

TO: PLANNING COMMISSION

FROM: BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR
JANET REESE, PLANNER II

APPLICATION: DEVELOPMENT PERMIT 16-19

LOCATION: 340 AND 342 SARATOGA AVENUE (APN 060-086-007)

SUBJECT: Request for a Coastal Development Permit, Development Permit and Tentative Parcel Map to construct a two unit, two-story, Planned Unit Development.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the resolution approving Development Permit 16-19.

BACKGROUND

Existing Site Conditions

The subject site is a 49.99-foot by 150.06-foot lot, totaling 7,501 square feet. There is an existing 868 square foot single family residence with no garage. The site has overhead utilities along the frontage and overhead service lines to the existing residence. The site frontage is currently improved with curb and gutter.

Data Summary:

Property Owner: AZP LLC

Applicant Brian Owen

Representative: Paul Bischoff

General Plan Designation: Medium Density Residential

Zoning: Coastal Medium Density Residential (CR2)

Surrounding Zones & Existing Uses:

North: Medium Density Residential (R2); single family dwellings, Planned Unit Developments

West, East, South: Coastal Medium Density Residential (R2); Planned Unit Developments

DISCUSSION

The applicant is proposing to demolish the existing residence and subdivide the parcel into two lots, 3,574 and 3,927 square feet in size, and, on each lot, construct a two-story residence with a roof deck (reference Exhibit A of Attachment 1). The front unit would have 1,600 square feet

Please Review for the Possibility of a Potential Conflict of Interest:

- | | |
|---------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> None Identified by Staff | <input type="checkbox"/> Alex |
| <input type="checkbox"/> Laferriere | <input checked="" type="checkbox"/> McLaughlin |
| <input type="checkbox"/> Blum | <input type="checkbox"/> Rodman |

of living space and feature three bedrooms, two and one-half bathrooms, kitchen, living room, dining room, laundry room, porch, deck, roof deck, and attached two car garage. The rear unit would have 2,007 square feet and feature four bedrooms, three and one-half bathrooms, kitchen, living room, dining room, laundry room, porch, deck, roof deck, and attached two car garage. The earth-tone colored units would have a stucco exterior and concrete tile roofs.

The General Plan Land Use Element has three policies that are applicable to this project.

LU-3.1 Compatible infill development. *Housing built within an existing neighborhood should be compatible in scale and in character with that neighborhood. Where neighborhoods are primarily single story, two story housing may be permitted but should be designed to respect the privacy of surrounding residences. All multifamily development and large group-living facilities should be compatible with nearby, lower density development.*

- a. *Architectural Character. New buildings should respect existing buildings where they contribute to neighborhood architectural character, in terms of size, spacing, and variety.*
- b. *Privacy and Solar Access. New buildings should be designed to respect the privacy and solar access of neighboring buildings and outdoor use areas, particularly where multistory buildings or additions may overlook backyards of adjacent dwellings.*
- c. *Compatible Color and Materials. New buildings should employ a palette of building materials and colors that complements the existing development where they contribute to neighborhood architectural character.*

Architectural Character & Compatibility

The neighborhood is composed of both single family residences and Planned Unit Developments with a majority of the residences two stories in height. The neighborhood has a variety of architectural styles and colors. The proposed architectural style, roof lines, materials, and colors are compatible with the residences in the vicinity. Therefore, staff believes that the proposed architectural character, materials and color are compatible with the neighborhood.

Privacy

340 Saratoga Avenue is located approximately 22 feet from the dwelling to the east and 30 feet from the dwelling to the west. The roof deck is recessed at three feet from the building's easterly edge to minimize views into the adjacent property. 342 Saratoga Avenue is located approximately 22 feet from the dwelling to the east and 10 feet from the dwelling to the west, and 32 feet from the dwelling to the south. The roof deck is recessed at ten feet from the building's easterly edge to minimize views into the adjacent property. Therefore, staff believes that the proposed residences have been designed to meet the intent of the policy regarding privacy of the neighboring residences.

LU-20.9 Building height of residential infill development. *The height of residential infill projects should be consistent with that of surrounding residential structures, and incorporate features to protect existing views and privacy where reasonable. Where greater height is desired, an infill structure should set back the upper floors from the edge of the first story to reduce impacts on adjacent properties.*

The maximum height in the CR2 zone is 25 feet. The majority of the residences in the vicinity are two-stories in height. The proposed residences are no greater than 24 feet 11 inches in height from average natural grade. The property is zoned CR2 and is not subject to the

Development Code finding required for R1 projects that views are not substantially obstructed from adjacent properties.

LU-20.8 Qualities desired in residential development. Residential projects should provide:

- a. Privacy, for occupants and neighbors of the project;
- b. Adequate usable outdoor area, sheltered from noise and prevailing winds, and oriented to receive light and sunshine;
- c. Use of natural ventilation, sunlight, and shade to make indoor and outdoor spaces comfortable with minimum mechanical support;
- d. Pleasant views from and toward the project;
- e. Security and safety;
- f. Separate paths for vehicles and for people, and bike paths along collector streets;
- g. Adequate parking and storage space;
- h. Noise and visual separation from adjacent roads and commercial uses.
- i. Design elements that facilitate neighborhood interaction, such as front porches, front yards along streets, entryways facing public walkways, and building design and orientation to minimize the prominence of the garage door.

340 Saratoga has a roof deck for their usable private outdoor area, while 342 Saratoga has both a roof deck and a yard area. 340 Saratoga also may utilize the front yard setback area, although it cannot be used to comply with the private yard area requirement. The entry porches of the proposed units are located on the south elevation, facing Newport Avenue and the garage doors face the common driveway versus Saratoga Avenue. Therefore, staff believes that the proposed project is consistent with policy LU-20.8.

Development Standards

The proposed project complies with the development standards for the CR2 Zone and Residential Common Area Developments as shown and discussed below.

