



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: June 18, 2020

AGENDA ITEM #2

Project Description

Vicinity Map -

APN: 1023-011-51
Applicant: Johnny Murad, PE for Huitt-Zollars
Community: Chino/4th Supervisorial District
Location: 13225 Serenity Trail
Project No: PROJ-2019-00004/CUP
Staff: Steven Valdez
Rep: RDS Partners, Inc.
Proposal: General Plan Land Use Amendment from Single Residential (RS-1, 1 acre minimum) to General Commercial (CG) and a Conditional Use Permit for a 3-story, 45-foot-high residential care facility, consisting of 109 units.



16 Hearing Notices Sent on: June 4, 2020

Report Prepared By: Steven Valdez, Senior Planner

SITE INFORMATION:

Parcel Size: 3.16 acres
 Terrain: Vacant site with a slope
 Vegetation: Natural grasses and weeds

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

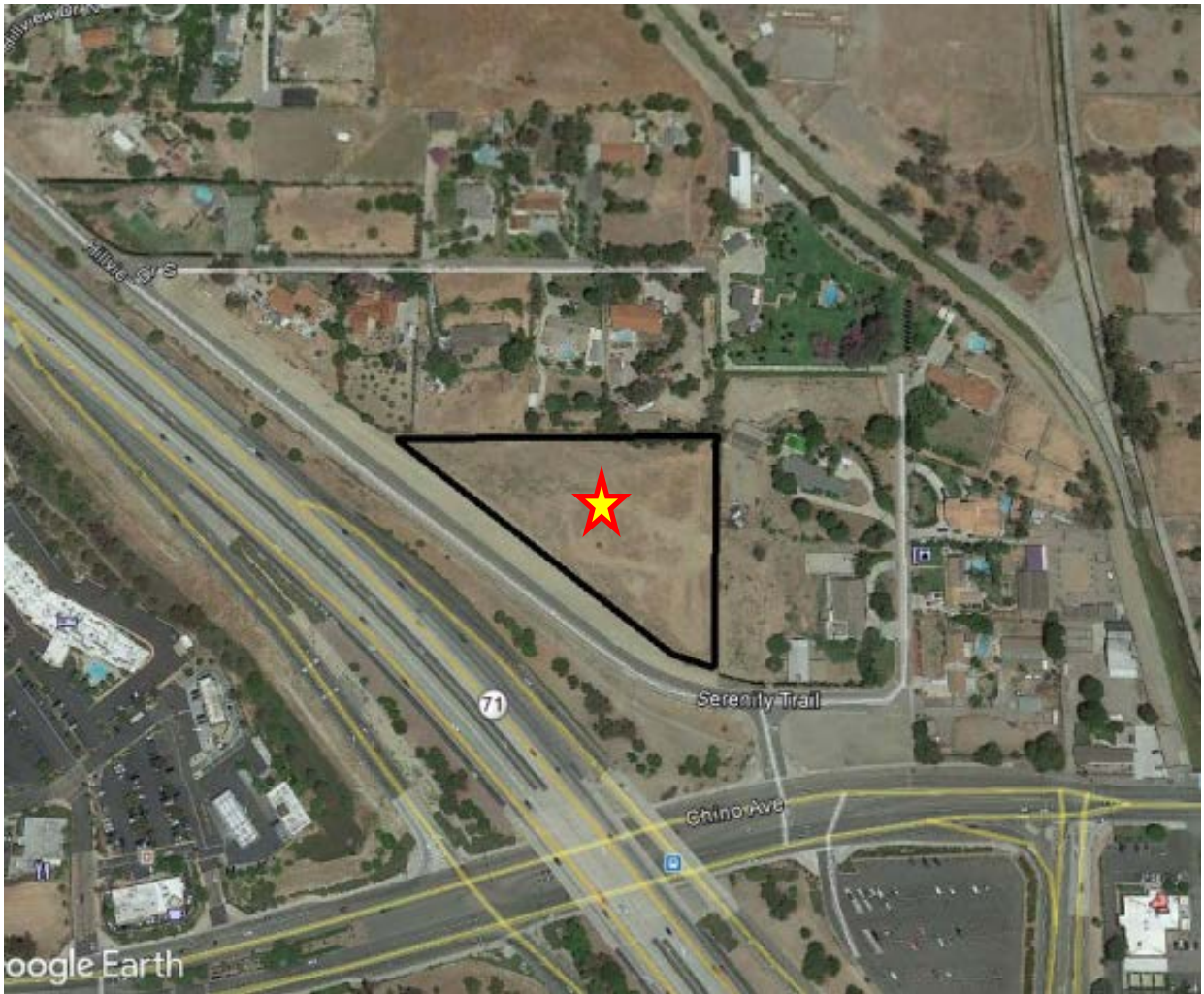
AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Vacant Land	RS-1 (Single Residential, 1 acre minimum)
North	Single Family Residential	RS-1 (Single Residential, 1 acre minimum)
South	Serenity Trail followed by vacant land	RS-1 (Single Residential, 1 acre minimum)
East	Single-family residential development	RS-1 (Single Residential, 1 acre minimum)
West	Serenity Trail, with SR-71 further to the west	City of Chino Hills

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	City of Chino	Responses provided under Exhibit F Per Service Agreement Resolution EHS and RWQCB Approved
Water Service:	Monte Vista Water District	
Sewer Service:	Advance Septic System	

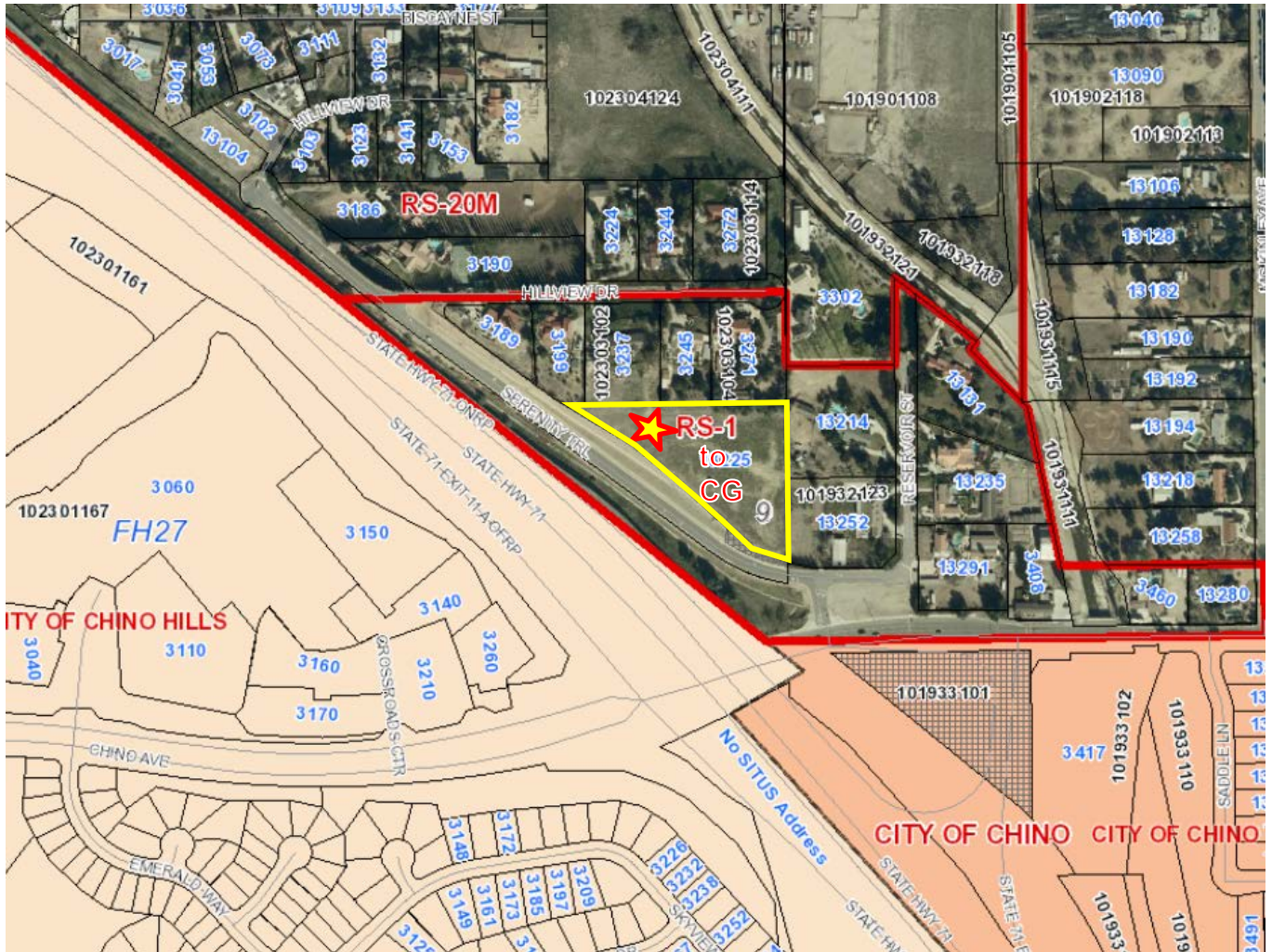
STAFF RECOMMENDATION: That the Planning Commission recommend that the Board of Supervisors **ADOPT** the Mitigated Negative Declaration, **ADOPT** the Findings as contained in the Staff Report, **ADOPT** the General Plan Amendment, **APPROVE** the Conditional Use Permit subject to the Conditions of Approval, and **DIRECT** the Clerk of the Board to File a Notice of Determination.¹

¹In accordance with Section 86.08.010 of the San Bernardino County Development Code, the Planning Commission action is a recommendation to the Board of Supervisors and may only be appealed by the applicant in the event of disapproval.

VICINITY MAP:
Aerial view of the Project Site



LAND USE DISTRICT MAP:



BUILDING ELEVATIONS:

EXTERIOR FINISHES		
ROOF FINISHES	RF	ROOF FINISHES TYPE: [REDACTED] COLOR: [REDACTED]
EXTERIOR WALLS	W1	WALL FINISHES TYPE: [REDACTED] COLOR: [REDACTED]
	W2	WALL FINISHES TYPE: [REDACTED] COLOR: [REDACTED]
	W3	WALL FINISHES TYPE: [REDACTED] COLOR: [REDACTED]
	W4	WALL FINISHES TYPE: [REDACTED] COLOR: [REDACTED]
	W5	WALL FINISHES TYPE: [REDACTED] COLOR: [REDACTED]
	W6	WALL FINISHES TYPE: [REDACTED] COLOR: [REDACTED]



2 Southeast Elevation
SCALE 1/8" = 1'-0"



1 Southwest Elevation
SCALE 1/8" = 1'-0"



2 North Elevation
SCALE 1/8" = 1'-0"

EXTERIOR FINISHES		
ROOF FINISHES	RF	ROOF FINISHES TYPE: [REDACTED] COLOR: [REDACTED]
EXTERIOR WALLS	W1	WALL FINISHES TYPE: [REDACTED] COLOR: [REDACTED]
	W2	WALL FINISHES TYPE: [REDACTED] COLOR: [REDACTED]
	W3	WALL FINISHES TYPE: [REDACTED] COLOR: [REDACTED]
	W4	WALL FINISHES TYPE: [REDACTED] COLOR: [REDACTED]
	W5	WALL FINISHES TYPE: [REDACTED] COLOR: [REDACTED]
	W6	WALL FINISHES TYPE: [REDACTED] COLOR: [REDACTED]



1 East Elevation
SCALE 1/8" = 1'-0"

Site Photographs



Looking Southeast



Looking East

SITE PHOTOS



Looking Northeast



Looking East

PROJECT DESCRIPTION AND BACKGROUND

The applicant requests approval of a General Plan Amendment (GPA) to amend the land use zoning district from Single Residential, 1-acre minimum (RS-1) to General Commercial (CG) and a Conditional Use Permit (CUP) for a 3-story, 45 foot tall senior assisted living and memory care facility consisting of 109 units (79 assisted living units and 30 memory care units) on a 3.16 acre lot (Project). The proposed residential care facility will also contain numerous amenities for assisted living and memory care facility residents. The amenities included are separate memory care and assisted living areas, a fitness center, bistro, kitchen, theater, salon, game room and spa, treatment rooms, a library and computer room, including a memory care garden on the 2nd floor and interior courtyard for assisted living residents.

A total of 57 parking spaces will be provided via a subterranean parking structure and along the on-site private driveway. The driveway will provide access to the entire Project site and will contain a drop-off area on the west end of the Project, adjacent to the parking structure entrance, as shown on the site plan (Exhibit A).

The Project site is bounded by existing residential uses to the north and east, and Serenity Trail to the south/west. State Route 71 is located approximately 250 feet west of the Project site (centerline to property line). The Project site is covered with a light to moderate growth of natural grasses and weeds. The scope of the proposed development will consist of site clearing, site preparation, appurtenant improvements, and construction of the proposed residential care facility, with on-site subterranean parking and loading areas, circulation, landscaping and water quality management improvements. Off-site street, sidewalk and drainage improvements will also be constructed. Access to the site for passenger cars, trucks, and other vehicles will be provided by two driveways onto Serenity Trail.

Prior to the submittal of this Project proposal to the County, the identical proposal was submitted to the City of Chino (City), in conjunction with a request to annex the property to the City. The City requires annexation as a condition of providing public sewer service to unincorporated properties within the City's Sphere of Influence. Subsequent to submittal of the application, the applicant withdrew the application from the City because the applicant was unable to satisfy the necessary property owner agreement required to support the annexation process through LAFCO.

PROJECT ANALYSIS

Code Compliance Summary: The proposed three story, residential care facility, as proposed within the CG land use zoning district, will comply with all applicable development standards, including Licensed Residential Care Facility Standards (Chapter 84.23) with the approval of a GPA and CUP. A parking study was provided to determine the appropriate number of parking spaces necessary for a senior assisted living facility (Exhibit B). According to the parking analysis, the parking demand for the proposed Project is calculated to require a total of 49 parking spaces, at the peak parking demand times of day. Since the Project provides a total of 57 parking spaces, the parking provided was determined to exceed peak demand and will provide an excess of 15 parking spaces during the weekday and 20 parking spaces on the weekend. With the approval the parking analysis/study, the Project provides adequate loading areas, and access and circulation needed to comply with County requirements as illustrated in Table 2 below:

Table 2: PROJECT CODE COMPLIANCE

Project Component	County Development Code- CG Land Use Zoning District		Project Plans
Senior Assisted Living Facility	CUP		CUP
Parking	49		57
Landscaping	Minimum Landscaping	20%	43% (58,837 sq. ft.)
Building Setbacks	Front	25'	25'
	Street Side	15'	N/A
	Rear	10'	51'9"
Building Height	60 feet maximum		41' feet 10" inches
Floor Area Ratio	.5:1		.5:1
Drive Aisles	26'		26'

Section 84.23.030 Licensed Residential Care Facility		
Standard	Required	Provided
(1) Applicable land use zoning district development standards	Each licensed residential care facility shall conform to the property development standards for the land use zoning district in which it is located.	The proposed residential care facility will conform to the development standards with the approval of a GPA.
(2) Minimization of Overconcentration	The separation of licensed residential care facilities shall be as provided by state law.	According to State Law, a separation of less than 300 feet from another licensed "residential care facility," measured from the outside walls of the structure housing the facility is required. However, the separation requirements do not apply to residential care facilities for the elderly
(3) Walls.	Licensed residential care facilities shall provide a 6-foot high solid decorative block wall along all property lines, except in the front yard. Walls shall provide for safety with controlled points of entry and shall incorporate decorative materials and features.	A six-foot wall is proposed along all property lines, except the front yard for both safety and screening.
(4) Landscaping	On-site landscaping shall comply with Chapter 83.10 (Landscaping Standards) and shall be regularly maintained, including providing irrigation.	43% landscaping coverage using drought-tolerant landscaping, with a variety of trees, groundcover and shrubs is proposed in compliance with County Development Code Section 83.10.060. The landscaping is conditioned to be maintained and irrigation provided.
(5) Outdoor lighting	Outdoor lighting shall comply with Chapter 83.07 (Glare and Outdoor Lighting).	Outdoor lighting was reviewed will be conditioned to comply with Chapter 83.07, prior to issuance of a Building Permit.
(6) Signs	No signs shall be allowed within a residential land use zoning district. Signs for licensed residential care facilities within nonresidential land use zoning districts shall comply with Chapter 83.13 (Signs).	No signage is proposed at this time. Any proposed signs will comply with Chapter 83.13.
(7) Fire Department requirements	Each licensed residential care facility shall provide fire extinguishers and smoke detector devices and shall meet all standards established by the Fire Chief.	The Project is required to comply with Local Fire Regulations. The Chino Valley Fire Authority has approved the conceptual plans.
(8) Noise	Outdoor activities shall be conducted only between the hours of 7:00 a.m. and 10:00 p.m.	Outdoors activities will be limited to the hours of 7:00 a.m. and 10:00 p.m.

(9) Applicable health and safety regulations	Licensed residential care facilities shall be operated in compliance with applicable State and local health and safety regulations.	The Project is required by the Conditions of Approval to obtain all health and safety permit, prior to the issuance of a Certificate of Occupancy
(10) Required permits and licenses	Licensed residential care facilities shall be located where allowed in compliance with Division 2 (Land Use Zoning Districts and Allowed Land Uses) and in conformance with the California Building Code. A certificate of occupancy shall be obtained from the Building and Safety Division before occupancy of licensed residential care facilities	A Certificate of Occupancy is required by Conditions of Approval

Landscaping: The conceptual landscape plan provides 43% site coverage in drought-tolerant landscaping, with a variety of trees, groundcover and shrubs, in compliance with County Development Code (Development Code) Section 83.10.060, Landscape Area Requirements. The Development Code only requires landscaping in setback areas. The Project exceeds landscaping requirements and has ample tree planting in the perimeter landscaping.

