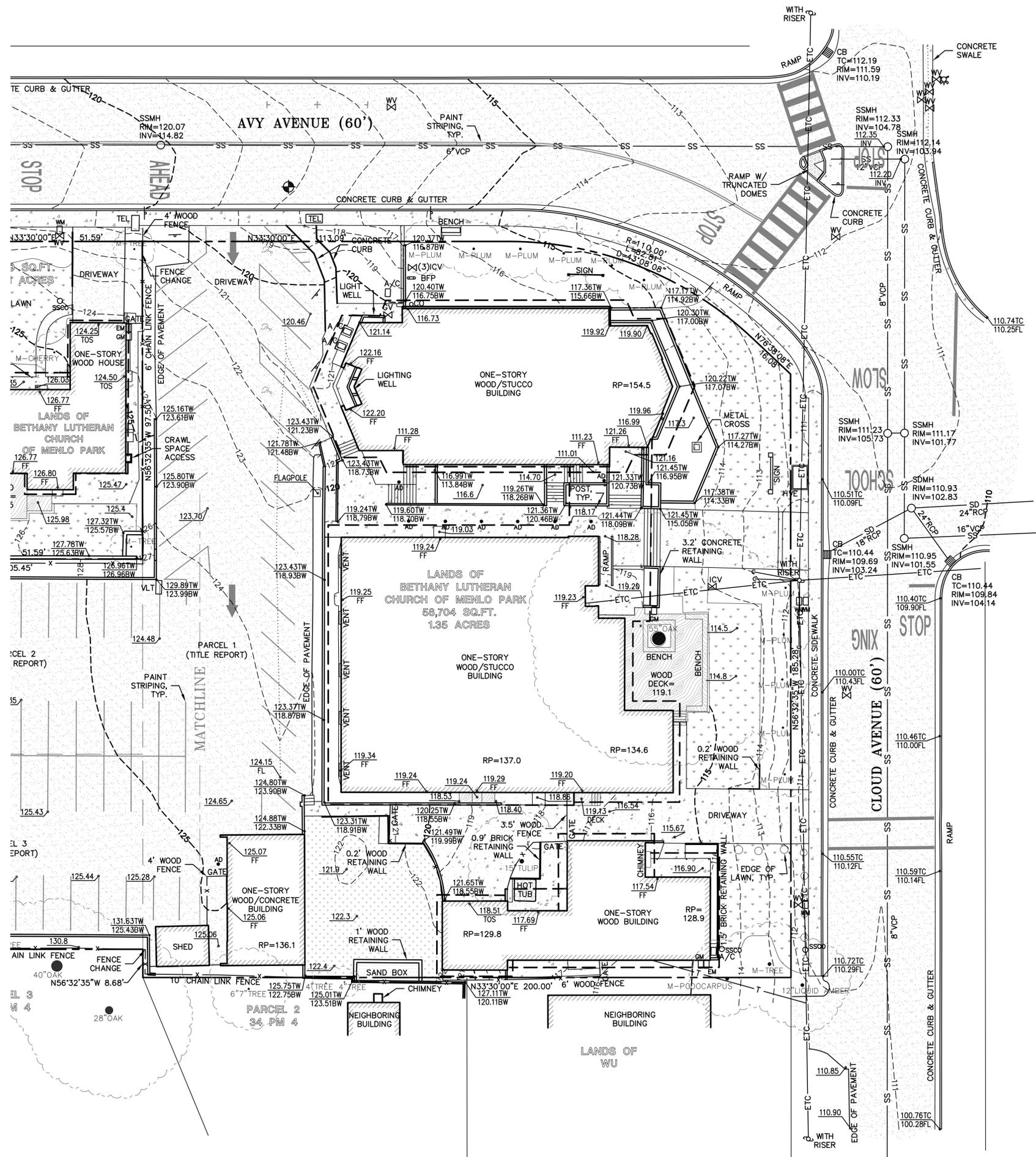
County of San Mateo - Planning and Building Department