Coastal Medium Density Residential Zone Development Standard	Requirement	Proposed	
		340	342
Density	Maximum 9 units per gross acre (two units allowed)	two units	
Front Yard Setback	15 foot minimum for buildings and 20 foot minimum for garage doors	15 feet	N/A
Side Yard Setback	5 feet minimum	5 feet	5 feet
Building Height (from average natural grade)	25 feet	24 feet 4.5 inches	24 feet 11 inches

Residential Common Area Development Standard	Requirement	Proposed	
		340	342
Minimum Lot Size	3,500 square feet	3,574 square feet	3,927 square feet
Lot Coverage	Maximum 35%	35%	35%
Open Space	Minimum 35%	35%	35%
Private Yard Area	300 square feet plus 30 square feet for every 100 square feet of dwelling exceeding 1000 square feet	485 square feet (480 square feet required)	1,350 square feet (630 square feet required)
Second Floor Area to First Floor Area Ratio	Second floor area can be a maximum of 80% of the first floor	80%	77%
Laundry Facilities	Laundry area to accommodate a washer and dryer	Laundry Room on first floor	
Storage Area	Minimum 200 cubic feet, exterior or above hood line in garage	Above hood line in garage	
Trash Receptacles	Individual trash cans stored in garage or screened from view	Trash located behind fence and gate	
Distance Between Detached Units	10 feet minimum	27 feet	
Parking	2 car garage and 1 parking space per unit	2 car garage and 1 parking space per unit	

Development Code Section 4.30.050 also includes the following design standards for Planned Unit Developments:

1. The design of the units shall promote architectural as well as visual relief, thereby reducing the overall structural bulk, especially on the second floor.
2. Consistent with consideration of bulk, scale, and design, the project shall minimize any cantilevering of the second floor over the first floor.
3. The height and scale of each dwelling shall be compatible with the site and existing (or proposed) adjacent buildings.
4. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to its surroundings.
5. Materials shall be of durable quality.
6. Monotony of design in single or multiple building projects shall be avoided. Variation in detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings shall be used to prevent a monotonous appearance.

The project complies with the above design standards, other than the second one, because the deck and exterior stairway of 340 Saratoga Avenue cantilevers approximately four feet into the 24 foot firelane. However, the deck is located approximately 45 feet from the front property line, and the distance reduces the mass and bulk when viewed from the street. If the Commission believes the design does not meet the intent of this requirement, the unit would require significant revisions to the second story floorplan.

Public Works Department

Development Code Section 5.20 requires new construction to install street improvements along the frontage of properties up to the centerline of the right of way. The project has been conditioned to install frontage improvements.

Development Code Section 5.50 requires new construction where the primary structure is being removed to retain all drainage on-site. The proposed project would create approximately 3,840 square feet of impervious surfaces. Therefore, an underground retention system is proposed under the driveway and within the rear yard setback to retain all runoff on-site consistent with City Standards.

Development Code Section 5.40 requires new construction underground all existing overhead utilities or pay an in-lieu fee adopted by the City Council. In addition, the Code requires all overhead service lines be placed underground. The applicant has opted to not place the distribution lines underground,; therefore, the in-lieu fee will be paid.

Conclusion

Staff is of the opinion that the proposed project is consistent with the General Plan and Development Code as discussed in the staff report. Therefore, staff recommends approval of the project subject to the conditions of approval.

ENVIRONMENTAL REVIEW

The project qualifies for the following two California Environmental Quality Act (CEQA) Categorical Exemptions:

- Class 3 (Section 15301): This section exempts new construction of small projects involving four or less residential dwelling units.
- Class 15 (Section 15315): This section exempts land divisions which create four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The project proposes the creation of two lots from the current parcel and a single family residence be constructed on each new lot. Therefore, the project is exempt from CEQA review.

ALTERNATIVES

The Planning Commission has the following alternatives to consider:

1. Adopt the resolution approving Development Permit 16-19; or
2. Provide alternative direction to staff; or
3. Direct staff to prepare a resolution denying the project with findings.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the resolution approving Development Permit 16-19.

PUBLIC NOTIFICATION

On September 2, 2016, the public hearing notice was published in The Tribune, mailed to the Coastal Commission and all property owners within 300 feet of the property, and posted as required by City code. In addition, the agenda was posted in accordance with the Brown Act.

ATTACHMENTS

1. Draft Resolution
Exhibit A: Plans
2. Vicinity Map

PLANNING COMMISSION RESOLUTION NO. 16-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH,
APPROVING A COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PERMIT AND
TENTATIVE PARCEL MAP FOR DEVELOPMENT PERMIT 16-19
(340 AND 342 SARATOGA AVENUE)**

WHEREAS, the Planning Commission for the City of Grover Beach has received for its review and consideration a Staff Report and presentation in connection with Development Permit 16-19, requesting approval for a Coastal Development Permit, Development Permit and two lot Tentative Parcel Map to construct a two unit Planned Unit Development located at 340 and 342 Saratoga Avenue in the Coastal Medium Density Residential (CR2) Zone (APN 060-086-007); and

WHEREAS, the notice of Public Hearing was sent to adjoining property owners and advertised in the manner required by law; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 3: New construction of Small Structures and Class 15: Minor land divisions; and

WHEREAS, the Planning Commission of the City of Grover Beach has reviewed and considered Development Permit 16-19 at a Public Hearing September 14, 2016; and

WHEREAS, the Planning Commission for the City of Grover Beach makes the following findings in accordance with Grover Beach Municipal Code (GBMC) Article IX, Section 6.20.040 Coastal Development Permit, Subsection H, subject to the Conditions of Approval contained herein:

1. The proposed development, as modified by any conditions of approval, is in conformity with the City's certified Local Coastal Program and will not adversely affect coastal resources.
2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code). The project site is not located between the first public road and the sea.
3. Feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment. The site is currently developed with a single family residence and does not contain any environmentally sensitive habitat.
4. The proposed use is consistent with the purposes of the zone in which the site is located. The Coastal Medium Density Residential Zone is intended primarily as an area for small lot detached and attached single-family dwellings and multi-family residential dwellings. Therefore, the proposed two unit Planned Unit Development is consistent with the purpose of the Coastal Medium Density Residential Zone.

5. The proposed development is in conformance with the City's General Plan. The proposed project is consistent with Land Use Element policies because the proposed project complies with policies for infill residential projects.
6. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The parcels in the area have been similarly developed with Planned Unit Developments.
7. Public services are adequate to serve the proposed development. A six inch water main and a six inch sewer main is located in the Saratoga Avenue right of way.

WHEREAS, the Planning Commission for the City of Grover Beach makes the following findings in accordance with Grover Beach Municipal Code Article IX, Section 6.20.060 Development Permit, Subsection F, subject to the Conditions of Approval contained herein:

1. The proposed development is consistent with the General Plan, the Development Code, and other City goals, policies, and standards, as applicable. The proposed project is consistent with Land Use Element policies regarding infill development because the architectural character, materials, color, height and scale of the proposed project is compatible with the existing residences in the neighborhood. The project meets all applicable development standards of the Development Code.
2. The subject site is physically suitable in terms of design, location, operating characteristics, shape, size, and topography. The site would be developed with two detached, two-story residences and related improvements. The project has been designed to meet all development standards of the Coastal Medium Density Residential Zone and for Residential Common Area Developments. The location and operating characteristics of the proposed residential project are consistent and compatible with the surrounding residential uses.
3. The site's suitability ensures that the type, density, and intensity of use being proposed will not constitute a hazard to the public interest, health, safety, or welfare. The site is currently served by City water and sewer, and all other public utilities. The use, density and intensity of the residential use are consistent with the Coastal Medium Density Residential Zone. The project has been conditioned to meet all applicable codes to ensure the project will not constitute a hazard to the public interest, health, safety, or welfare.