Hours of Operation: The facility is a 24-hour facility. However, visiting hours and outdoor activities will be restricted to the hours of 7:00 am to 9:00 pm and loading and unloading from 7:00 am to 5:00 pm.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA) (Exhibit C). The IS concludes that the Project will not have a significant adverse impact on the environment with the implementation of recommended mitigation measures contained in the IS, which have been incorporated in the Conditions of Approval (Exhibit D). A Notice of Availability/Notice of Intent (NOA/NOI) to adopt a Mitigated Negative Declaration (MND) was advertised and distributed to initiate a 30-day public comment period, which concluded on April 23, 2020. Comment letters were received from five residents in response to the NOA/NOI sent to all property owners on March 23, 2020. Also, two comment letters to the NOA/NOI (Exhibit E) were received from: (1) the City, (2) the California Department of Fish and Wildlife (CDFW). Responses and updates were provided (Exhibit F).

Following are summaries of topics addressed in the IS/MND:

Aesthetics: The Project is subject to mandatory Development Code requirements governing scenic quality that stipulate that new land uses and structures shall be designed, constructed, and established in compliance with the requirements in the Development Code, including but not limited to, Chapter 82.05 (Commercial Land Use Zoning Districts), Chapter 83.02 (General Development and Use Standards) Chapter 83.06 Fences, Hedges, and Walls), Chapter 83.10 (Landscape Standards), and Chapter 83.13 (Signs). Compliance with these mandatory Development Code requirements will ensure that the Project will not conflict with applicable zoning and other regulations governing scenic quality. The Project site is not located along a State Scenic Highway and will not impact the views of the nearby San Gabriel Mountains.

Air Quality: The Project air quality analysis shows that the minimal population increase (coupled with the fact that residents of assisted living facilities generate less traffic than the general population) resulting from the Project will not exceed the regional significance thresholds

established by the SCAQMD, violate any air quality standard or contribute substantially to an existing or projected air quality violation. No impact is expected from the Project construction or operation.

Water Quality: A Preliminary Water Quality Management Plan (WQMP) has been approved by the Land Development Division of Land Use Services to comply with the requirements of the San Bernardino County National Pollutant Discharge Elimination System (NPDES) Area-wide Stormwater Program. The hydrologic features of the proposed Project have been designed to slow, filter, and retain stormwater on the Project site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, the WQMP prepared for the Project proposes treatment of water quality flows using a Filterra proprietary system located and maintained on-site. The Filterra system uses catch basins and planted filter systems at the back of curb to accept and filter storm runoff from the paved and impervious areas on-site. Other areas of the Project have been designed where possible to incorporate Low Impact Development principles, including draining roof drainage to adjacent landscaping where possible and minimizing impervious areas through use of minimum sizes for hardscape (sidewalks and drive aisles). The Project drainage system will collect storm water runoff in two on-site underground corrugated metal pipe infiltration system designed and sized to accept storm water flows for on-site percolation within the prescribed period of time to avoid the nuisance of standing water. Requirements for approval of the final WQMP have been incorporated in the Conditions of Approval.

Septic: Testing was conducted in accordance with Onsite Wastewater Treatment Soil Percolation (PERC) Test Report Standards: Suitability of Lots and Soils for Use of Leach Lines or Seepage Pits by San Bernardino County Environmental Health Services (EHS). Test results approved by County Environmental Health Services indicate that the soils are suitable for use of a septic system.

The Project will generate 13,000 gallons per day of wastewater and the proposed onsite wastewater treatment system (OWTS) is designed to accommodate 25,177 gallons per day of wastewater. The OWTS is a compact and efficient recirculating packed-bed filter. It consists of sturdy, watertight fiberglass tanks that incorporate recirculation-blend and discharge tankage in a single module. Each complete, pre-manufactured unit also includes pumping systems, ventilation, and a lightweight, highly absorbent, engineered textile media that treats the wastewater to meet discharge requirements.

The Regional Water Quality Control Board (RWQCB) did not comment MND during the comment period. However, the agency did provide guidance by e-mail about the proposed OWTS. In the e-mail, the RWQCB stated that the following final effluent limits would be required for proposed plant:

Parameter	Average Monthly (mg/L)	Average Weekly (mg/L)	12-month running average (mg/L)
BOD (5-day)	20	30	
TSS	20	30	
TIN			5
TDS			280
pH	Between 6 and 9 at all times		

The effluent limits provided above were based on the region's Basin Plan for Chino 1 Groundwater Management Zone (GMZ), for anti-degradation, water quality objectives (WQOs) for TDS and NO₃-N (same values). Chino Basins 1, 2, and 3 GMZs are covered under the Chino North GMZ, Maximum Benefit (Max Ben) consideration GMZ and a higher TDS WQO of 420 mg/L has been assigned. Therefore, before the RWQCB can authorize the proposed Project's discharge, the wastewater treatment system proposed would have to meet the effluent limits listed above.

The proposed Waste Water Treatment System's effluent levels were reviewed by EHS and determined to be adequate to meet the RWQCB effluent limits. However, the OWTS must receive final approval from the RWQCB. A Condition of Approval has been added to the approval documents, requiring the applicant to obtain approval from the RWQCB, prior to the issuance of a building permit.

Storm Drainage: The site runoff will be directed to an on-site detention basin which is located in the southeast corner of the site. Runoff from the north and east driveways, roofs, and the center court yard will be collected by catch basins #1 (CB#1) and directed to the proposed on-site detention basin through storm drain Line A. Runoff from the south side planter areas and building roofs will be collected by CB#2, #3, and #4 and drain to the proposed on-site detention basin through a storm drain. The overflow after detention in the basin will be discharged to a proposed 24" storm drain and conveyed to an existing 36" storm drain. The offsite run-on from the development to the north of the Project site will enter the proposed concrete v-ditch along the north and east property line and conveyed to a storm drain. No impacts are anticipated given that the on-site detention basin is designed to capture all site runoff.

Traffic: The Project is forecast to generate 26 trips in the a.m. peak hour, 36 trips in the p.m. peak hour, and 359 daily trips. The Project is forecast to generate 37 peak hour and 404 daily trips on Saturday, and 39 peak hour and 435 daily trips on Sunday.

The County of San Bernardino Transportation Impact Study Guidelines (July 9, 2019) require the preparation of a Transportation Impact Study (TIS) if a project generates 100 or more trips without consideration of pass-by trips during any peak hour. Since the trip generation of the Project is less than 100 trips during any peak hour, a TIS was not required.

Vehicle Miles Travelled Analysis: A Vehicle Miles Travelled (VMT) analysis was prepared and evaluated for the Project. The Project was determined to be consistent with the County Guidelines and VMT thresholds, which state that a project should be considered to have a significant impact if the project VMT per person/employee is greater than 4% below the existing VMT per person/employee for the unincorporated County. In addition, a second model, the San Bernardino County Transportation Analysis Model was used to calculate the VMT for the Project relative to the County of San Bernardino. Based on the County threshold, the Project will have a significant impact if the per capita VMT is greater than 23.3 miles per day (4% below the existing VMT). The Project VMT is 22.1 miles per day, which is less than the 4% threshold of 23.3 miles per day, and therefore not considered to be significant.

PUBLIC COMMENTS

Project notices were sent to surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. A notice of availability of the Draft IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process. As noted, in response to the Project notices, two comment letters (Exhibit E) were received from the City and the CDFW and from five nearby residents. The comments are summarized below:

City Comments:

The letter states the Project is not consistent with the City General Plan. Specifically the letter makes reference to General Plan Policies Policy P3, under Goal TRA-1 and Policy P8, under Goal CC-3. The policies state that the *City shall ensure that Infill development, secondary residential units, and multifamily housing shall be consistent in scale and character with existing neighborhoods and ensure that new developments consider the location, roadway width, existing driveways, and surrounding development in order to minimize the impacts of new development on surrounding neighborhoods.*

Response:

The Project is subject to mandatory Development Code requirements governing scenic quality that stipulate that new land uses and structures shall be designed, constructed, and established in compliance with the requirements in the Development Code. Although the Project is not a multi-family development per se, the design guidelines in Chapter 84.16- Multiple Family Residential Development Standards apply and are intended to ensure compatibility with other development in the immediate area. Furthermore, according to CEQA, an inconsistency with the City's General Plan Policy P3 and P8 would only be significant if the Project were to result in significant, adverse physical effects to the environment. Although the Project is not required to be consistent with the City's General Plan, according to the Final IS/MND "implementation of the proposed Project would develop the subject property at a greater intensity than allowed under the existing County General Plan/Zoning designations and Floor Area Ratio (FAR) and the City General Plan/Zoning designations and would result in adverse effects to the environment. However, in all instances where adverse impacts have been identified, mitigation measures are provided to reduce each impact to less than significant levels regardless of which jurisdiction the project site is located. Therefore, because the Project is processing a GPA to modify the site's underlying land use regulations to be consistent with those proposed by the Project, the Project would not result in significant impacts to the environment with the implementation of the mitigation measures identified throughout this Initial Study/MND." (Exhibit F, p. 22.)

CDFW Comments:

The CDFW letter references the MND's analysis regarding the suitability of the Project site for nesting birds and the conclusion that although one species (i.e., burrowing owl) sometimes inhabits disturbed areas if suitable burrows are present, no owls, owl sign (castings, whitewash, etc.) or suitable burrows were observed during the field investigation. In response, CDFW specifically states: "*However, for certain ground or burrow nesting bird species of special concern, site conditions could change providing nesting opportunities in future breeding seasons.*" Based on this statement, CDFW claims that the conclusion in the IS/MND is not

supported by “*substantial evidence*” or supported by “*fair argument*” and recommend that a mitigation measure be included in the IS/MND.

Response:

The CDFW letter does not identify any specific reasons why the IS/MND did not provide “*substantial evidence*” and is not supported by “*fair argument.*” Furthermore, the IS/MND is based on a *General Biological Resources Assessment* included with the IS/MND. Based on a general literature review, it was determined that there are 12 State or federal listed wildlife species and four listed plants that have been documented in the immediate surrounding region of approximately ten miles from the site.

Following the data review, general biological surveys were performed on the site and in the Caltrans right-of-way on August 28, 2019. The biological resources on the site and in the surrounding areas were investigated and it was determined that protocol surveys were unnecessary for any of the special status species known to occur in the region given the existing level of past disturbance and the absence of any native plant communities. However, the site was surveyed for the presence of burrowing owls and suitable owl burrows given the fact that this species does occasionally occur in disturbed habitats. Because these surveys demonstrated that no owls, owl sign (castings, whitewash, etc.) or suitable burrows are evident on the Project site, approval of the proposed Project is not expected to have an adverse effect on any special status species. Although the Study did not require any mitigation measures; if any special status species are identified in the future during development activities, CDFW and USFWS are required to be notified. Since, the Draft IS/MND’s conclusions regarding the absence of suitable habitat are supported by substantial evidence and, there is no data to suggest it is necessary to reevaluate impacts to this species the County believes that the *General Biological Resources Assessment* meets the criteria for “substantial evidence.

Resident Comments:

There were five comments received from nearby residents that were not specific to the MND, so a response to each email/letter was not provided. However, many of the residents comments received were related to traffic, parking, water quality, noise and safety, and compatibility with the existing residential neighborhood to the north and east.

Response:

The IS and MND, along with the responses to the City above and attached addressed residents’ concerns. Furthermore, initial comments received from residents during the Project notice phase of review, which were similar to those mentioned above, were analyzed and reviewed to determine if the proposed use would impact their respective homes and neighborhoods. These concerns were analyzed as part of the IS and MND and determined to have less than significant impact with the incorporation of Mitigation Measure and Conditions of Approval.

The comments from CDFW and the City were addressed within the attached Exhibit F.

Staff has included appropriate Conditions of Approval to ensure that the proposed Project will be consistent with the required findings and will operate without negative impacts upon the surrounding community.

RECOMMENDATION: That the Planning Commission recommend that the Board of Supervisors:

1. **ADOPT** the Mitigated Negative Declaration (Exhibit B);
2. **ADOPT** the recommended Findings for approval of the General Plan Amendment, and Conditional Use Permit (Exhibit G);
3. **ADOPT** the General Plan Amendment to amend the General Plan Land Use Zoning Designation from Single Residential, 1 acre minimum (RS-1) to General Commercial (CG);
4. **APPROVE** the Conditional Use Permit for the construction of a 3-story, 45 foot tall residential care facility, consisting of 109 units, subject to the Conditions of Approval (Exhibit D); and
5. **DIRECT** the Clerk of the Board to File the Notice of Determination

ATTACHMENTS

- EXHIBIT A: Site Plan
- EXHIBIT B: Letter of Intent / Parking Study
- EXHIBIT C: Initial Study/Mitigated Negative Declaration
- EXHIBIT D: Conditions of Approval
- EXHIBIT E: Comment Letters from City of Chino, CDFW, and Residents
- EXHIBIT F: Responses to Comments
- EXHIBIT G: Findings

EXHIBIT A

Project Plans

SUMMERLAND SENIOR LIVING AT CHINO

SHEET INDEX

T1	Title
1	Conceptual Grading & Drainage Plan
2	Conceptual Grading & Drainage Plan
A1	First Floor Plan w/ Site Plan
A2	Garage & Second Floor Plan
A3	Third Floor & Roof Plan
A4	Sections
A5	Exterior Elevations
A6	Exterior Elevations
A7	Details
A8	Details
A9	Details
A10	Enlarged Unit Plans
A11	Renderings
A12	Material Samples

PROJECT TEAM

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PROJECT DATA

APN: 1023-011-51-0-000
 CHAPTER 20.06 COMMERCIAL LAND USE ZONING DISTRICTS
 LAND USE ZONING DISTRICT
 - CURRENTLY SINGLE RESIDENTIAL (RS-1) 1 ACRE
 MINIMUM LOT SIZE
 - CHANGING TO CG (COMMERCIAL GENERAL) 5 ACRES
 MINIMUM AREA FOR DESIGNATION
 OPERATIONS ARE MORE THAN 24 HOUR CARE FACILITY
 TYPE OF CONSTRUCTION: V-A AND II-B
 OCCUPANCY: R-2.1

PLAN IDENTIFICATION
 Application Type: Conditional Use Permit
 Existing Land Use: RS-Single Residential
 Proposed Land Use: CG-General Commercial
 Building Size: 105,051 SF
 CUP for Multi-Level Care Facility of 79 Assisted Living Units, and 30 Memory Care Units with 58 Beds.

SITE

LOT SIZE	3.16 ACRES ~ 137,650 SF
BUILDING FOOTPRINT	39,550 SF
IMPERVIOUS SURFACES	40,000 SF (APPROX)
TOTAL	79,550 SF
LOT COVERAGE	29 % (40% MAX. PER TABLE 20.06-2)
LANDSCAPING - MINIMUM 10% LANDSCAPED AREA PER COMMERCIAL DEVELOPMENT CODE TABLE 20.06-2	
LANDSCAPE AREA PROVIDED	58,837 SF, 43 %

SETBACKS (MINIMUM) PER DEVELOPMENT CODE TABLE COMMERCIAL DEVELOPMENT CODE TABLE 20.06-2

STREET	20 FT
REAR - INTERIOR	20 FT (REQ. WITHIN CG AND CO ZONES)
SIDE - INTERIOR	20 FT (REQ. WITHIN CG AND CO ZONES)
MIN. SEPARATION BETWEEN BUILDINGS OR STRUCTURES	10 FT
MAX. LOT COVERAGE	40%

Unit Mix

Unit Name	Unit Type	Qty	Measured Area
AL-0A	ASSISTED LIVING - STUDIO	23	8,405
AL-0A alt	ASSISTED LIVING - STUDIO	9	3,992
AL-0B	ASSISTED LIVING - STUDIO	5	2,025
AL-0C	ASSISTED LIVING - STUDIO	2	812
AL-1A	ASSISTED LIVING - 1 BED	7	3,731
AL-1A alt	ASSISTED LIVING - 1 BED	15	10,381
AL-1B	ASSISTED LIVING - 1 BED	1	592
AL-1C	ASSISTED LIVING - 1 BED	1	649
AL-1D	ASSISTED LIVING - 1 BED	1	817
AL-1E	ASSISTED LIVING - 1 BED	3	2,133
AL-1E alt	ASSISTED LIVING - 1 BED	8	7,061
AL-1F	ASSISTED LIVING - 1 BED	2	1,386
AL-2A	ASSISTED LIVING - 2 BED	1	841
AL-2B	ASSISTED LIVING - 2 BED	1	1,206
MC-1A	MEMORY CARE - 1 BED	2	702
MC-2A	MEMORY CARE - 2 BED	17	7,679
MC-2A alt	MEMORY CARE - 2 BED	5	2,062
MC-2B	MEMORY CARE - 2 BED	6	2,739
TOTAL		109	57,213 sq ft

MEMORY CARE - 30 UNITS/58 BEDS (27%)
 ASSISTED LIVING - 79 UNITS (58%)
TOTAL 109 UNITS

GROSS BUILDING AREA

Occupancy	Area (SF)
First Floor	
GROSS AL	32,015
GROSS MC	15,941
TOTAL	32,015 sq ft
Second Floor	
GROSS AL	15,941
GROSS MC	21,669
TOTAL	37,610 sq ft
Third Floor	
GROSS AL	35,426
GROSS MC	35,426 sq ft
TOTAL	105,051 sq ft (PARKING GARAGE 22,400 SF)

Building Area Calculations by Floor

Area Type	Qty.	Area (SF)
Basement		
SERVICE	2	512
TOTAL	2	512 sq ft
First Floor		
ADMINISTRATION	4	1,986
AMENITIES	7	5,873
KITCHEN	1	1,316
LOBBY	1	753
PUBLIC RESTROOMS	4	400
SERVICE	11	4,672
TOTAL	28	15,000 sq ft
Second Floor		
ADMINISTRATION	1	250
AMENITIES	8	5,969
HARDSCAPE	1	1,626
KITCHEN	1	172
LOBBY	1	750
PUBLIC RESTROOMS	3	350
SERVICE	2	444
TOTAL	17	9,561 sq ft
Third Floor		
AMENITIES	2	1,780
PUBLIC RESTROOMS	2	256
SERVICE	7	1,534
TOTAL	11	3,570 sq ft
TOTAL	58	28,643 sq ft

NOTE 01:
 Memory Care facilities offer care for our elders with memory impairments such as Alzheimer's, Parkinson's, Lewy Body or other related dementias.
 Assisted Living facilities offer housing for seniors who need help with activities of daily living such as bathing, dressing, and eating but do not require 24-hour medical care.