ATTACHMENT C

LEGEND AND NOTES

- BOUNDARY LINE
- - - BUILDING OVERHANG LINE
- ETC ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- T TELEPHONE OVERHEAD LINE
- E ELECTRICAL OVERHEAD LINE
- x FENCE LINE
- FLOW LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- AP ACCESSIBILITY PARKING
- AD AIR CONDITIONING UNIT
- AD AREA DRAIN
- BFP BACK FLOW PREVENTER
- BW BOTTOM RETAINING WALL
- CB CATCH BASIN
- CO CLEAN-OUT BOX
- EM ELECTRICAL METER
- FF FINISH FLOOR
- FL FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- GV GAS VALVE
- GA GUY ANCHOR
- INV INVERT
- ICV IRRIGATION CONTROL VALVE
- JP JOINT POLE
- M- MULTI-TRUNK TREE
- RCP REINFORCED CONCRETE PIPE
- RP ROOF PEAK
- OSSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MANHOLE
- OSP STANDPIPE
- SDMH STORM DRAIN MANHOLE
- SL STREET LIGHT
- SS STREET SIGN
- TEL TELEPHONE VAULT
- TC TOP OF CURB
- TW TOP OF RETAINING WALL
- TOS TOP OF SLAB
- UTV UTILITY VAULT
- VCP VITRIFIED CLAY PIPE
- WM WATER METER
- WV WATER VALVE
- XXX.XX SPOTGRADE

- ASPHALT
- CONCRETE
- DECORATIVE BARK
- GRAVEL
- LAWN
- WOOD



VICINITY MAP
NO SCALE

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
- UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
- ALL RETAINING WALLS ARE CONCRETE EXCEPT WHERE NOTED.

EASEMENT NOTE

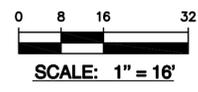
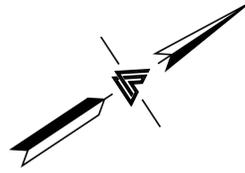
- 2031 AVY AVENUE**
NO EASEMENTS ARE LISTED IN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4316-5326562, DATED SEPTEMBER 21, 2016.
- 1095 CLOUD AVENUE**
EASEMENTS SHOWN ARE PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4316-5326408, DATED SEPTEMBER 21, 2016.

BENCHMARK

SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM460". BRASS DISK ON TOP OF SIDEWALK AT WEST CORNER OF BRIDGE FOR SAND HILL ROAD OVER SAN FRANCISQUITO CREEK; 150 FEET NORTHEAST FROM OAK AVENUE. ELEVATION = 118.77' (NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 118.18' (NAVD 88 DATUM)



LEA & BRAZE ENGINEERING, INC.
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2031 AVY AVENUE
1095 CLOUD AVENUE
MENLO PARK, CALIFORNIA
 074-081-150 & 074-081-210
 SAN MATEO COUNTY

TOPOGRAPHIC
SURVEY

TREE UPDATE	3-1-17	DB
REVISIONS	BY	
JOB NO:	2161029	
DATE:	11-8-16	
SCALE:	1" = 16'	
FIELD BY:	DR	
DRAWN BY:	DB	
SHEET NO:		

ISSUANCES		
REV	DATE	DESCRIPTION
	7 MAR 2017	PLANNING
	20 NOV 2018	PLANNING REVISION

FLOOR AREA NOTES

ALLOWABLE FLOOR AREA RATIO PER S-72:
(.26 X 58,704 SQ FT) + 2,800 SQ FT = 16,763 SQ FT

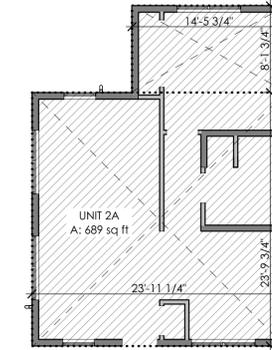
EXISTING FLOOR AREA PER <E> CUP:
 <E> BUILDING 1 = 8,510 SQ FT
 <E> BUILDING 2 = 6,930 SQ FT
 <E> BUILDING 3 = 2,060 SQ FT
 <E> BUILDING 4 = 1,040 SQ FT
TOTAL = 18,540 SQ FT