WHEREAS, the Planning Commission for the City of Grover Beach recommends the City Council make the following findings in accordance with Development Code Chapter 8, Subdivision Regulations:

1. Public Hearing notification has been given in the time and in the manner required by State Law and City Code.
2. The proposed Tentative Parcel Map for the two lot subdivision is in conformity with both the intent and provisions of the General Plan and Development Code.
3. The proposed public and private improvements as designed and conditioned will protect and provide for the public health, safety and general welfare.

4. As designed and with the conditions of approval, drainage from the proposed subdivision would not result in the violation of existing requirements prescribed by the City of Grover Beach Storm Water Management Plan.
5. As referenced in the staff report to the Planning Commission, the site is physically suitable for the proposed type and intensity of development. Adequate infrastructure exists to serve the project or will be constructed as part of the project.
6. The subdivision complies with the Subdivision Map Act (Government Code Sections 66410 through 66499.58). Specifically, the tentative map complies with Section 66474 of the Subdivision Map Act because (1) the subdivision design is consistent with the applicable objectives, goals, and policies of the General Plan, (2) the site is physically suitable for the type of development, (3) the site is physically suitable for the proposed density of the development, (4) the subdivision will not cause substantial environmental damage or injure fish or wildlife or their habitat, (5) the subdivision is not likely to cause serious public health problems, and (6) the design of the subdivision will not conflict with public easements.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission for the City of Grover Beach **DOES HEREBY APPROVE** the Coastal Development Permit, Development Permit, and Tentative Parcel Map associated with Development Permit 16-19, subject to the following conditions:

CONDITIONS OF APPROVAL:

GENERAL

- G-1. This Development Permit will not take effect until the Applicant and Property Owner sign the Planning Commission Resolution agreeing to the terms and Conditions of Approval. Failure to sign within thirty (30) calendar days of Planning Commission approval shall constitute non-compliance with said conditions resulting in an automatic withdrawal of the approval.
- G-2. Failure to appeal the Planning Commission action or a specific condition imposed as provided in Grover Beach Municipal Code Article IX, Section 6.30.020 within 10 working days of Planning Commission action shall be deemed as agreement to all conditions of approval.
- G-3. The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of

COMMUNITY DEVELOPMENT DEPARTMENT

- CDD-1. This approval authorizes a two lot subdivision and construction of a two unit, detached Planned Unit Development in substantial conformance with the project plans attached as Exhibit A, as amended herein.
- CDD-2. The refuse containers shall not be located within a landscaped area. The refuse containers shall be located on and utilize a suitable surface when being rolled out on pick-up day. Additionally, in compliance with Development Code Section 4.30.040, the refuse containers shall be located within the garage, as long as the two parking spaces are maintained, or in a screened side or rear yard.
- CDD-3. Prior to issuance of a building permit, the applicant shall submit a final landscape plan in compliance with GBMC Article IX Section 3.30 Landscaping Standards and the State's Model Landscape Ordinance.

FIRE DEPARTMENT

- FD-1. Installation of a NFPA 13D Fire Protection System is required and shall be installed in accordance with adopted building and fire codes in effect at the time of submittal. Plans shall be submitted to the City and Five Cities Fire Authority for review and approval prior to installation.
- FD-2. Each riser shall have a water flow alarm with a dedicated electrical circuit and an approved lock on device installed.
- FD-3. Fire sprinkler riser shall be installed inside the garage in a protective enclosure.
- FD-4. Main control valve must only shut off domestic water service and not the fire water.
- FD-5. A dedicated minimum 1" water service line and 1" water meter shall be installed to each residence, calculated and approved by Fire Protection Engineer.
- FD-6. A warning sign, with a minimum of ¼ inch letters, shall be affixed adjacent to the main shutoff valve and shall state the following:
- WARNING:** The water system for this home supplies fire sprinklers that require certain flows and pressures to fight a fire. Devices that restrict the flow or decrease the pressure or automatically shut off the water to the fire sprinkler system, such as water softeners, filtration systems, and automatic shutoff valves, shall not be added to the system without a review of the fire sprinklers system by a fire protection specialist. **DO NOT REMOVE THIS SIGN.**
- FD-7. Smoke detectors and Carbon Monoxide Detectors shall be installed in all sleeping areas and in corridors leading to the sleeping areas and be electrically interconnected with battery back-up.
- FD-8. Address number shall be Arabic numerals or Alphabet Letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

FD-9. Five Cities Fire Authority shall be contacted to do a rough fire sprinkler inspection prior to the installation of insulation/drywall and then a final fire sprinkler inspection upon completion.

PUBLIC WORKS DEPARTMENT/CITY ENGINEER

PW/CE-1. Prior to the issuance of a building permit, the applicant shall submit a public improvement plan depicting the proposed public improvements to be approved by the City Engineer as required by applicable City and ADA standards, that at a minimum, would include the following:

- A. Street conforms to be 3" minimum A.C. over 6" Class II base. Width of conform shall be 8' measured from new lip of gutter.
- B. Concrete curb, gutter and sidewalk
- C. Utility connections to meet City standards for material, size and grades

The public improvements shall be completed and accepted prior to map recordation. All public improvements shall be installed consistent with City standards, as required by the City Engineer.

PW/CE-2. Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professionals as required.

PW/CE-3. Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies and signatures from applicable public utilities and pay all outstanding plan check fees.

PW/CE-4. At a minimum, a 4" sewer service lateral shall service the residences. Prior to re-use of an existing sewer lateral, the materials, location, and gradient are subject to the approval of the City Engineer (video camera inspection is required).

PW/CE-5. Prior to issuance of a building permit, an engineered grading and drainage plan shall be submitted for approval and the following is required:

- A. A soils and geotechnical report.
- B. All existing and proposed easements, including setbacks.
- C. Sufficient detail for the adjoining properties to the extent of representing adjacent grades and existing drainage patterns (on-site drainage conditions, grade change between adjoining lots, adjacent structures, etc.).
- D. The new driveway shall meet City standards, including sidewalk accessibility, and minimum and maximum grades to new garages.
- E. All storm water generated by the proposed project shall be collected and retained on the lot as required by Development Code 5.50.080.

PW/CE-6. Prior to issuance of a building permit, the applicant shall comply with Municipal Code Article IX Development Code, Chapter 5.60 Stormwater Construction and Post Construction Management. This will require submittal of an Erosion Control Plan utilizing best management practices and a Water Pollution Control Plan. The submittal and recordation of the following may also be required (consult with Architect or Civil Engineer):

- A. Post Construction Stormwater Management System Operations & Maintenance plan, checklist and maintenance agreement.