SERENITY TRAIL (FRONTAGE ROAD)
 STATE ROUTE 71
 SAN BERNARDINO COUNTY OWNED

PARKING

RESIDENTIAL CARE FACILITIES
 .35 SPACE PER EVERY 1 BED
 81 AL BEDS & 58 MC BEDS = 139 TOTAL AL UNITS/MC BEDS
49 PARKING SPACES REQUIRED
 BASED ON PARKING ANALYSIS PROVIDED BY TRANSLUCENT TRAFFIC ENGINEERING DATED AUGUST 23, 2019

ZONING RECD.	BUILDING CODE RECD.	PROVIDED PER PARKING ANALYSIS
PARKING - ACCESSIBLE		3
PARKING - ACCESSIBLE VAN		2
PARKING - RESIDENT		52
		57

NOTE 02: Rooms labeled AS are used for Auxiliary Services
NOTE 03: All parking spaces are double striped. See (3/A7)
NOTE 04: All proposed signs shall be designed to conform to the Chino Municipal Code Title 16 Sign Code.
NOTE 05: Oakmont of Chino Hills is 21,648 feet away from Summerland Senior Living.
NOTE 06: This senior care facility will operate 24 hours a day, 7 days a week with 12 employees on site per 8 hour shift period. It will be opened for visitors from the hours of 8AM to 8PM, 7 days a week.

SEPARATE PLAN SUBMITTALS:
 a. Private on-site water protection improvements
 b. Building construction
 c. Fire sprinklers NFPA 13 requirements
 d. Fire alarm

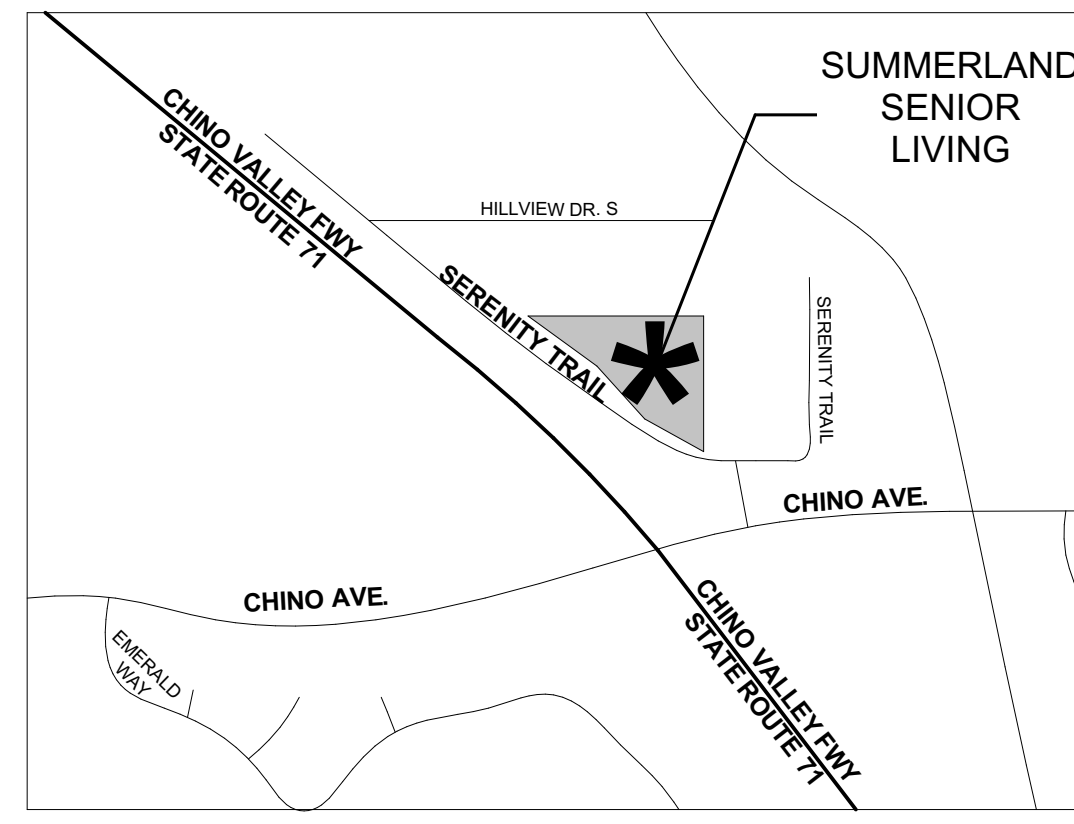
SITE PLAN LEGEND

	MAIN ENTRY
	FIRE HYDRANT
	PROPERTY LINE
	SETBACK LINES
	KEYNOTE NUMBER
	ACCESSIBLE ROUTE OF TRAVEL AND EXIT DISCHARGE - (5% MAX. - 2% MAX. CROSS SLOPE)

SITE PLAN KEYNOTES

- TYPICAL CONCRETE WALKWAY
- TRASH ENCLOSURE
- DRIVEWAY
- PROVIDE ZERO CURB AT PASSENGER LOADING ZONE PER ACCESSIBLE REQUIREMENTS - 20'-0" LONG MIN.
- 6'-0" SOLID MASONRY WALL INSTALLED ALONG PARCEL BOUNDARY PER DEVELOPMENT STANDARDS CMC 20.06.040.B.2. EXISTING CHAIN LINK FENCE ON PROPERTY LINE TO BE REMOVED.
- 10'-0" LANDSCAPE BUFFER (OPAQUE SCREEN CONSISTING OF PLANT MATERIAL) ON COMMERCIAL SIDE PER DEVELOPMENT CODE 83.02.060
- LANDSCAPE AREA
- FUTURE MONUMENT SIGN
- ACCESS ROAD
- 6'-0" MEMORY CARE GARDEN WALL
- (E) STRUCTURE LOCATED WITHIN 20 FEET OF PROJECT PROPERTY LINE ON ADJACENT RS-1 PROPERTY
- PROPOSED FILTERRA UNIT - SEE CIVIL DRAWINGS
- PROPOSED CATCH BASIN - SEE CIVIL DRAWINGS
- PROPOSED DETENTION BASIN - SEE CIVIL DRAWINGS
- BICYCLE PARKING
- DECORATIVE PAVING
- 42" HIGH FENCE: SEE DETAIL (7/A7)
- 6'-0" HIGH FENCE: SEE DETAIL (7/A7)
- RETAINING WALL - SEE CIVIL DRAWINGS
- SEPTIC TANK SYSTEM: SEE CIVIL DRAWINGS

VICINITY MAP



N
 SITE PLAN OVERALL
 SCALE: 1" = 20'

SURVEY INFORMATION

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF HILL VIEW DRIVE BEING NORTH 89°36'28" EAST PER CALTRANS RIGHT OF WAY MAP 453202-3

BENCH MARK

COUNTY OF SAN BERNARDINO BENCH MARK
 PER C.S.F.B. 4005/1012 & 4005/1252
 <NAVD88 OR NAVD29>, SURVEYED 1990 & 1998, ELEVATION=743.53'
 FOUND CHISEL BOX AT SOUTHEAST CORNER HEADWALL AT THE
 NORTHSIDE RIVERSIDE DRIVE & FLOOD CHANNEL, 400'+/- EAST OF
 RESERVOIR STREET

DATUM STATEMENT

THE FIELD SURVEY REFERENCED HEREON ARE ASSUMED LOCAL COORDINATES.

ALL DISTANCES SHOWN ARE GROUND, UNLESS NOTED OTHERWISE.

LEGAL DESCRIPTION

PARCEL NO. 4 OF PARCEL MAP 3164, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGES 30-31 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY:

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

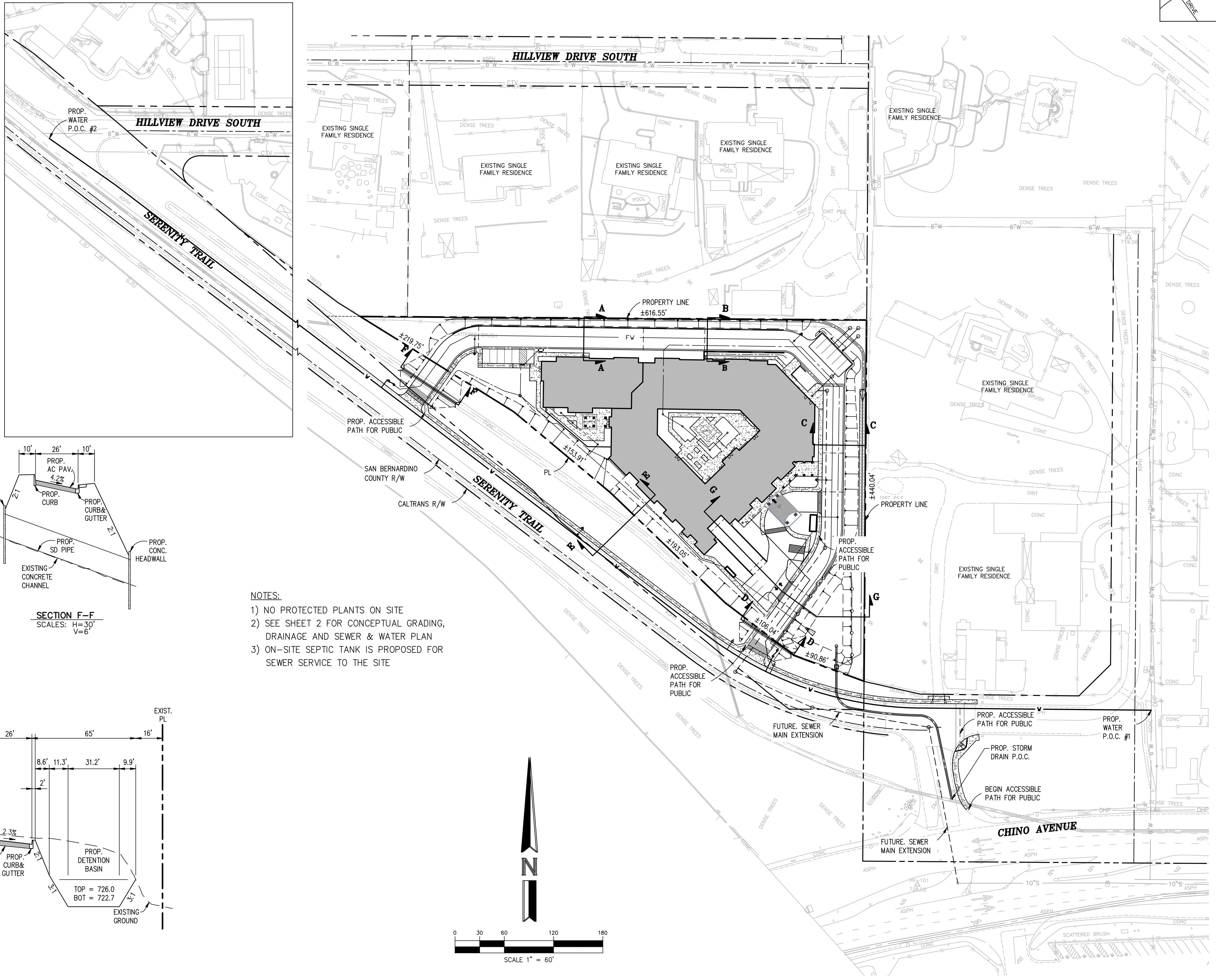
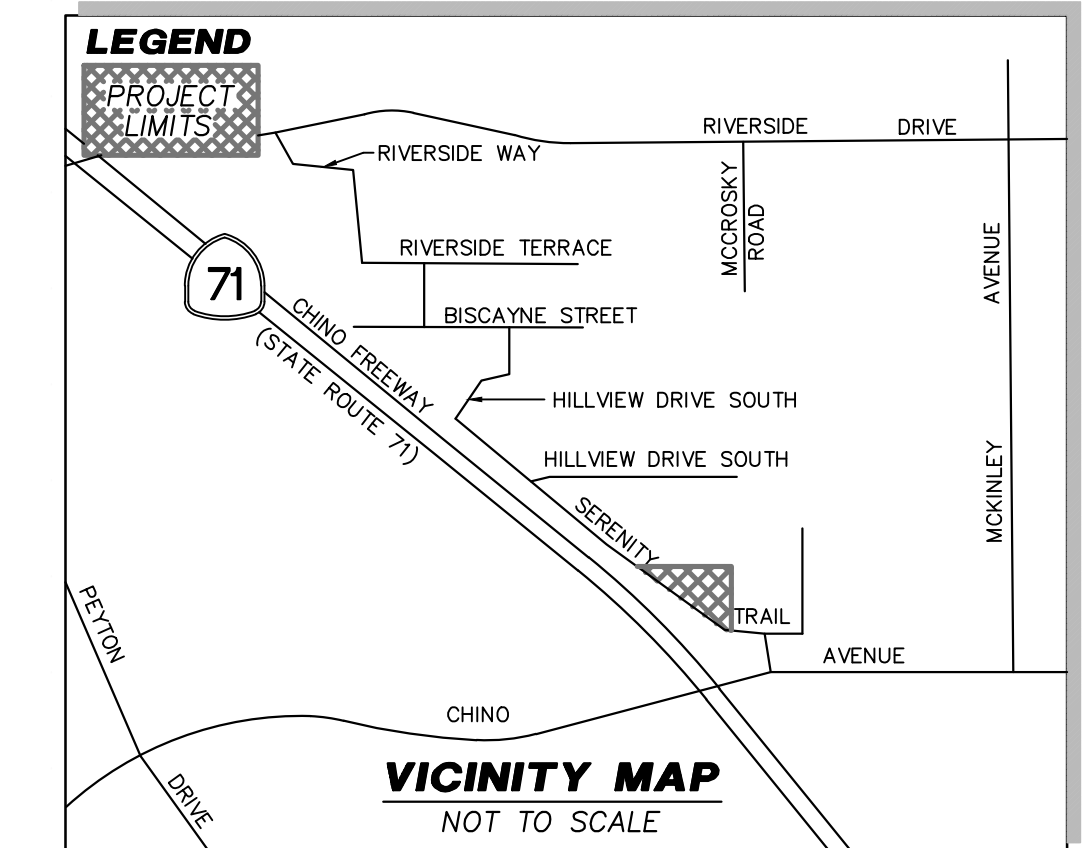
THAT PORTION OF SAID LAND LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 8 WEST, AS SHOWN ON MAP "D" BEING A MAP OF AN EXTENSION OF THE SUBDIVISION OF RANCHO SANTA ANA DEL CHINO, RECORDED IN BOOK 12, PAGES 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 8, NORTH 00° 24' 46" EAST 218.98 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 69° 53' 22" WEST 90.84 FEET, THENCE NORTH 52° 27' 02" WEST 106.04 FEET, THENCE NORTH 46° 09' 06" WEST 193.10 FEET, THENCE NORTH 49° 54' 13" WEST 153.85 FEET, THENCE NORTH 58° 13' 42" WEST 251.63 FEET, THENCE NORTH 53° 01' 36" WEST 296.55 FEET TO THE SOUTHWESTERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 5925, AS PER MAP RECORDED IN BOOK 63, PAGE 66 OF SAID PARCEL MAPS, AS SHOWN ON THE AMENDED FINAL ORDER OF CONDEMNATION NO. RCV 03267 RECORDED OCTOBER 18, 1994 AS INSTRUMENT NO. 94-426624 OF OFFICIAL RECORDS.