PROPOSED FLOOR AREA PER <N> CUP:
 <E> BUILDING 1 = 8,510 SQ FT
 <E> BUILDING 2 = 6,930 SQ FT
 <E> BUILDING 3 = 2,060 SQ FT
 <E> BUILDING 4 = REMOVED

<N> BUILDING A:
 UNIT 1A = 711 SQ FT
 STORAGE / UTILITIES = 143 SQ FT
 UNIT 2A = 693 SQ FT
TOTAL BUILDING A = 1,547 SQ FT

<N> BUILDING B:
 UNIT 1B = 705 SQ FT

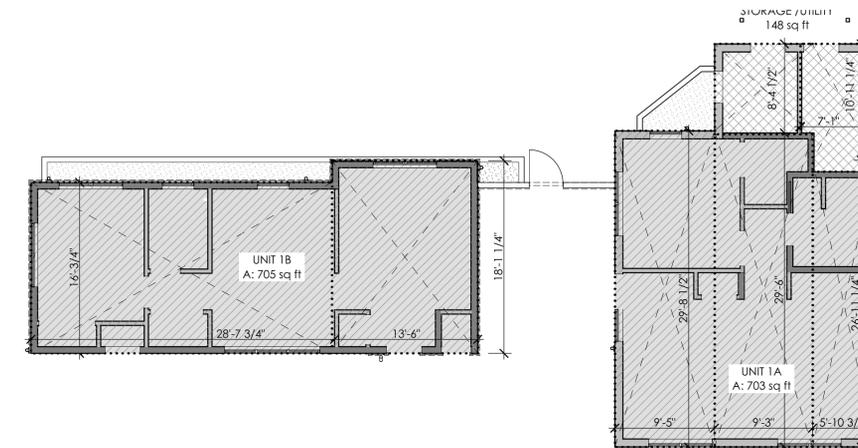
TOTAL NEW CONSTRUCTION = 2,252 SQ FT
TOTAL FLOOR AREA = 19,792 SQ FT



<N> CONSTRUCTION AREA CALCS - SECOND FLOOR



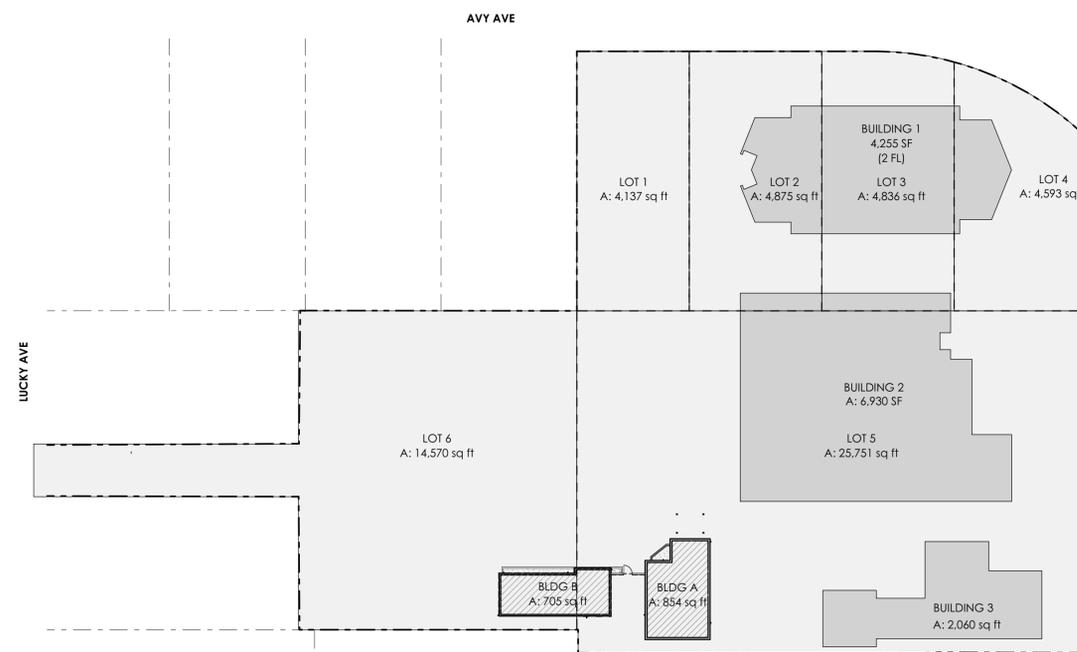
SCALE: 1/8" = 1'-0"