B. Post construction stormwater requirements shall be required for the project as a whole and not individually for each lot.

PW/CE-7. Prior to map recordation, required public improvements shall be completed and accepted or the applicant shall enter into an agreement with the City for completion of all improvements prior to occupancy and shall submit 100% performance and material bonds plus a 15% additional bond for enforcement costs per Subdivision Map Act sections 66499.2, 66499.3, and 66499.4. Per Subdivision Map Act section 66499.3 there shall be no sale or lease of property until the final map is in full compliance with the conditions of approval.

PW/CE-8. Prior to map recordation, all overhead utilities shall be undergrounded and all services to be underground, or the City's Underground Utility In-Lieu fee paid, as required by Municipal Code Article IX Section 5.40 and the Council adopted Interim Undergrounding Policy.

PW/CE-9. The final parcel map shall be prepared by a licensed engineer or licensed land surveyor. The final map shall include a utility easement, a stormwater conveyance easement and an access easement. Access easements shall be on Parcel 1 in favor of Parcel 2 for the firelane, and on Parcel 2 in favor of Parcel 1 for the open parking space and for turn-around area. A maintenance agreement shall be reviewed and recorded concurrently with the final parcel map.

PW/CE-10. The final parcel map shall include the following Certificate:

PLANNING COMMISSION CERTIFICATE

This is to certify that this final parcel map substantially conforms to the tentative map approved by the Planning Commission at a duly authorized meeting held on September 14, 2016.

Secretary to the Planning Commission

PW/CE-11. Prior to recordation of the final map, either monuments shall be set or a cash bond be presented to the City guaranteeing their setting within one year.

PW/CE-12. Prior to recordation of the final parcel map, the engineering plan check fees shall be paid.

PW/CE-13. Prior to recordation of the final parcel map, each parcel shall be served by a separate water and sewer services. Existing services to be abandoned shall be abandoned at the City main.

PW/CE-14. Prior to recordation of the final map, the applicant shall provide to the Public Works Department two (2) copies of the final parcel map, one hard-copy on reproducible mylar and the other a computer diskette in a format compatible with the City's GIS system.

On motion by _____, seconded by _____, and on the following roll-call vote, to wit:

AYES: Commissioners –
NOES: Commissioners –
ABSENT: Commissioners –
ABSTAIN: Commissioners –

the foregoing RESOLUTION NO. 16-____ was **PASSED, APPROVED**, and **ADOPTED** at a Regular Meeting of the City of Grover Beach Planning Commission on this 14th day of September, 2016.

JOHN LAFERRIERE, CHAIR

Attest:

BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR
SECRETARY TO THE PLANNING COMMISSION

ACCEPTANCE OF CONDITIONS

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the Applicant and Property Owner or Authorized Agent. The undersigned hereby acknowledges the approved terms and conditions and agrees to fully conform to and comply with said terms and conditions within the recommended time frames approved by the City Planning Commission.

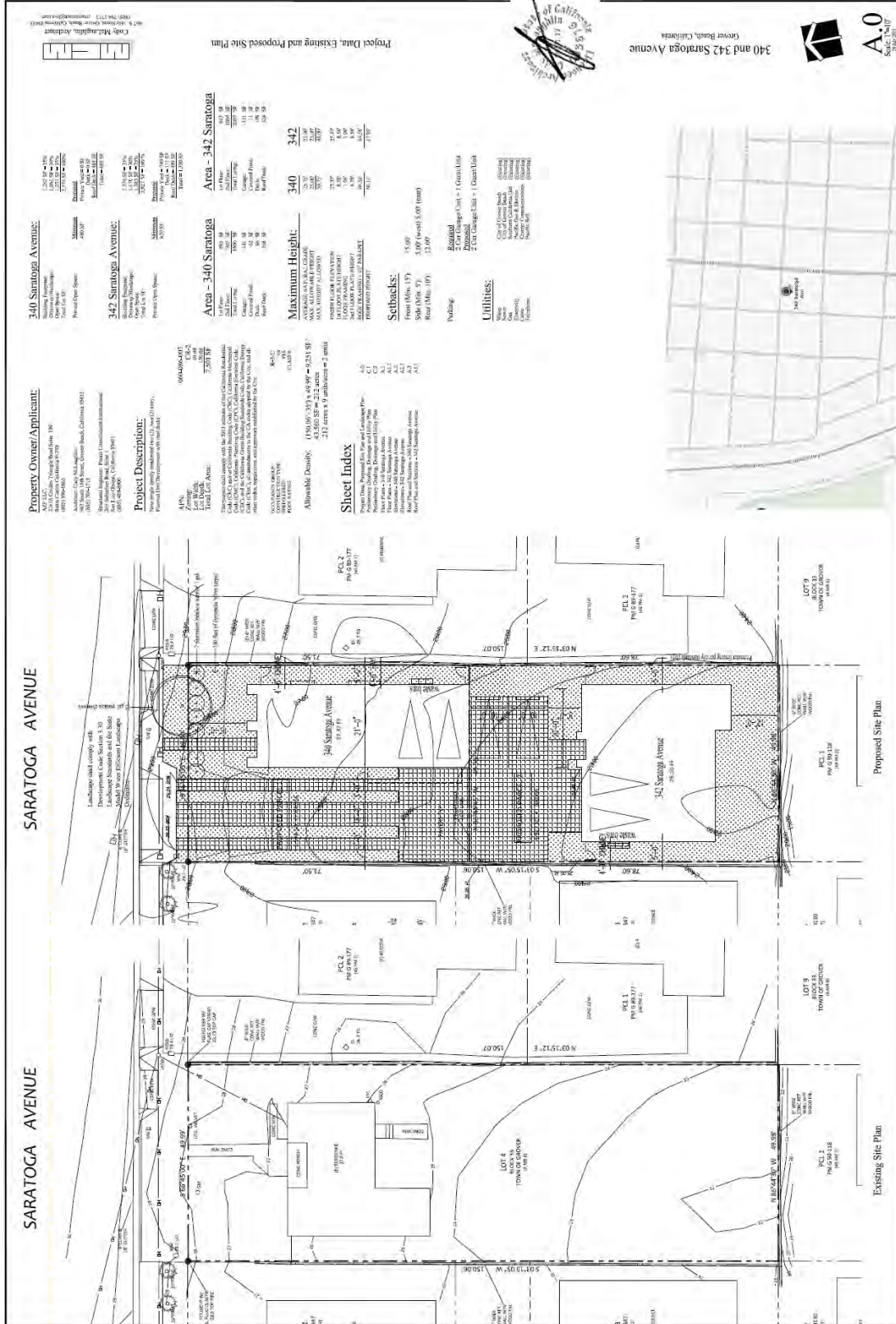
Applicant

Date

Property Owner or Authorized Agent

Date

EXHIBIT A



Property Owner/Applicant:
 340 Saratoga Avenue
 342 Saratoga Avenue
 Project Site Name