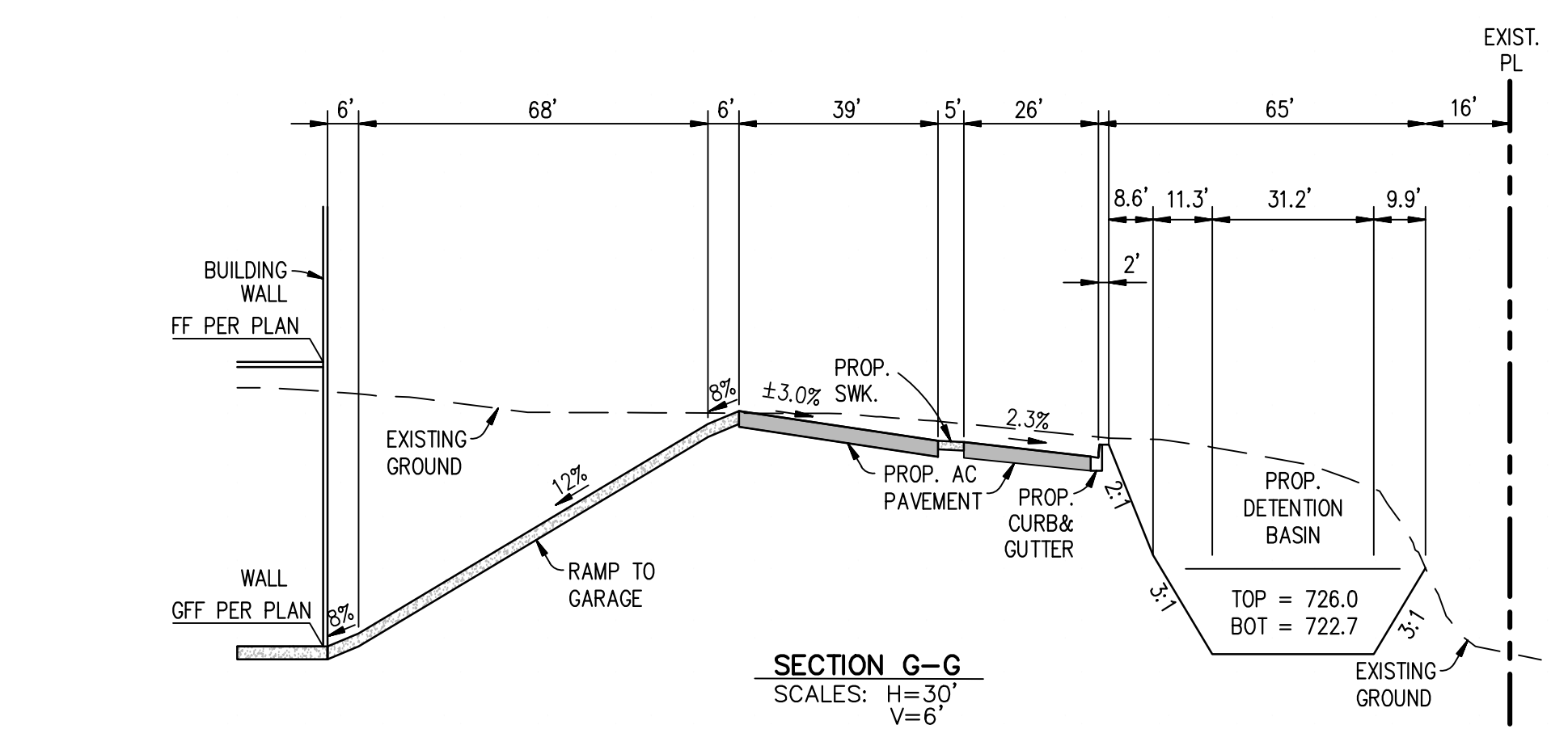
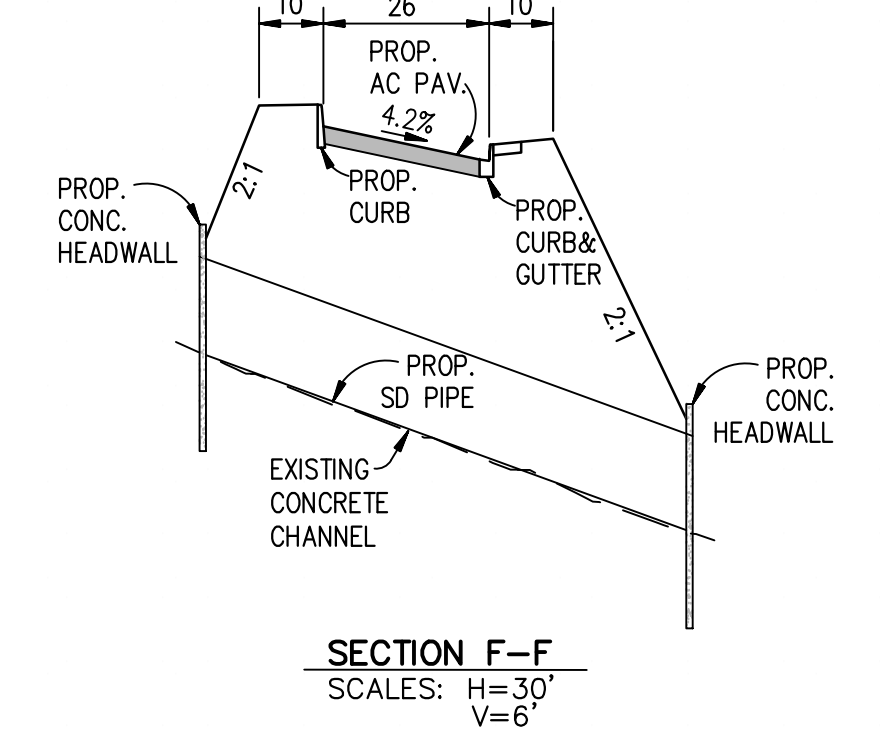
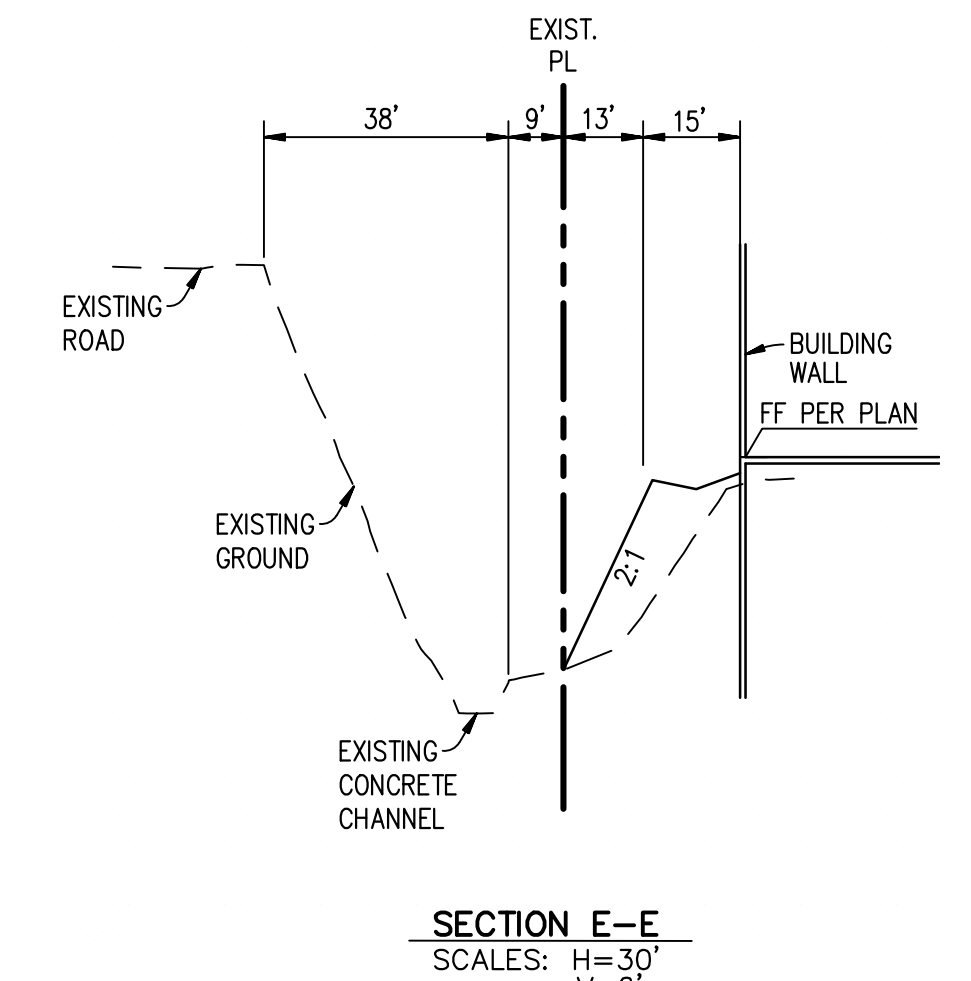
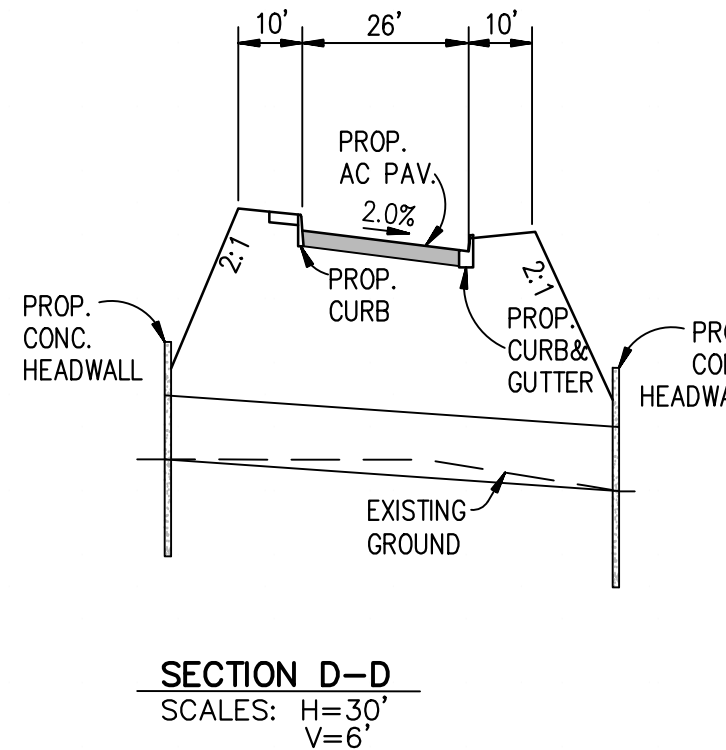
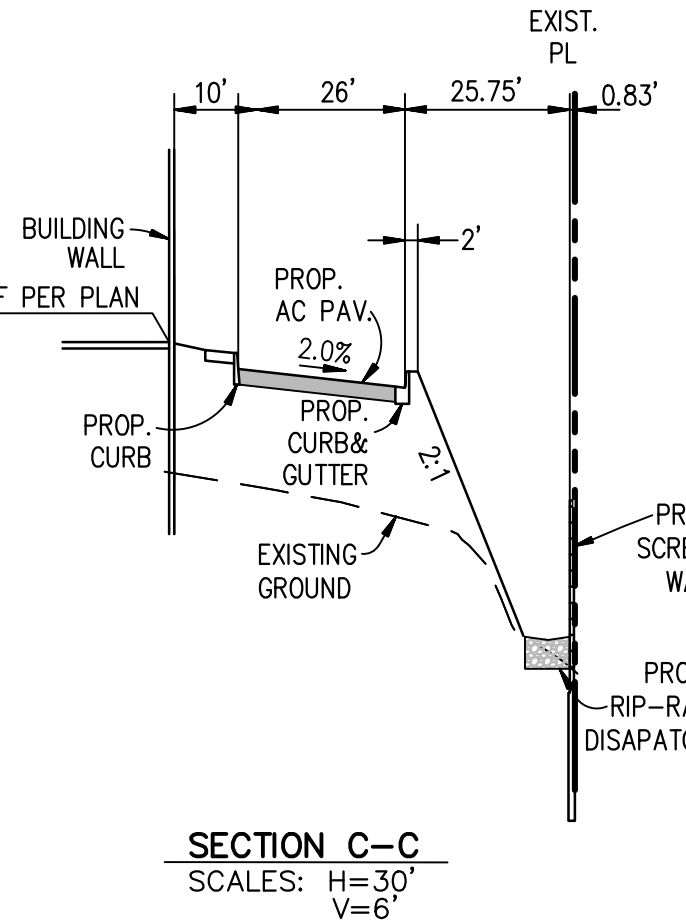
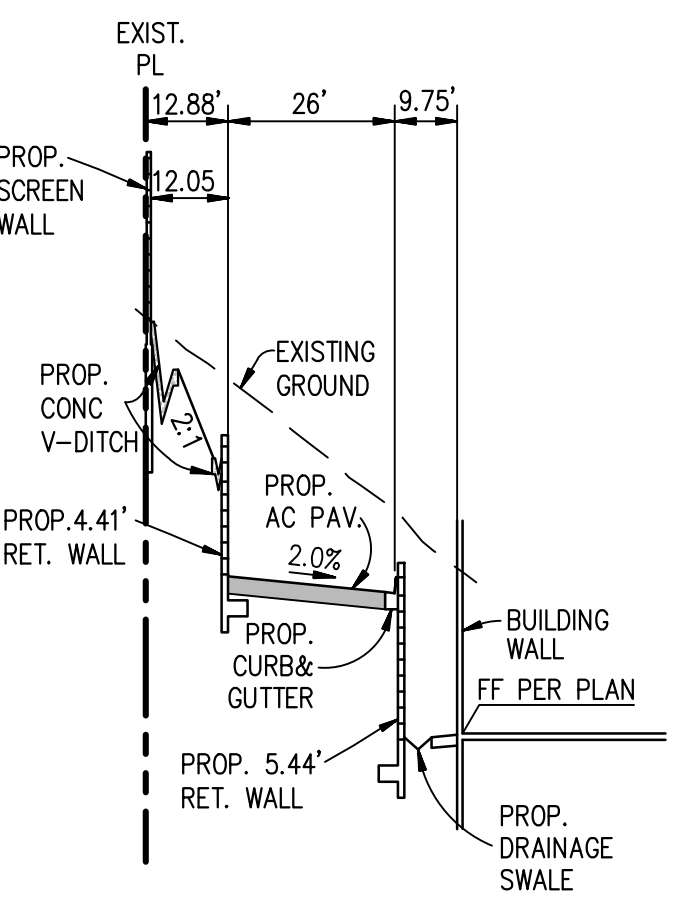
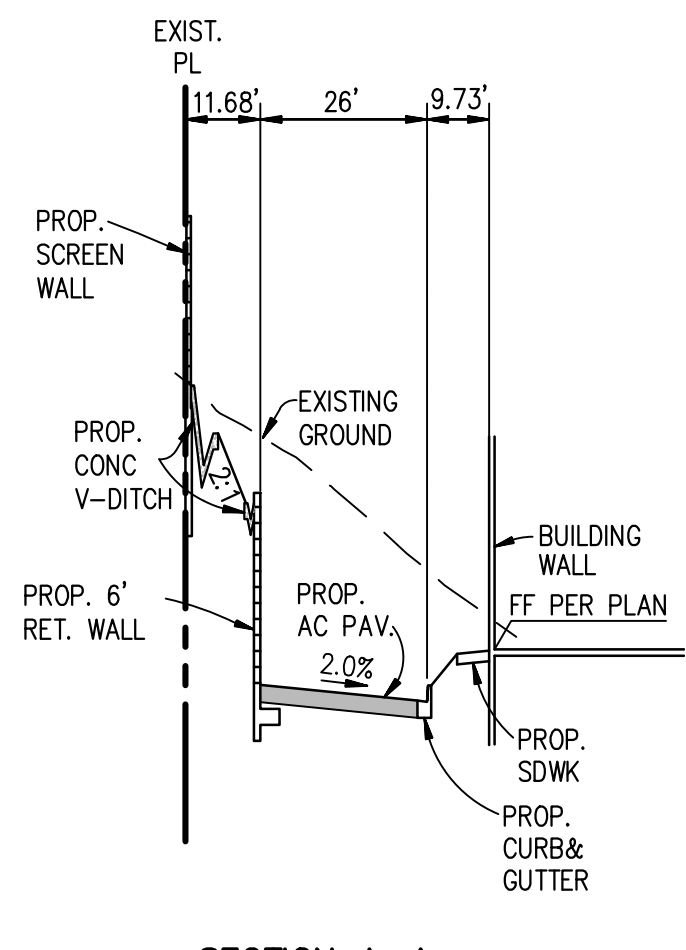
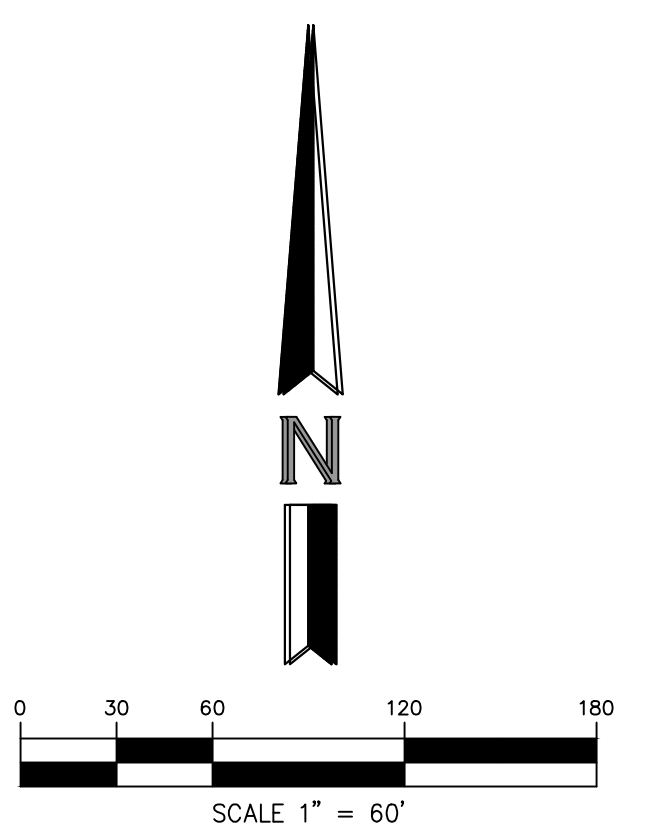
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO COUNTY OF SAN BERNARDINO AS MORE FULLY DESCRIBED ON DOCUMENT RECORDED JANUARY 28, 2004 AS INSTRUMENT NO. 04-67778 OF OFFICIAL RECORDS.