<N> CONSTRUCTION AREA CALCS - FIRST FLOOR



SCALE: 1/8" = 1'-0"



SITE COVERAGE

MAX BUILDING SITE COVERAGE:
58,704 SQ FT X 50% = 29,352 SQ FT

PROPOSED BUILDING SITE COVERAGE:
 <E> BUILDING 1 = 4,255 SQ FT
 <E> BUILDING 2 = 6,930 SQ FT
 <E> BUILDING 3 = 2,060 SQ FT
 <N> BUILDING A = 854 SQ FT
 <N> BUILDING B = 705 SQ FT
TOTAL = 14,804 SQ FT

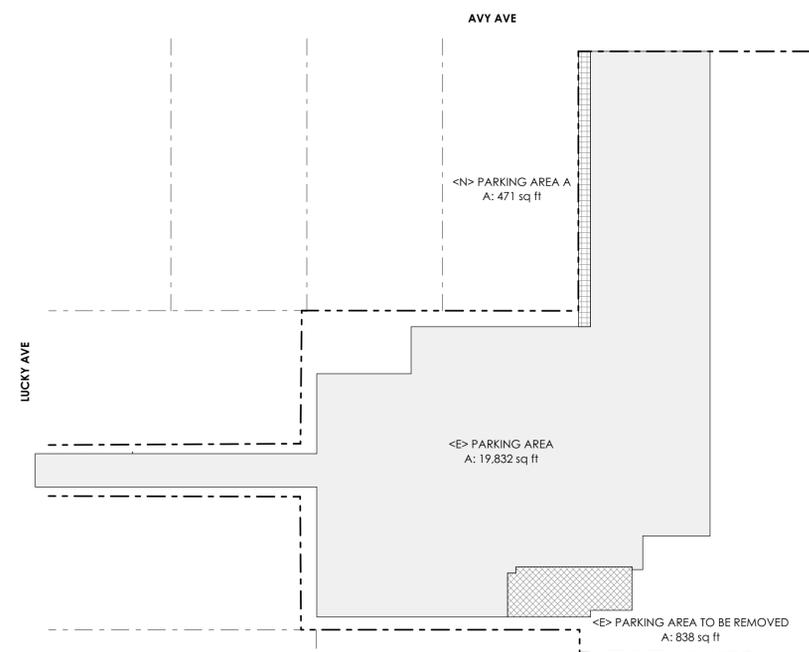
PARKING LOT AREA

EXISTING PARKING LOT AREA

TOTAL = 20,670 SQ FT

PROPOSED PARKING LOT AREA
 <E> PARKING TO REMAIN = 19,832 SQ FT
 <E> PARKING TO BE REMOVED = 838 SQ FT
 <N> PARKING AREA = 471 SQ FT

TOTAL = 19,465 SQ FT



PARKING LOT AREA

SCALE: 1/32" = 1'-0"

4



SCALE: 1/32" = 1'-0"

SITE COVERAGE DIAGRAM

SCALE: 1/32" = 1'-0"

1