Project Description:
 340 Saratoga Avenue
 342 Saratoga Avenue
 Project Site Name

Area - 340 Saratoga

Lot Area	600.00
Lot Frontage	100.00
Lot Depth	60.00
Lot Width	100.00
Lot Area	600.00
Lot Frontage	100.00
Lot Depth	60.00
Lot Width	100.00

Area - 342 Saratoga

Lot Area	600.00
Lot Frontage	100.00
Lot Depth	60.00
Lot Width	100.00
Lot Area	600.00
Lot Frontage	100.00
Lot Depth	60.00
Lot Width	100.00

Maximum Height:
 340: 35.00'
 342: 35.00'

Setbacks:
 Front (340): 15.00'
 Side (340): 5.00' (each) 5.00' (each)
 Rear (340): 10.00'

Utilities:
 City of Fresno (Water)
 City of Fresno (Sewer)
 City of Fresno (Gas)
 City of Fresno (Electric)
 City of Fresno (Fiber Optic)
 City of Fresno (Cable TV)
 City of Fresno (Telephone)

Project Data, Existing and Proposed Site Plan

340 Saratoga Avenue:
 340 Saratoga Avenue
 Project Site Name

342 Saratoga Avenue:
 342 Saratoga Avenue
 Project Site Name

Area - 340 Saratoga

Lot Area	600.00
Lot Frontage	100.00
Lot Depth	60.00
Lot Width	100.00
Lot Area	600.00
Lot Frontage	100.00
Lot Depth	60.00
Lot Width	100.00

Area - 342 Saratoga

Lot Area	600.00
Lot Frontage	100.00
Lot Depth	60.00
Lot Width	100.00
Lot Area	600.00
Lot Frontage	100.00
Lot Depth	60.00
Lot Width	100.00

Maximum Height:
 340: 35.00'
 342: 35.00'

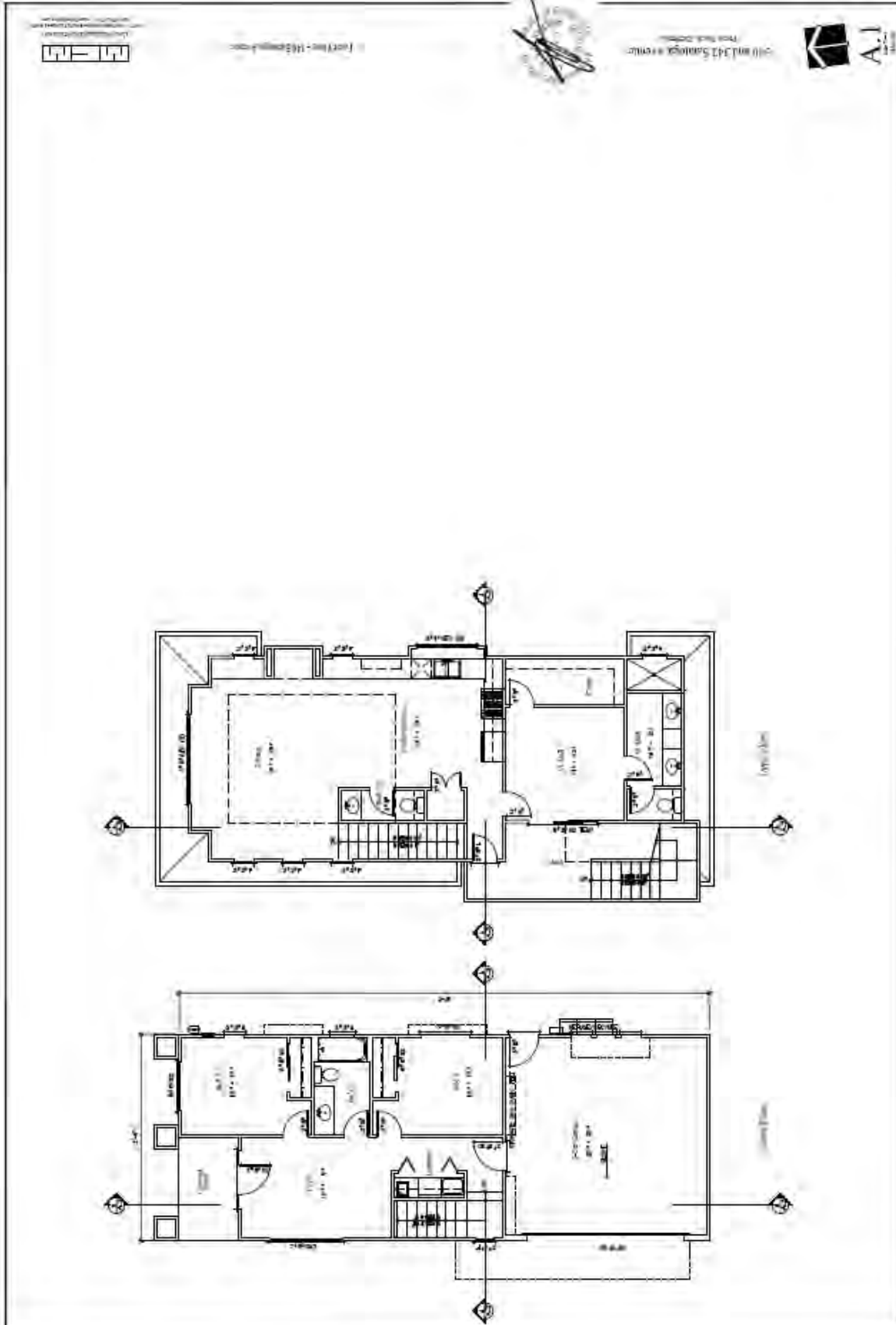
Setbacks:
 Front (340): 15.00'
 Side (340): 5.00' (each) 5.00' (each)
 Rear (340): 10.00'