APN: 1023-011-51-0-000

SUMMERLAND SENIOR LIVING 13225 SERENITY TRAIL, CHINO CA CONCEPTUAL GRADING AND DRAINAGE PLAN



- NOTES:**
- 1) NO PROTECTED PLANTS ON SITE
 - 2) SEE SHEET 2 FOR CONCEPTUAL GRADING, DRAINAGE AND SEWER & WATER PLAN
 - 3) ON-SITE SEPTIC TANK IS PROPOSED FOR SEWER SERVICE TO THE SITE



UTILITY PROVIDERS

SEWER
 CITY OF CHINO VIA IEUA
 13220 CENTRAL AVENUE
 CHINO, CA 91710 (909) 334-3265

TELEPHONE
 FRONTIER
 1400 E. PHILIPS BLVD.
 POMONA, CA 91766 (909) 469-6346

GAS
 SOUTHERN CALIFORNIA GAS CO.
 1981 W. LUGONIA AVENUE
 REDLANDS, CA 92374 (800) 427-2200

EARTHWORK VOLUMES

	CUT (CY)	FILL (CY)
RAW*	14,510	8,670
ADJUSTED	17,840	12,990

NET* 4,850 CY EXPORT

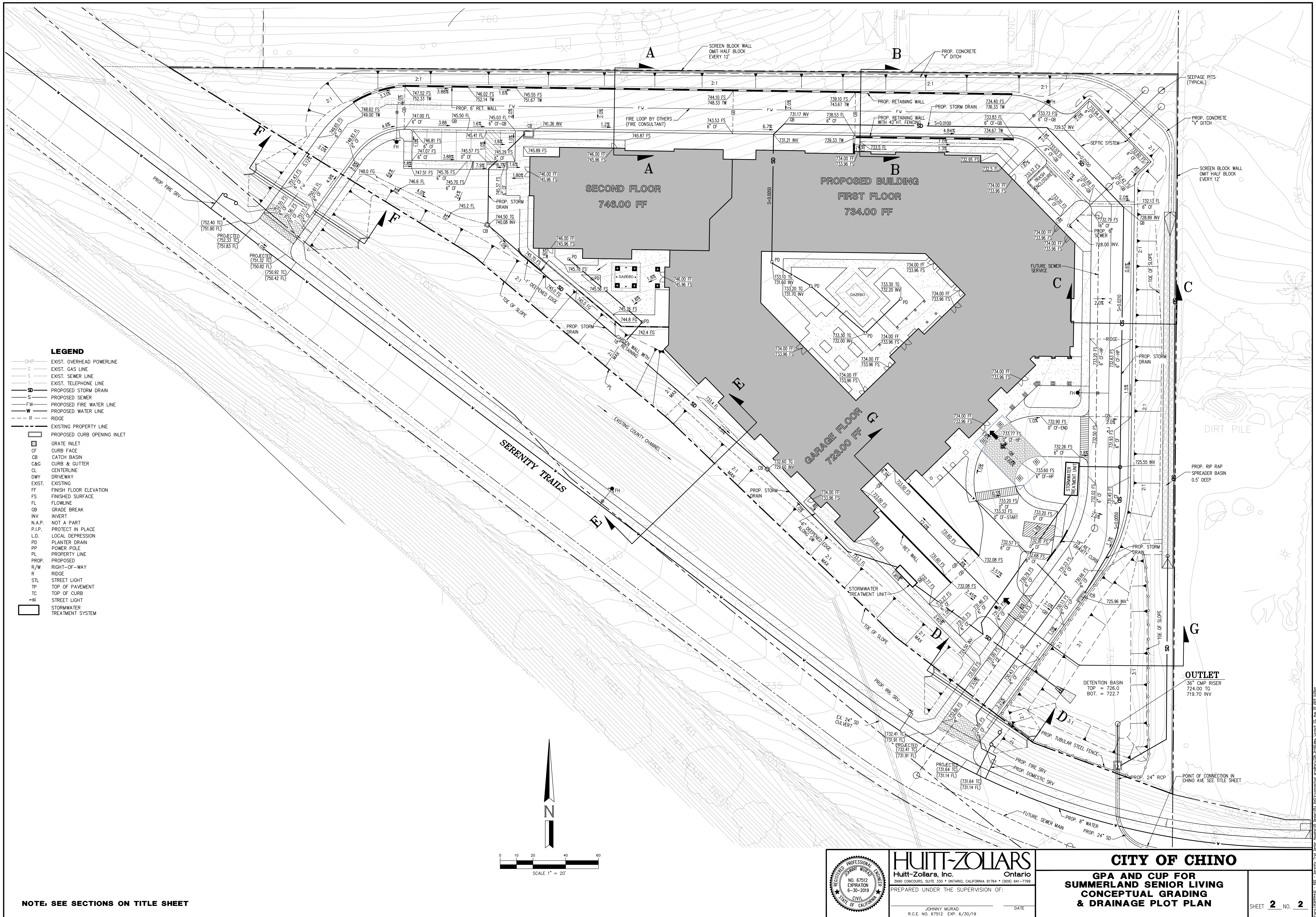
* ALL EARTHWORK VOLUMES SHOWN HERE ARE FOR REFERENCE ONLY AND DO NOT REFLECT FINAL EARTHWORK VOLUMES.

HUITT-ZOLLARS
 Ontario
 3990 CONCORDS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941-7799
 PREPARED UNDER THE SUPERVISION OF:
 JOHNNY MURAD
 R.C.E. NO. 67512, EXP. 6/30/19

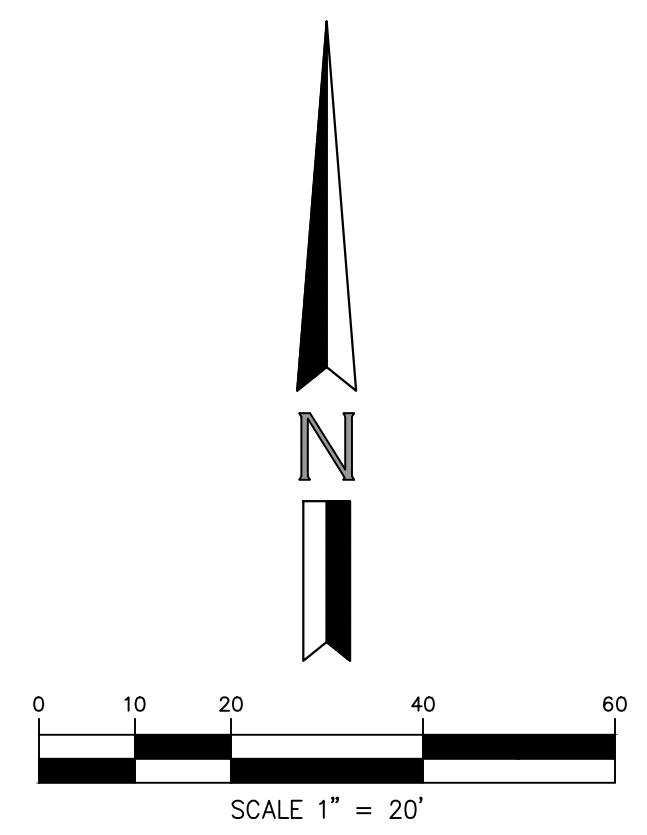
CITY OF CHINO
GPA AND CUP FOR SUMMERLAND SENIOR LIVING CONCEPTUAL GRADING & DRAINAGE PLOT PLAN
 APN 1023-011-51-0000

OWNER
 MR. DAVID LANDEROS
 13644 E. NELSON AVENUE
 CITY OF INDUSTRY, CA 91746
 800-433-7044

DEVELOPER
 RDS PARTNERS, INC
 1101 DOVE STREET, SUITE 240
 NEWPORT BEACH, CA 92660
 PHONE: 949-733-3306
 CONTACT: MR. ED HOROVITZ
 EMAIL: RDSINC10@GMAIL.COM



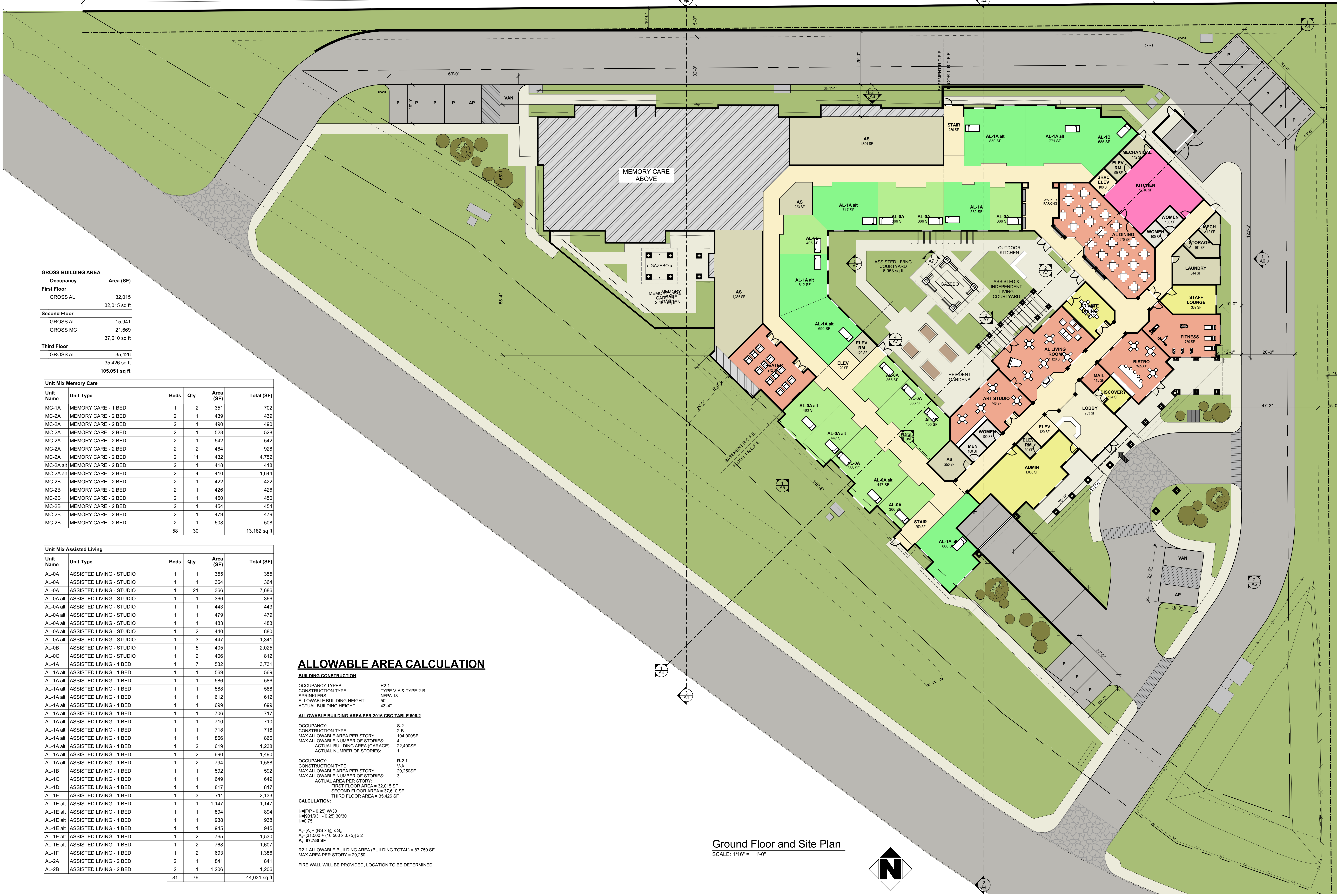
- LEGEND**
- OHP — EXIST. OVERHEAD POWERLINE
 - G — EXIST. GAS LINE
 - S — EXIST. SEWER LINE
 - T — EXIST. TELEPHONE LINE
 - SD — PROPOSED STORM DRAIN
 - S — PROPOSED SEWER
 - FW — PROPOSED FIRE WATER LINE
 - W — PROPOSED WATER LINE
 - R — RIDGE
 - — EXISTING PROPERTY LINE
 - PROPOSED CURB OPENING INLET
 - GRATE INLET
 - CF CURB FACE
 - CB CATCH BASIN
 - C&G CURB & GUTTER
 - CL CENTERLINE
 - DWY DRIVEWAY
 - EXIST. EXISTING
 - FF FINISH FLOOR ELEVATION
 - FS FINISHED SURFACE
 - FL FLOWLINE
 - GB GRADE BREAK
 - INV INVERT
 - N.A.P. NOT A PART
 - P.I.P. PROTECT IN PLACE
 - L.D. LOCAL DEPRESSION
 - PD PLANTER DRAIN
 - PP POWER POLE
 - PL PROPERTY LINE
 - PROP. PROPOSED
 - R/W RIGHT-OF-WAY
 - R RIDGE
 - STL STREET LIGHT
 - TP TOP OF PAVEMENT
 - TC TOP OF CURB
 - H— STREET LIGHT
 - STORMWATER TREATMENT SYSTEM



NOTE: SEE SECTIONS ON TITLE SHEET

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Ontario
 3990 CONCOURS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941-7799
 PREPARED UNDER THE SUPERVISION OF:
 JOHNNY MURAD DATE
 R.C.E. NO. 67512 EXP. 6/30/19

CITY OF CHINO
GPA AND CUP FOR SUMMERLAND SENIOR LIVING & DRAINAGE PLOT PLAN
 SHEET 2 NO. 2



GROSS BUILDING AREA

Occupancy	Area (SF)
First Floor	
GROSS AL	32,015
	32,015 sq ft
Second Floor	
GROSS AL	15,941
GROSS MC	21,669
	37,610 sq ft
Third Floor	
GROSS AL	35,426
	35,426 sq ft
Total	105,051 sq ft

Unit Mix Memory Care

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
MC-1A	MEMORY CARE - 1 BED	1	2	351	702
MC-2A	MEMORY CARE - 2 BED	2	1	439	439
MC-2A	MEMORY CARE - 2 BED	2	1	490	490
MC-2A	MEMORY CARE - 2 BED	2	1	528	528
MC-2A	MEMORY CARE - 2 BED	2	1	542	542
MC-2A	MEMORY CARE - 2 BED	2	2	464	928
MC-2A	MEMORY CARE - 2 BED	2	11	432	4,752
MC-2A alt	MEMORY CARE - 2 BED	2	1	418	418
MC-2A alt	MEMORY CARE - 2 BED	2	4	410	1,644
MC-2B	MEMORY CARE - 2 BED	2	1	422	422
MC-2B	MEMORY CARE - 2 BED	2	1	426	426
MC-2B	MEMORY CARE - 2 BED	2	1	450	450
MC-2B	MEMORY CARE - 2 BED	2	1	454	454
MC-2B	MEMORY CARE - 2 BED	2	1	479	479
MC-2B	MEMORY CARE - 2 BED	2	1	508	508
Total		58	30		13,182 sq ft

Unit Mix Assisted Living

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
AL-0A	ASSISTED LIVING - STUDIO	1	1	355	355
AL-0A	ASSISTED LIVING - STUDIO	1	1	364	364
AL-0A	ASSISTED LIVING - STUDIO	1	21	366	7,686
AL-0A alt	ASSISTED LIVING - STUDIO	1	1	366	366
AL-0A alt	ASSISTED LIVING - STUDIO	1	1	443	443
AL-0A alt	ASSISTED LIVING - STUDIO	1	1	479	479
AL-0A alt	ASSISTED LIVING - STUDIO	1	1	483	483
AL-0A alt	ASSISTED LIVING - STUDIO	1	2	440	880
AL-0A alt	ASSISTED LIVING - STUDIO	1	3	447	1,341
AL-0B	ASSISTED LIVING - STUDIO	1	5	405	2,025
AL-0C	ASSISTED LIVING - STUDIO	1	2	406	812
AL-1A	ASSISTED LIVING - 1 BED	1	7	532	3,731
AL-1A alt	ASSISTED LIVING - 1 BED	1	1	569	569
AL-1A alt	ASSISTED LIVING - 1 BED	1	1	586	586
AL-1A alt	ASSISTED LIVING - 1 BED	1	1	588	588
AL-1A alt	ASSISTED LIVING - 1 BED	1	1	612	612
AL-1A alt	ASSISTED LIVING - 1 BED	1	1	699	699
AL-1A alt	ASSISTED LIVING - 1 BED	1	1	706	717
AL-1A alt	ASSISTED LIVING - 1 BED	1	1	710	710
AL-1A alt	ASSISTED LIVING - 1 BED	1	1	718	718
AL-1A alt	ASSISTED LIVING - 1 BED	1	1	866	866
AL-1A alt	ASSISTED LIVING - 1 BED	1	2	619	1,238
AL-1A alt	ASSISTED LIVING - 1 BED	1	2	690	1,490
AL-1A alt	ASSISTED LIVING - 1 BED	1	2	794	1,588
AL-1B	ASSISTED LIVING - 1 BED	1	1	592	592
AL-1C	ASSISTED LIVING - 1 BED	1	1	649	649
AL-1D	ASSISTED LIVING - 1 BED	1	1	817	817
AL-1E	ASSISTED LIVING - 1 BED	1	3	711	2,133
AL-1E alt	ASSISTED LIVING - 1 BED	1	1	1,147	1,147
AL-1E alt	ASSISTED LIVING - 1 BED	1	1	894	894
AL-1E alt	ASSISTED LIVING - 1 BED	1	1	938	938
AL-1E alt	ASSISTED LIVING - 1 BED	1	1	945	945
AL-1E alt	ASSISTED LIVING - 1 BED	1	2	765	1,530
AL-1E alt	ASSISTED LIVING - 1 BED	1	2	768	1,607
AL-1F	ASSISTED LIVING - 1 BED	1	2	693	1,386
AL-2A	ASSISTED LIVING - 2 BED	2	1	841	841
AL-2B	ASSISTED LIVING - 2 BED	2	1	1,206	1,206
Total		81	79		44,031 sq ft

ALLOWABLE AREA CALCULATION

BUILDING CONSTRUCTION

OCCUPANCY TYPES: R2.1
 CONSTRUCTION TYPE: TYPE V-A & TYPE 2-B
 SPRINKLERS: NFPA 13
 ALLOWABLE BUILDING HEIGHT: 50'
 ACTUAL BUILDING HEIGHT: 43'-4"

ALLOWABLE BUILDING AREA PER 2016 CBC TABLE 506.2

OCCUPANCY: S-2
 CONSTRUCTION TYPE: 2-B
 MAX ALLOWABLE AREA PER STORY: 104,000SF
 MAX ALLOWABLE NUMBER OF STORIES: 4
 ACTUAL BUILDING AREA (GARAGE): 22,400SF
 ACTUAL NUMBER OF STORIES: 1

OCCUPANCY: R-2.1
 CONSTRUCTION TYPE: V-A
 MAX ALLOWABLE AREA PER STORY: 29,250SF
 MAX ALLOWABLE NUMBER OF STORIES: 3
 ACTUAL AREA PER STORY: 32,015 SF
 FIRST FLOOR AREA = 32,015 SF
 SECOND FLOOR AREA = 37,610 SF
 THIRD FLOOR AREA = 35,426 SF

CALCULATION:

$i_1 = [F/P - 0.25] W/30$
 $i_1 = [931/931 - 0.25] 30/30$
 $i_1 = 0.75$

$A_1 = [A_2 + (NS \times i_1)] \times S_1$
 $A_1 = [31,500 + (16,500 \times 0.75)] \times 2$
 $A_1 = 87,750 SF$