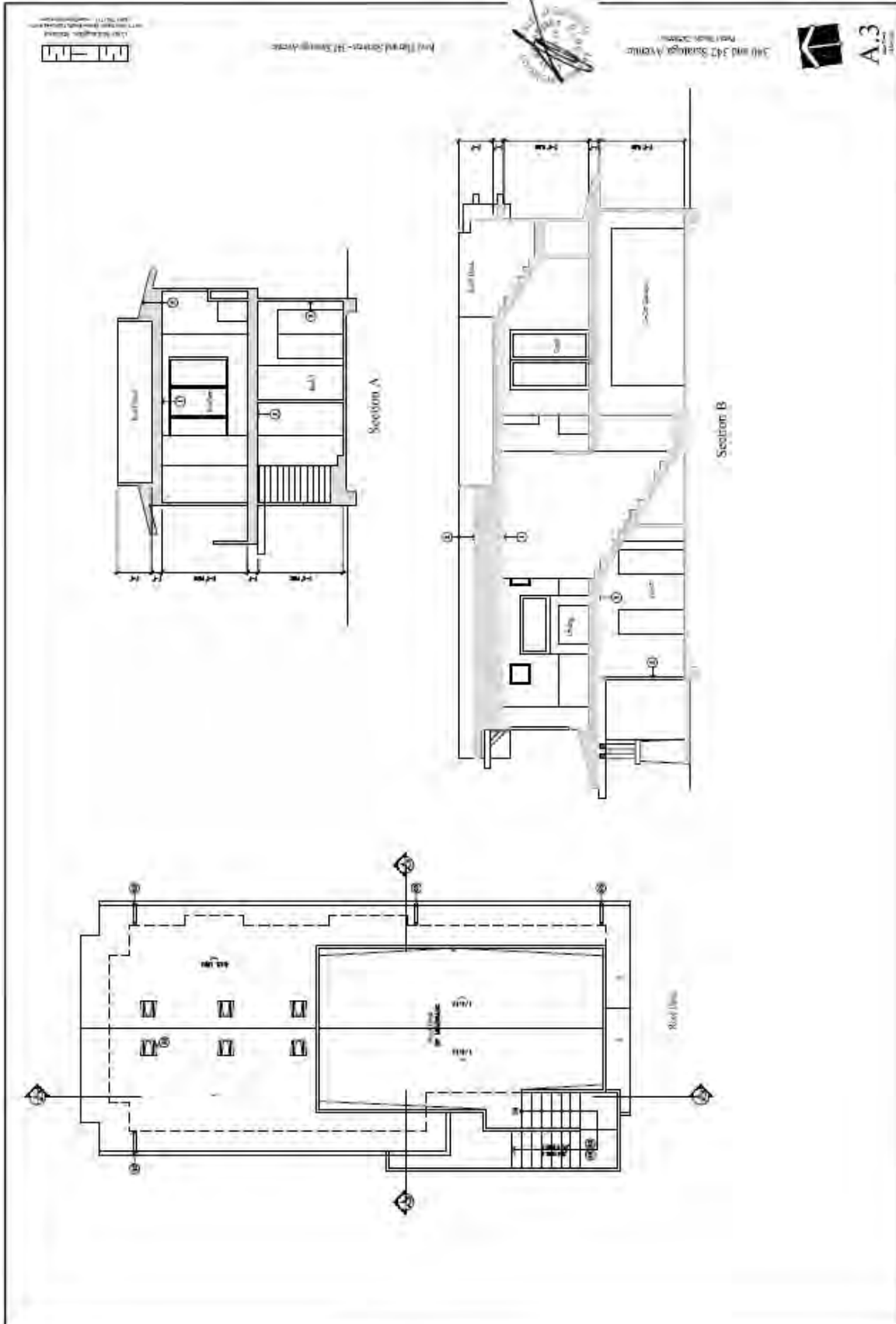
Utilities:
 City of Fresno (Water)
 City of Fresno (Sewer)
 City of Fresno (Gas)
 City of Fresno (Electric)
 City of Fresno (Fiber Optic)
 City of Fresno (Cable TV)
 City of Fresno (Telephone)