R2.1 ALLOWABLE BUILDING AREA (BUILDING TOTAL) = 87,750 SF
 MAX AREA PER STORY = 29,250

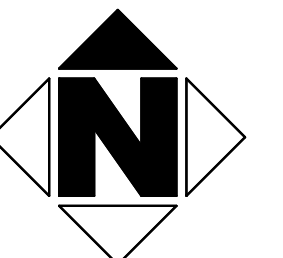
FIRE WALL WILL BE PROVIDED, LOCATION TO BE DETERMINED

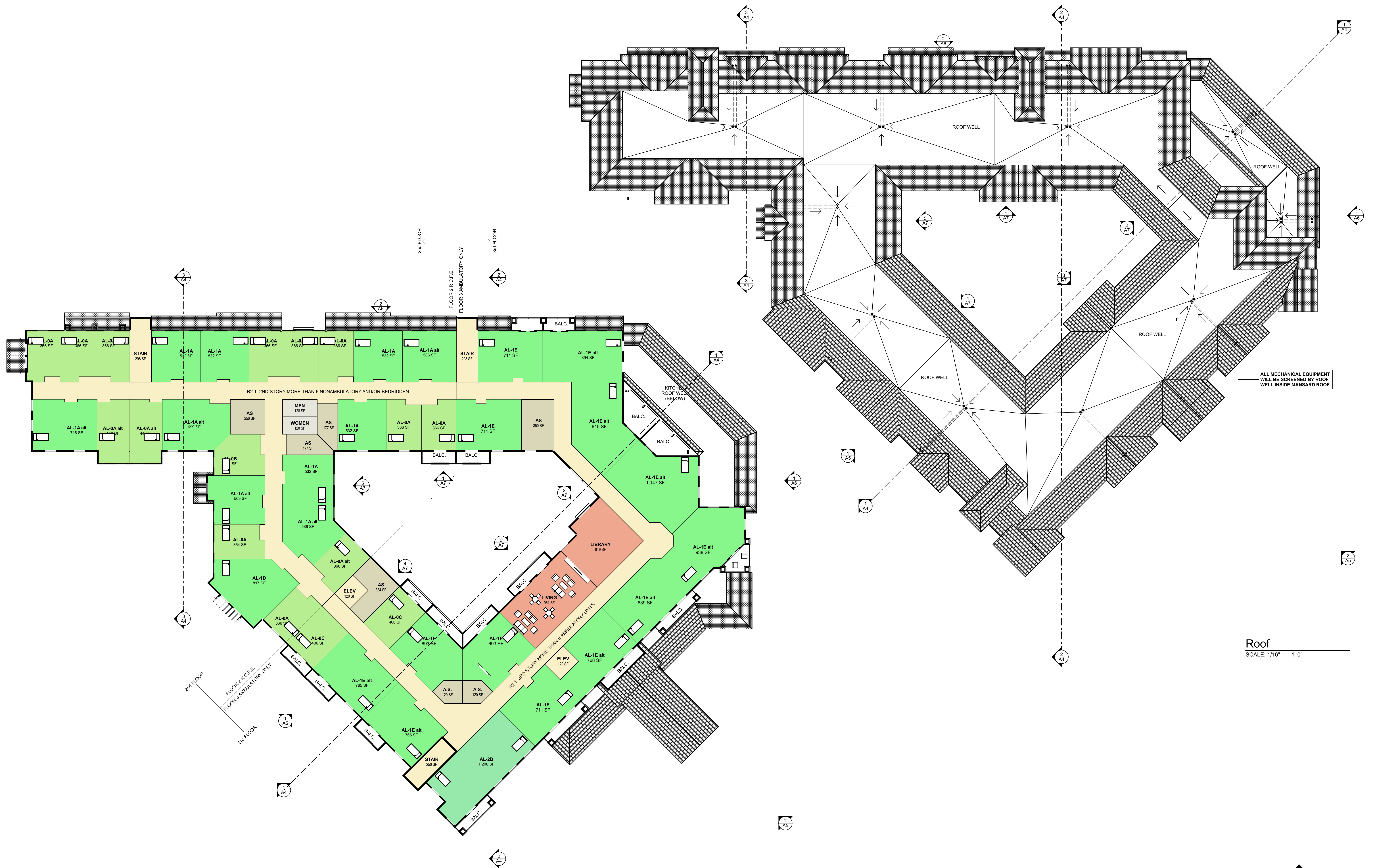
Ground Floor and Site Plan
 SCALE: 1/16" = 1'-0"



Second Floor
SCALE: 1/16" = 1'-0"

Garage
SCALE: 1/16" = 1'-0"





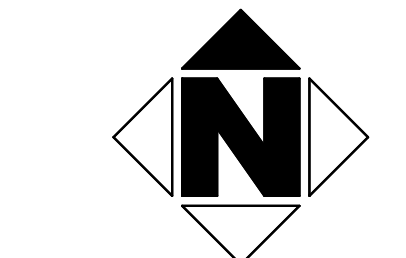
2nd FLOOR
 FLOOR 2 R.C.F.E.
 FLOOR 3 AMBULATORY ONLY
 3rd FLOOR

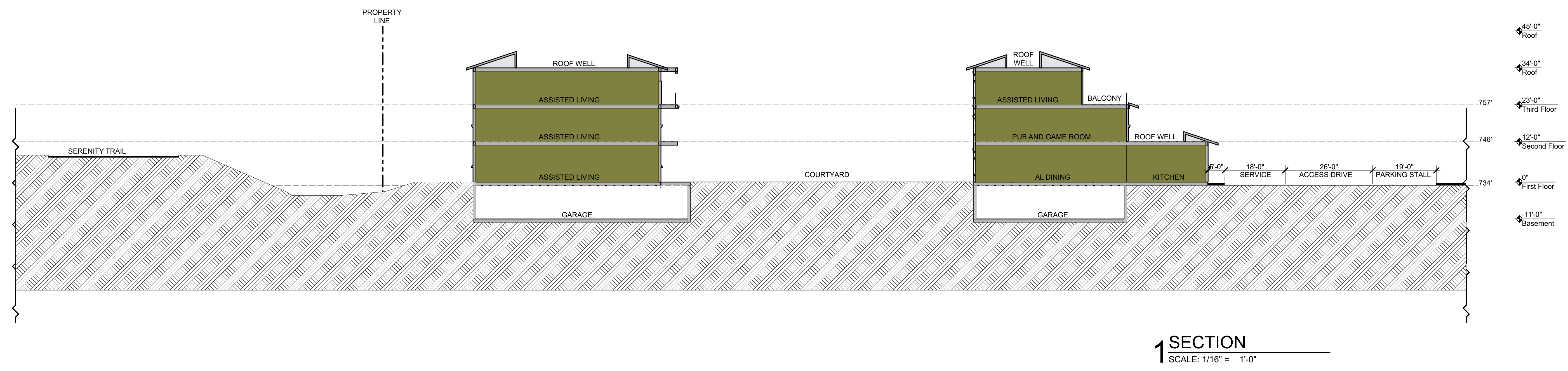
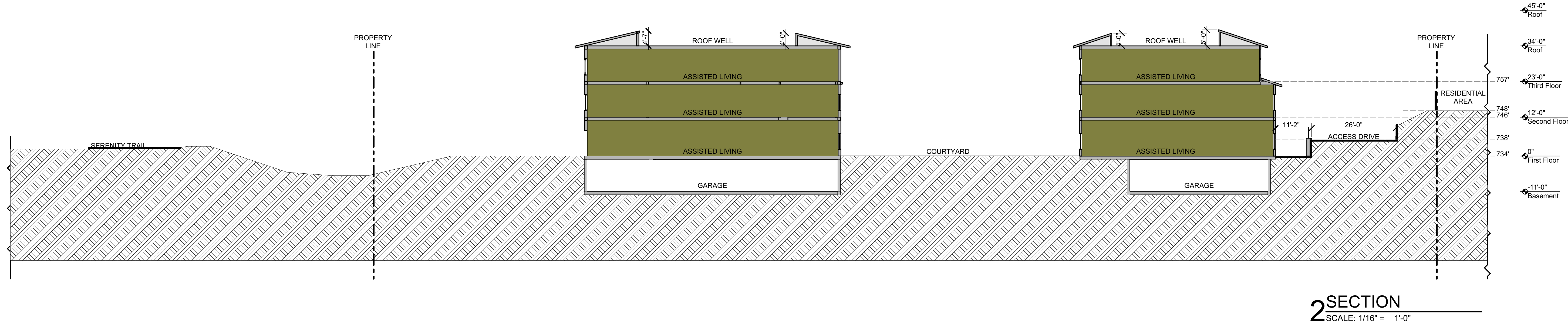
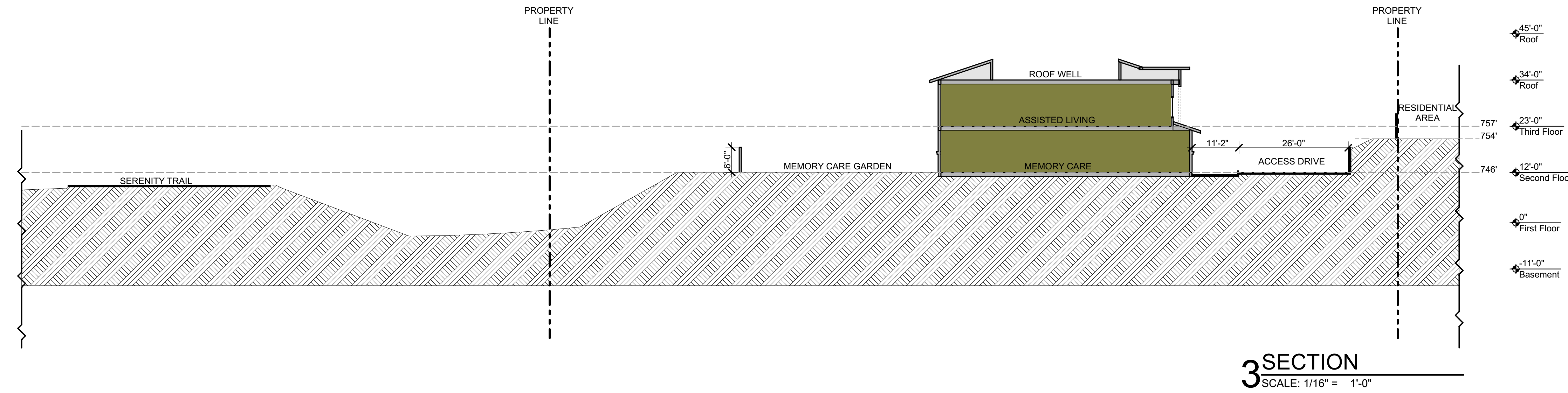
2nd FLOOR
 FLOOR 2 R.C.F.E.
 FLOOR 3 AMBULATORY ONLY
 3rd FLOOR

NOTE 1:
 Nonambulatory persons are limited to the first 2 stories

Third Floor
 SCALE: 1/16" = 1'-0"

Roof
 SCALE: 1/16" = 1'-0"





EXTERIOR FINISHES

ROOF SHINGLES	RF	MANUF: <u>TIMBERLINE</u> TYPE: <u>NATURAL</u> COLOR: <u>SHADOW BROWN</u>
EXTERIOR WALLS	W-1	MANUF: <u>OMEGA</u> TYPE: <u>TEXTURE FINE SAND</u> COLOR: <u>TBD</u>
PAINT	P-1	MANUF: <u>DUNN EDWARDS</u> TYPE: <u>VARIES</u> COLOR: <u>BRIAR-DEC712</u>
PAINT	P-2	MANUF: <u>DUNN EDWARDS</u> TYPE: <u>VARIES</u> COLOR: <u>YUCATAN-DE5269</u>
PAINT	P-3	MANUF: <u>DUNN EDWARDS</u> TYPE: <u>VARIES</u> COLOR: <u>MILITARY GREEN-DE5530</u>
PAINT	P-3	MANUF: <u>DUNN EDWARDS</u> TYPE: <u>VARIES</u> COLOR: <u>MALIBU SUN-DE3190</u>
PAINT	P-4	MANUF: <u>DUNN EDWARDS</u> TYPE: <u>VARIES</u> COLOR: <u>BURNT BUTTER-DE1483</u>



2 Southeast Elevation
SCALE: 3/32" = 1'-0"



1 Southwest Elevation
SCALE: 3/32" = 1'-0"



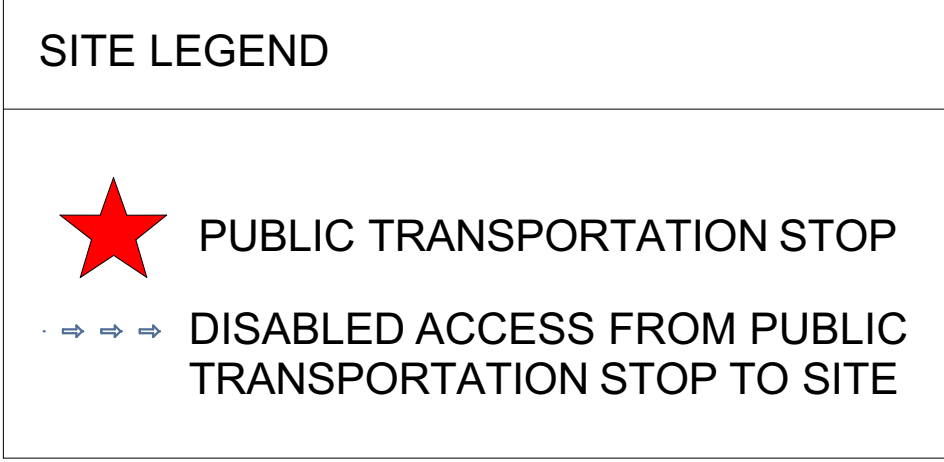
2 North Elevation
SCALE: 3/32" = 1'-0"

EXTERIOR FINISHES

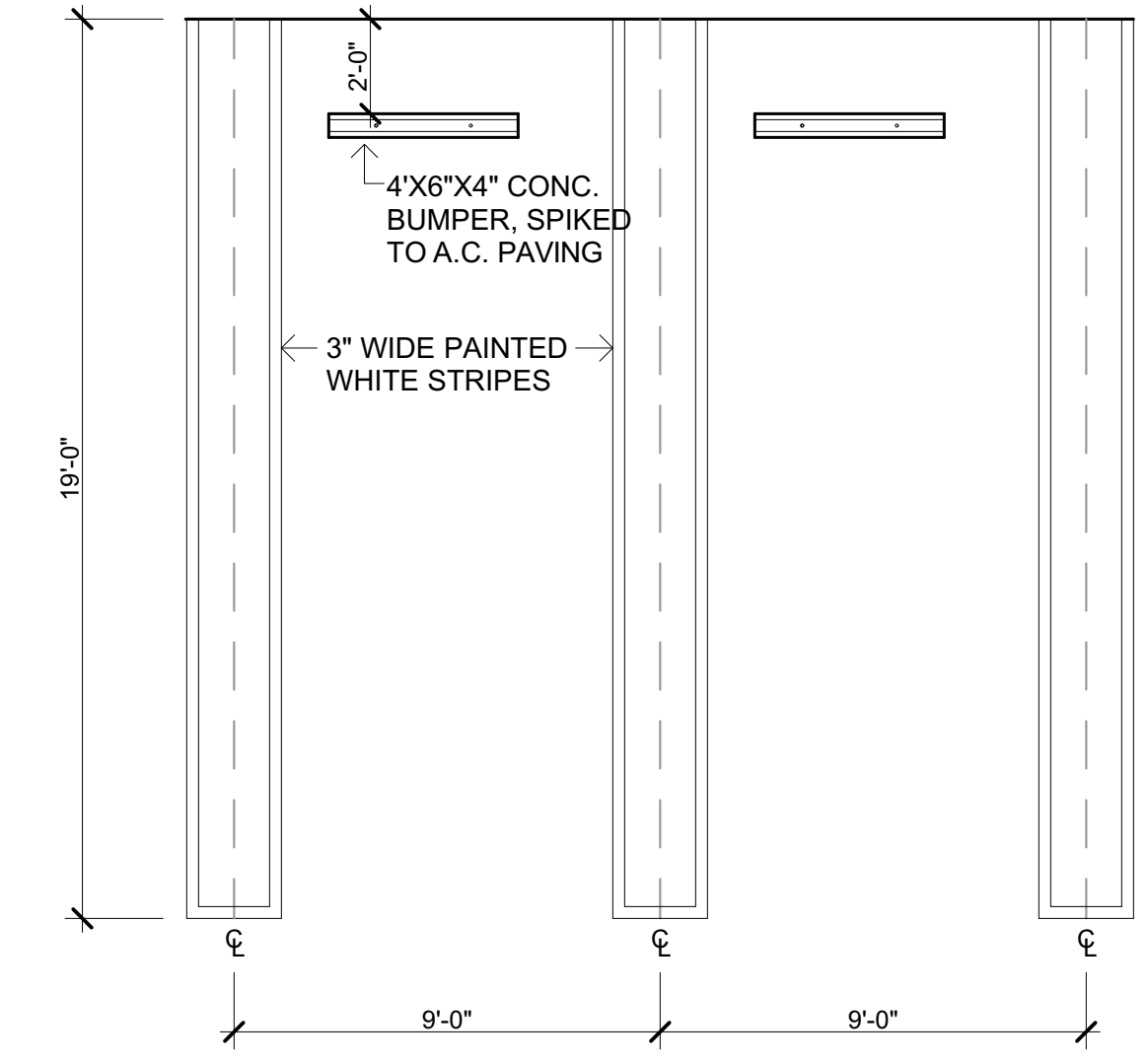
ROOF SHINGLES	RF	MANUF: <u>TIMBERLINE</u> TYPE: <u>NATURAL</u> COLOR: <u>SHADOW BROWN</u>
EXTERIOR WALLS		
STUCCO	W-1	MANUF: <u>OMEGA</u> TYPE: <u>TEXTURE - FINE SAND</u> COLOR: <u>TBD</u>
PAINT	P-1	MANUF: <u>DUNN EDWARDS</u> TYPE: <u>VARIES</u> COLOR: <u>BEYAR-DEC712</u>
PAINT	P-2	MANUF: <u>DUNN EDWARDS</u> TYPE: <u>VARIES</u> COLOR: <u>YUCATAN-DES269</u>
PAINT	P-3	MANUF: <u>DUNN EDWARDS</u> TYPE: <u>VARIES</u> COLOR: <u>MILITARY GREEN-DES530</u>
PAINT	P-3	MANUF: <u>DUNN EDWARDS</u> TYPE: <u>VARIES</u> COLOR: <u>MALIBU SUN-DES190</u>
PAINT	P-4	MANUF: <u>DUNN EDWARDS</u> TYPE: <u>VARIES</u> COLOR: <u>BURNT BUTTER-DET483</u>



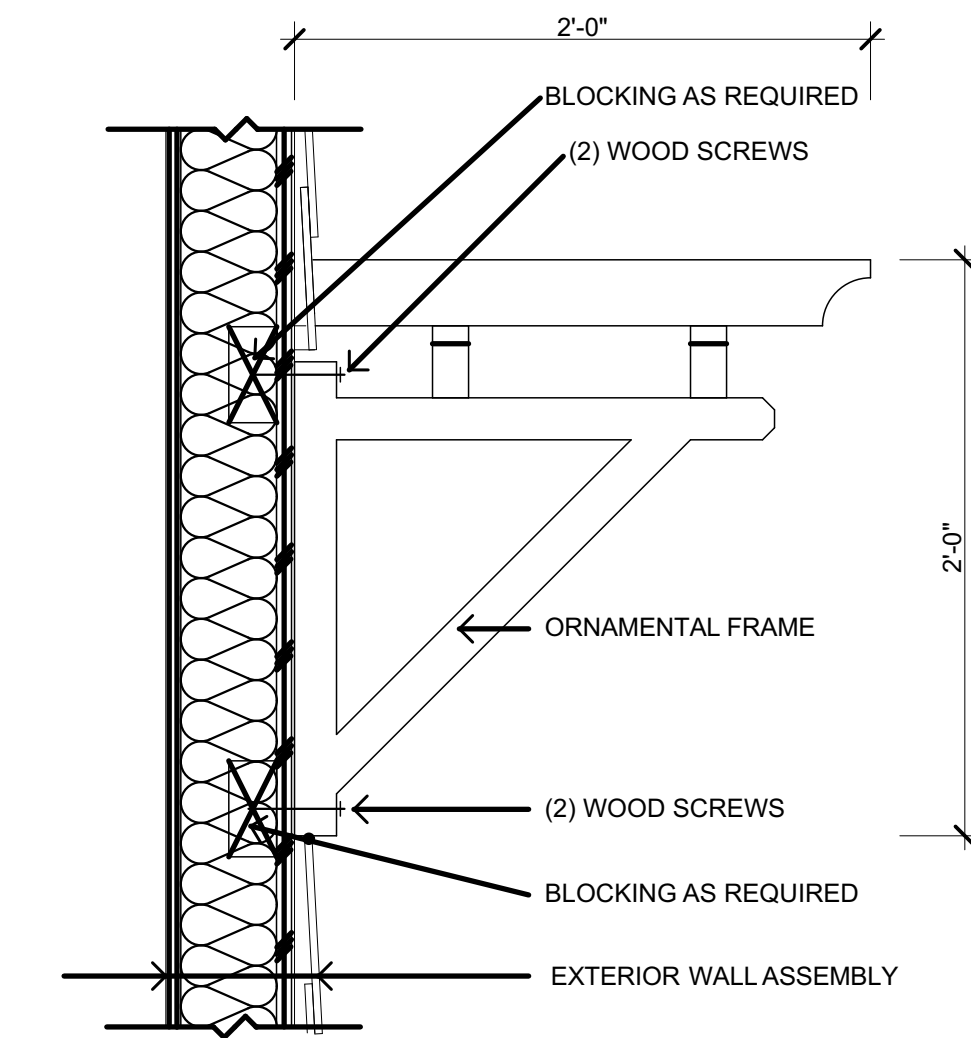
1 East Elevation
SCALE: 3/32" = 1'-0"



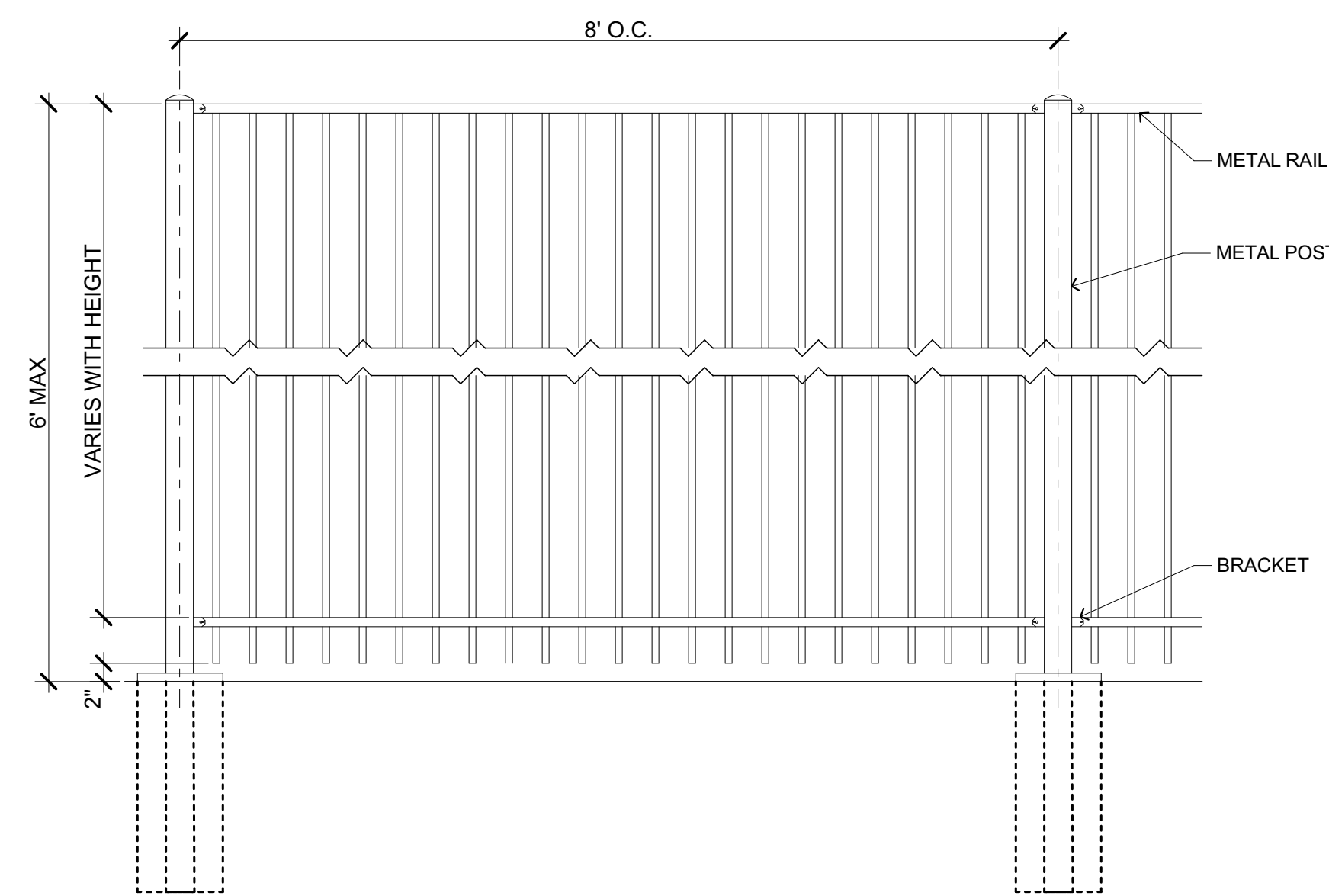
5 DISABLED SITE ACCESS FROM PUBLIC TRANSPORTATION
SCALE: 1" = 100'



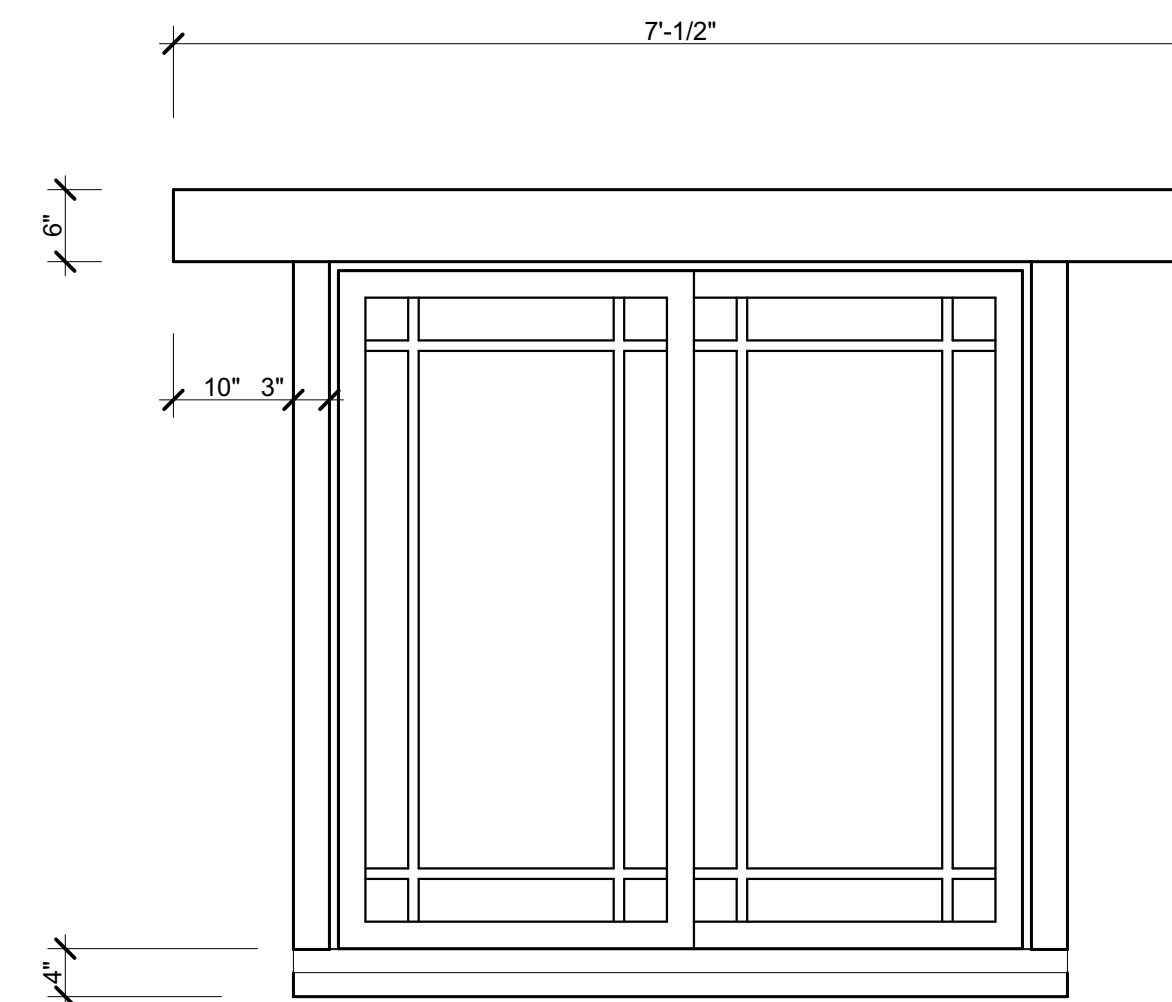
3 DOUBLE STRIPED PARKING STALL
SCALE: 1/4" = 1'-0"



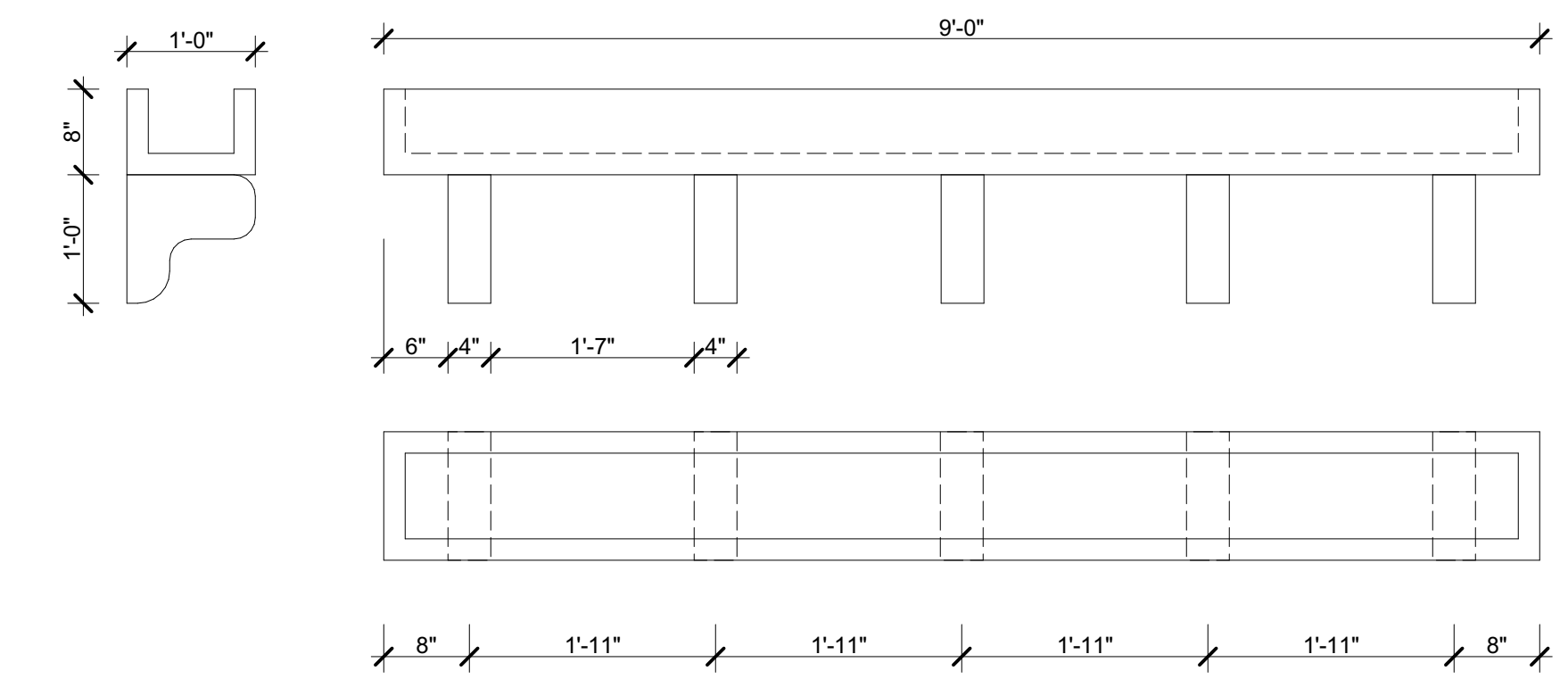
2 WINDOW AWNING TRELLIS
SCALE: 1 1/2" = 1'-0"



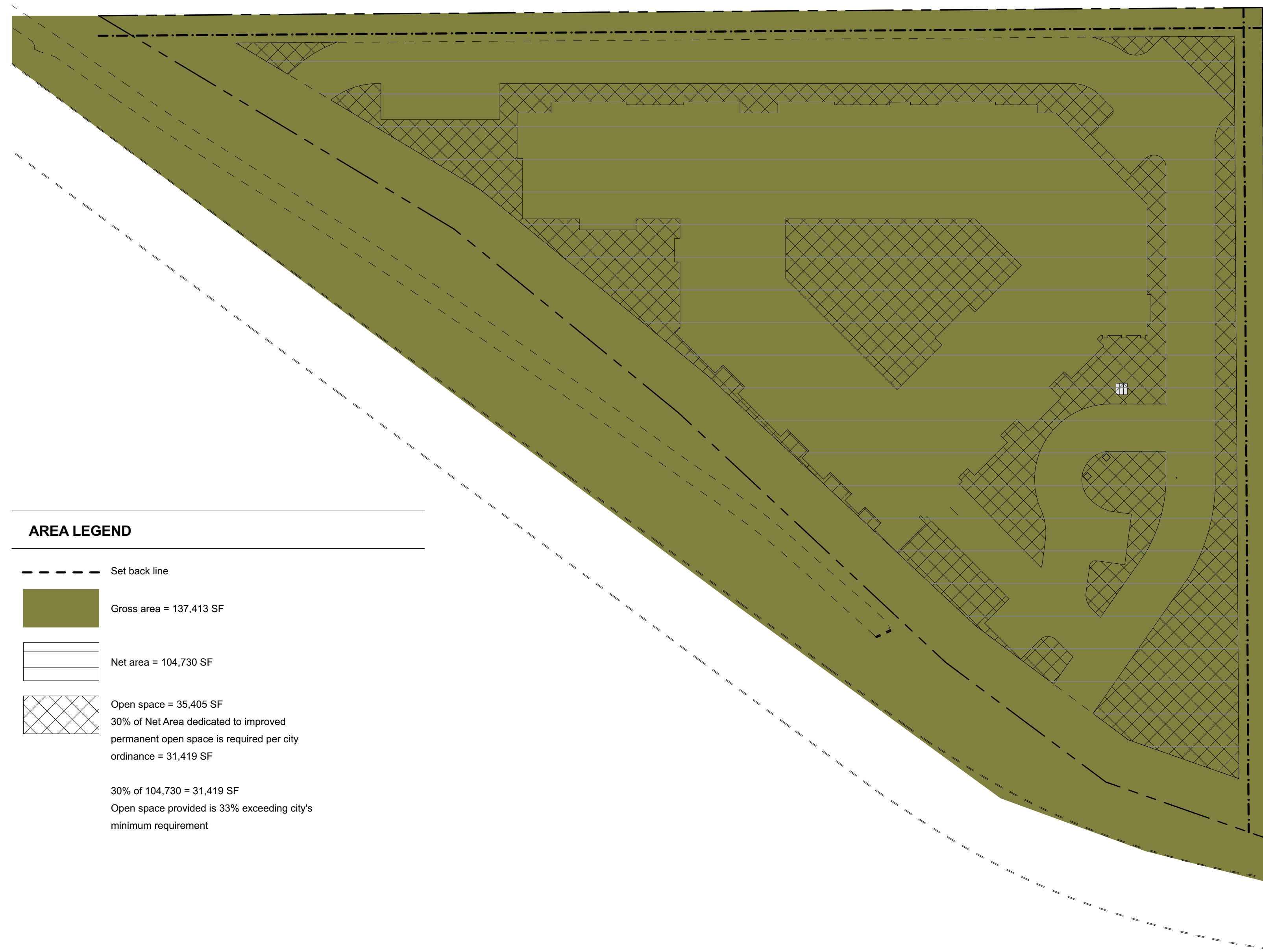
7 METAL FENCE ELEVATION
SCALE: 3/4" = 1'-0"