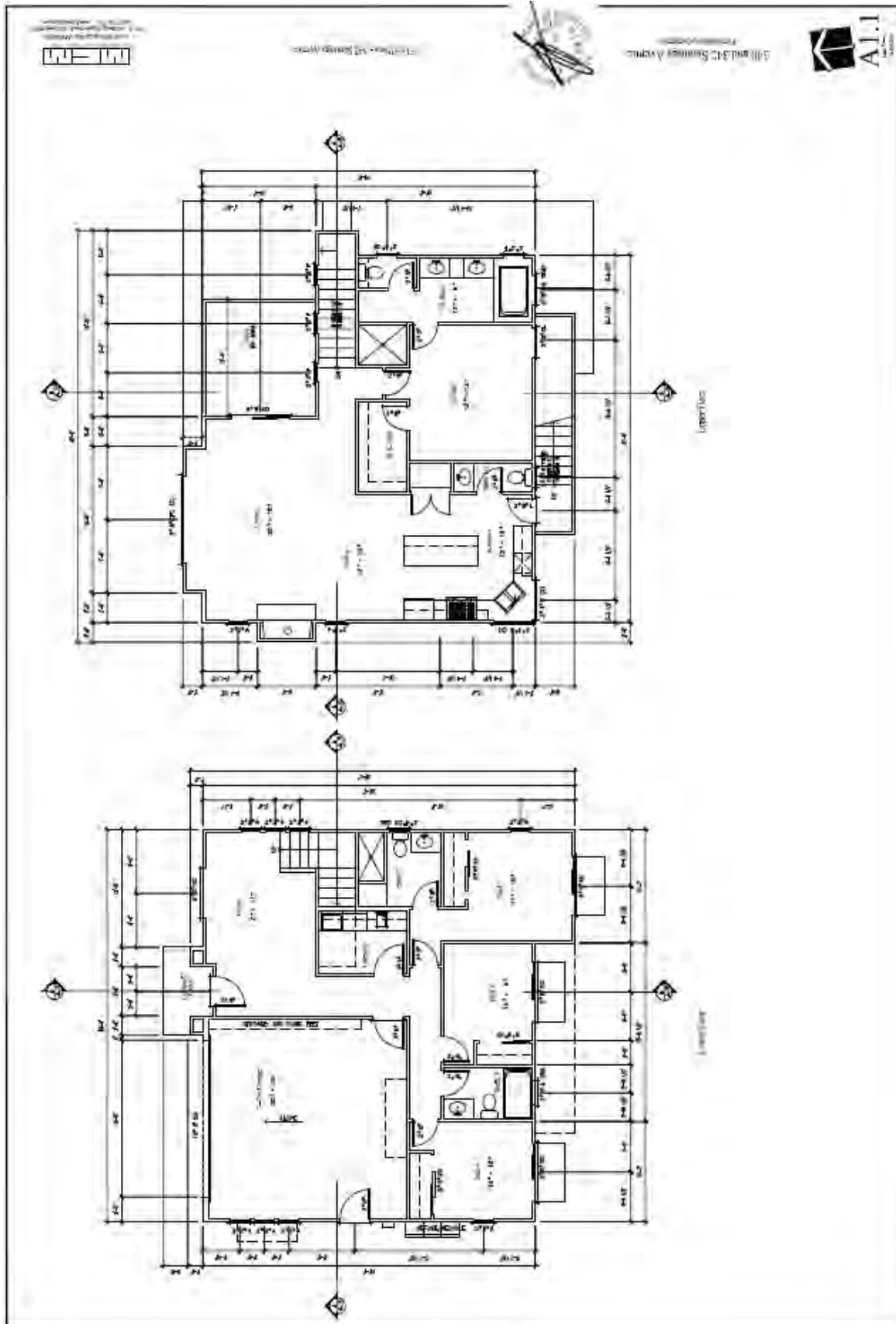


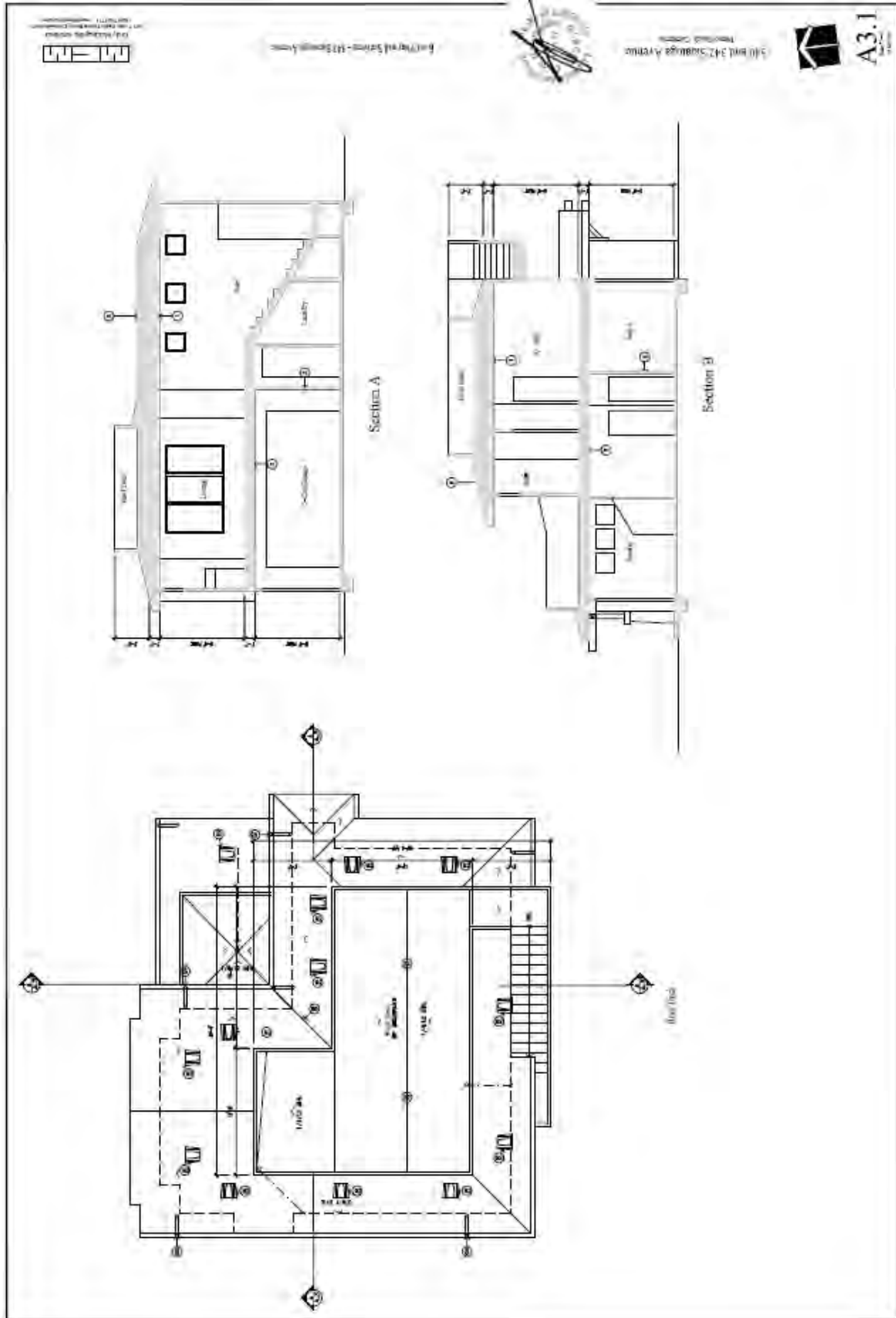
A.0
 Scale: 1/8" = 1'-0"

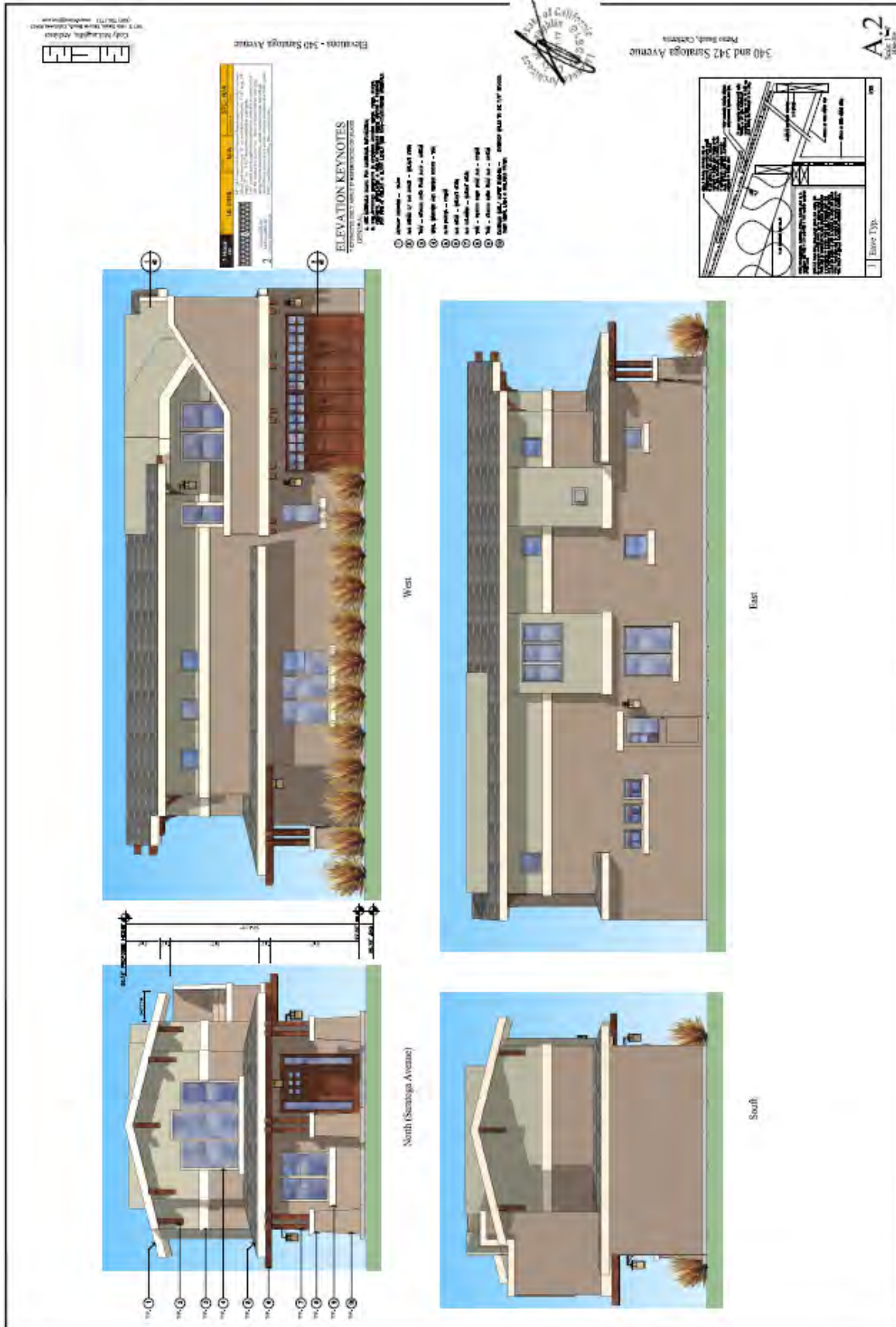
340 and 342 Saratoga Avenue
 Fresno, California

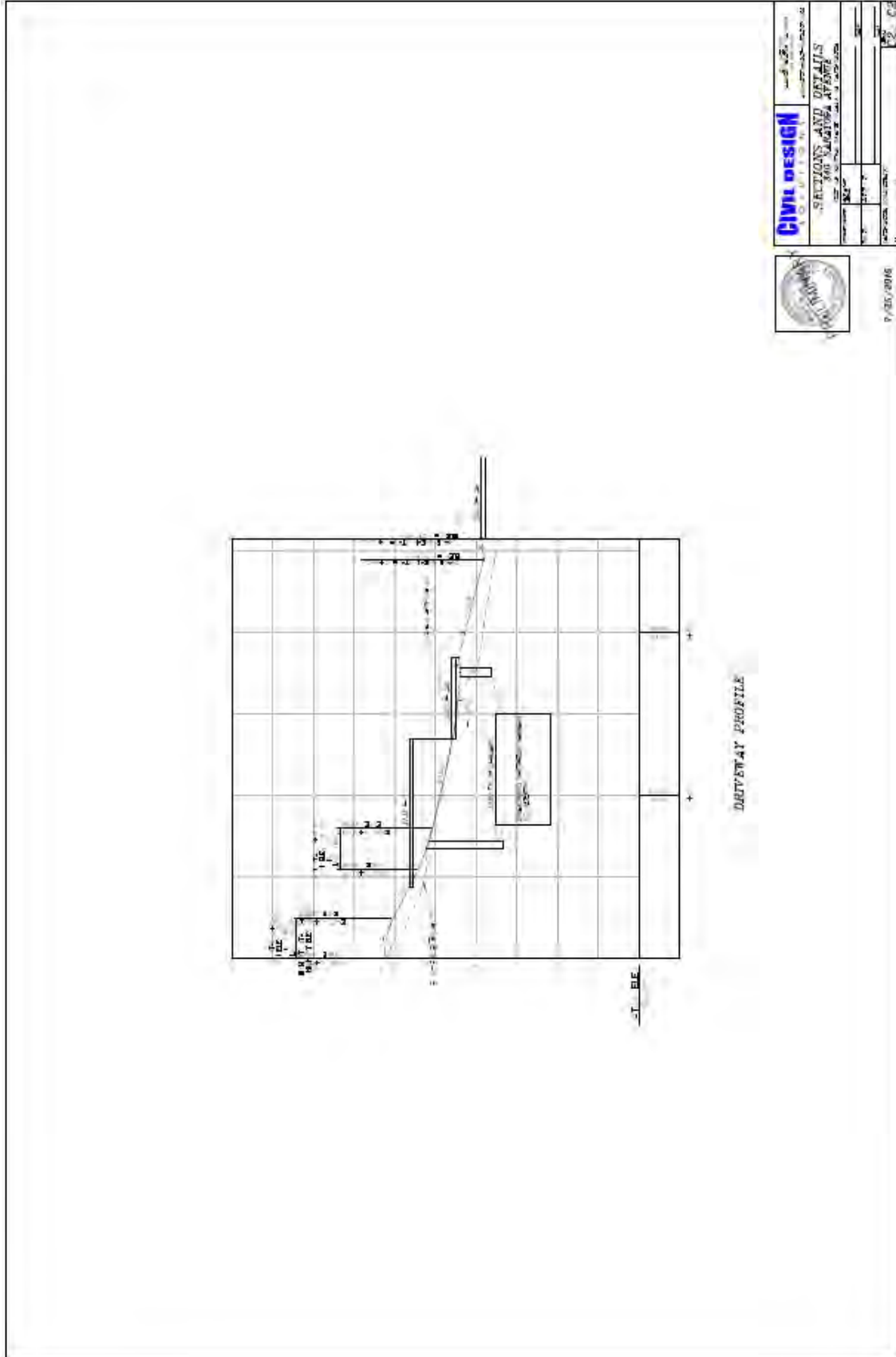












CIVIL DESIGN
CONSULTANTS

SECTIONS AND DETAILS
AND LANDSCAPE ARCHITECTURE

PROJECT NO.	16-340
DATE	9/14/16
DRAWN BY	...
CHECKED BY	...
SCALE	...



9/25/2016



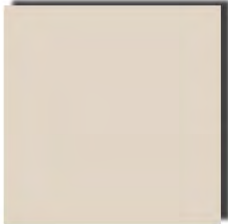
Stucco Upper - Southern Moss



Stucco Trim - Sandstone



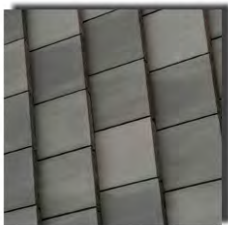
Stucco Lower - Bella Glade



Vinyl Windows/
Doors - Tan



Beams/Columns/Garage
Doors - Walnut Stain



Concrete Tile
Roofing - Slate



340 Saratoga Avenue
Grover Beach, California

Vicinity Map