4 WINDOW TRIM
SCALE: 3/4" = 1'-0"



1 POT SHELF
SCALE: 3/4" = 1'-0"

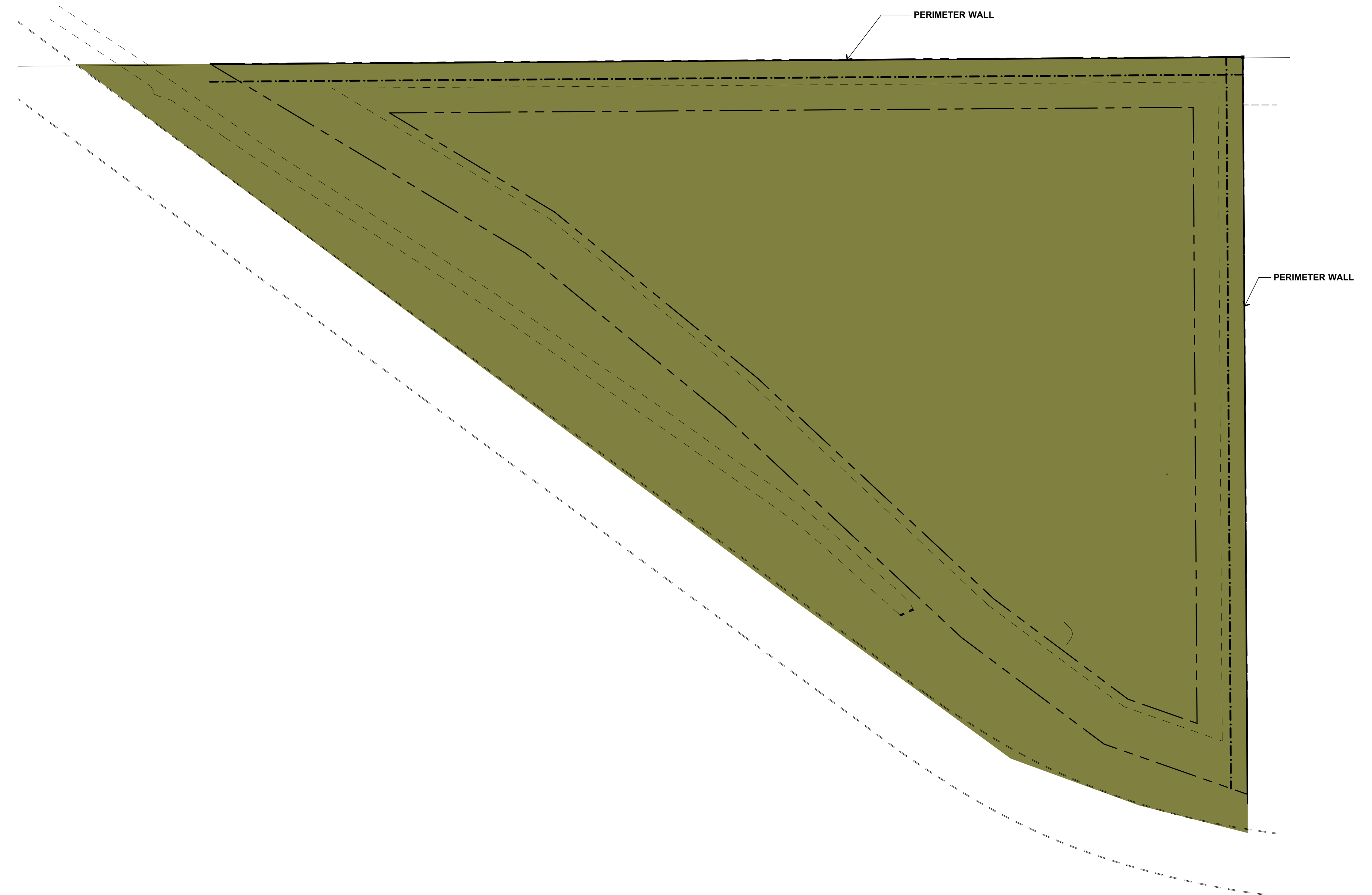


AREA LEGEND

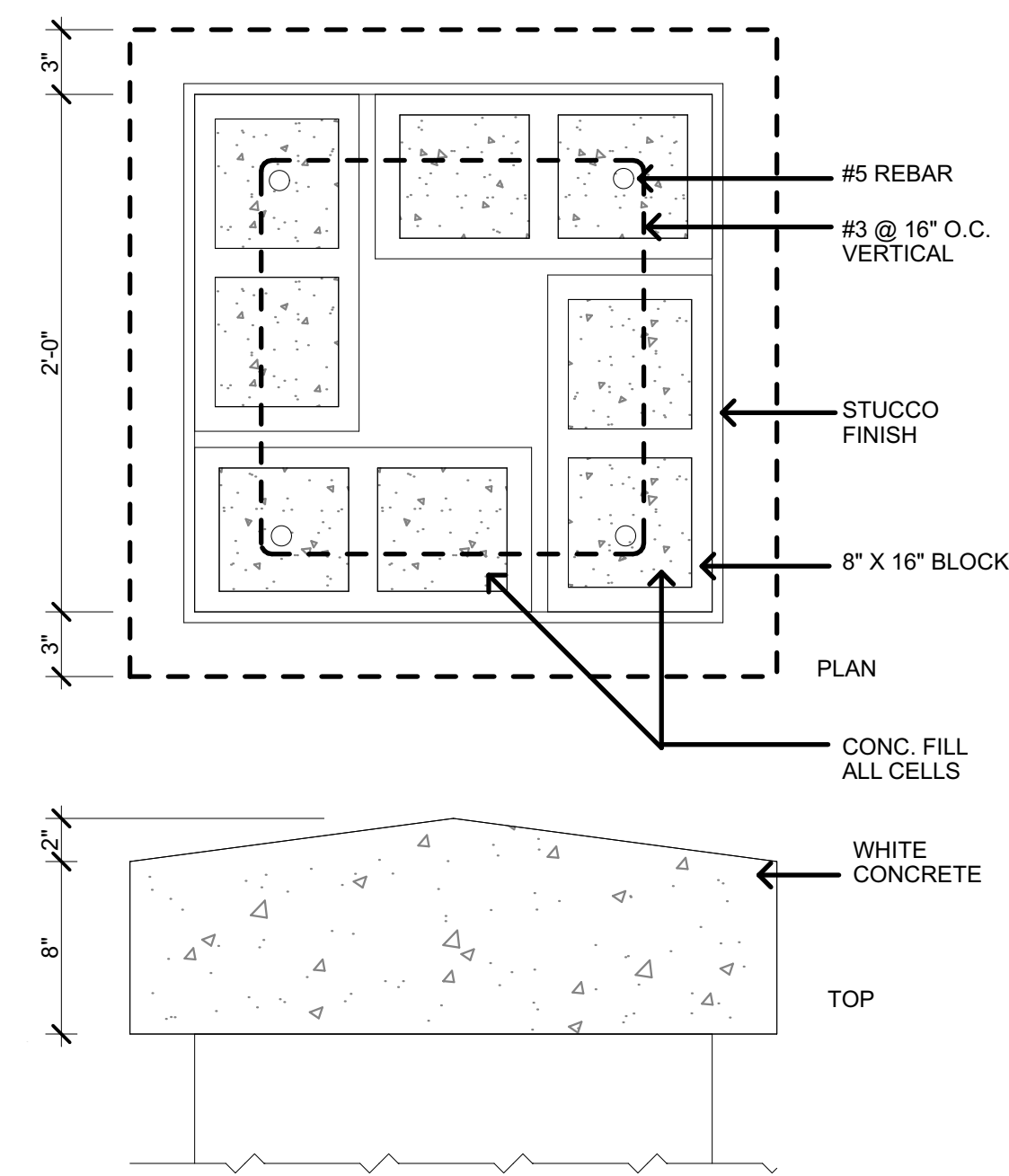
- Set back line
- Gross area = 137,413 SF
- Net area = 104,730 SF
- Open space = 35,405 SF
30% of Net Area dedicated to improved permanent open space is required per city ordinance = 31,419 SF

30% of 104,730 = 31,419 SF
Open space provided is 33% exceeding city's minimum requirement

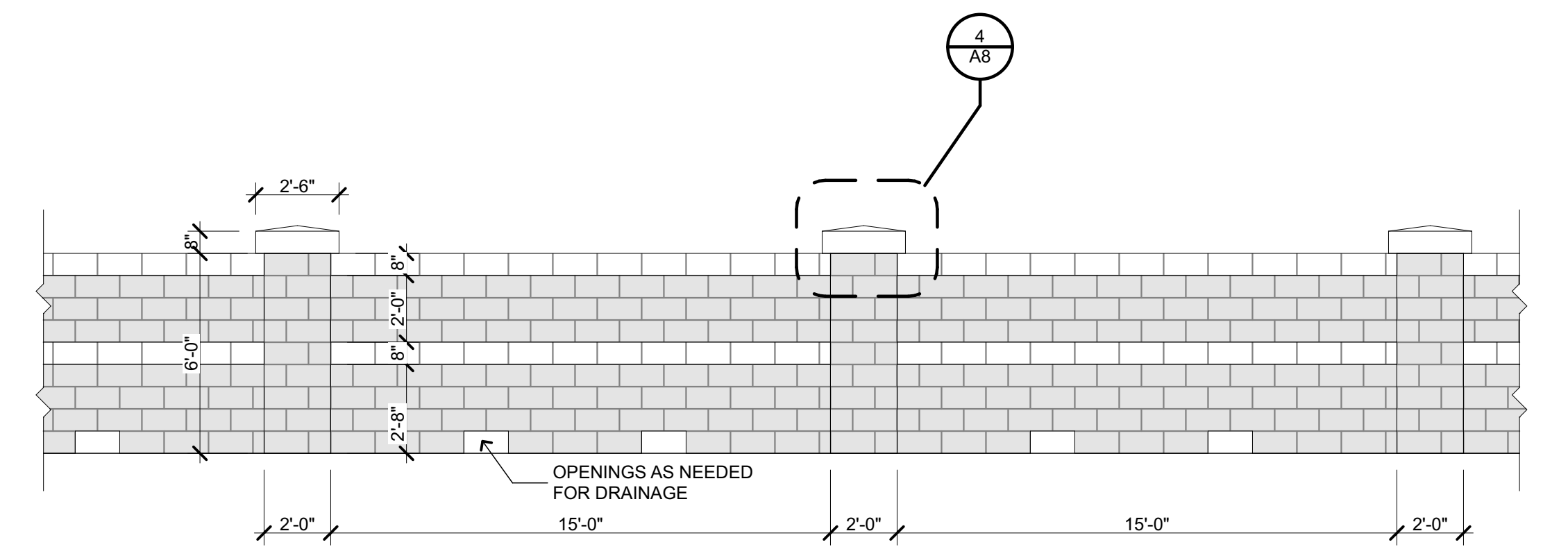
5 GROSS AND NET LOT AREAS
SCALE: 1" = 40'



2 PERIMETER WALL PLAN
SCALE: 1" = 40'



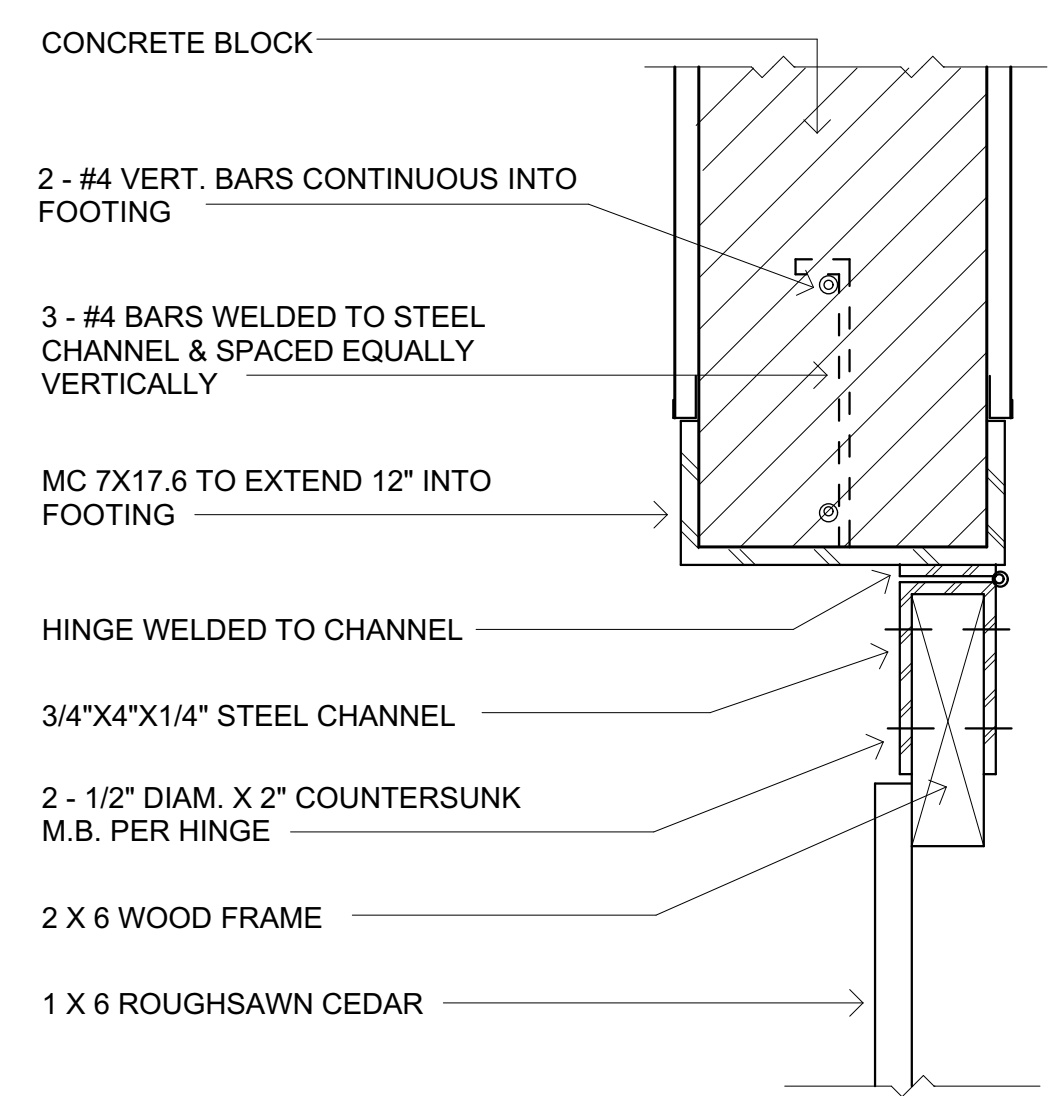
4 COLUMN AT PERIMETER WALL
SCALE: 1 1/2" = 1'-0"



1 PERIMETER WALL ELEVATION
SCALE: 1/4" = 1'-0"

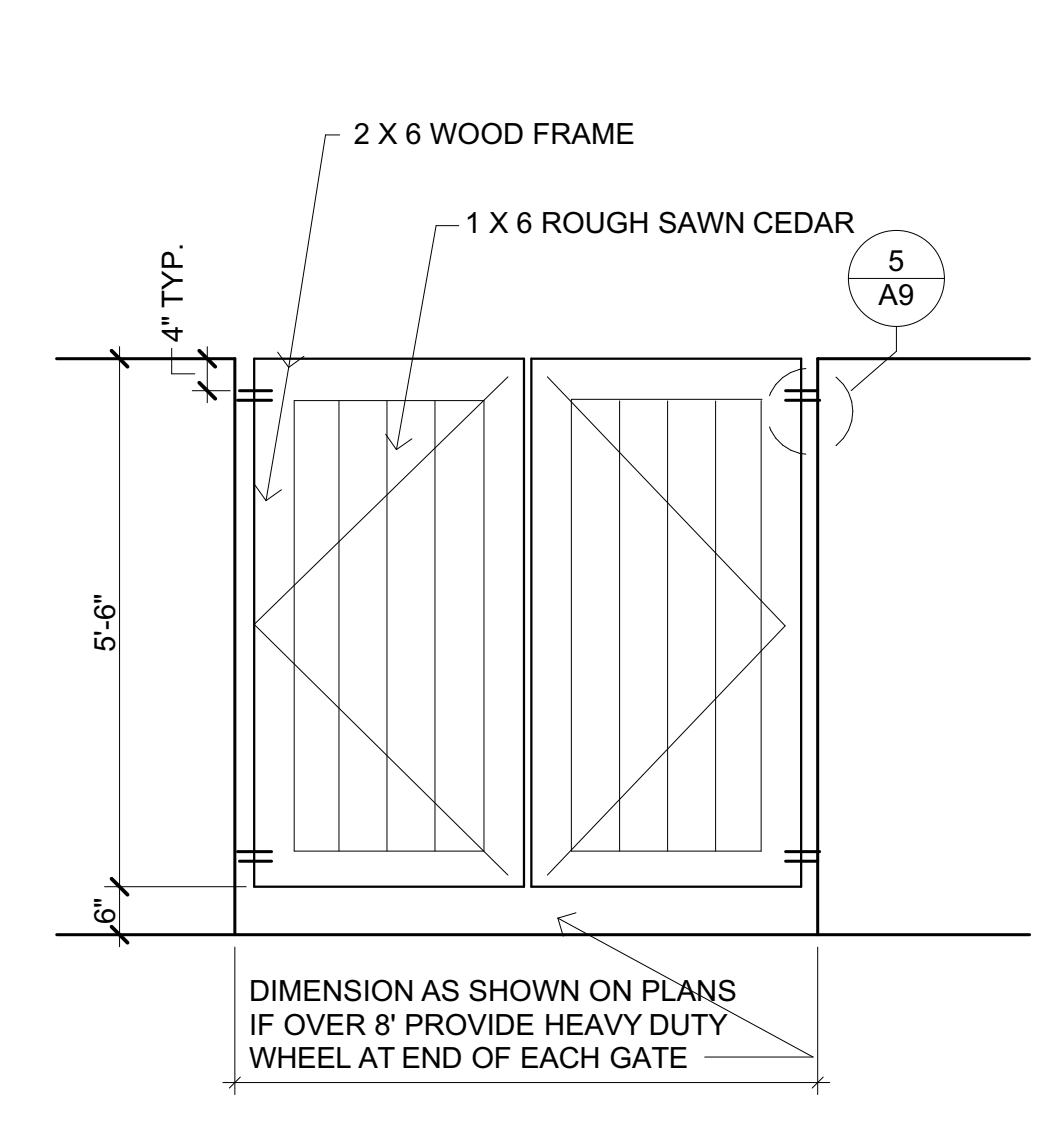
5 **TRASH ENCLOSURE GATE CONNECTION**

SCALE: 3" = 1'-0"



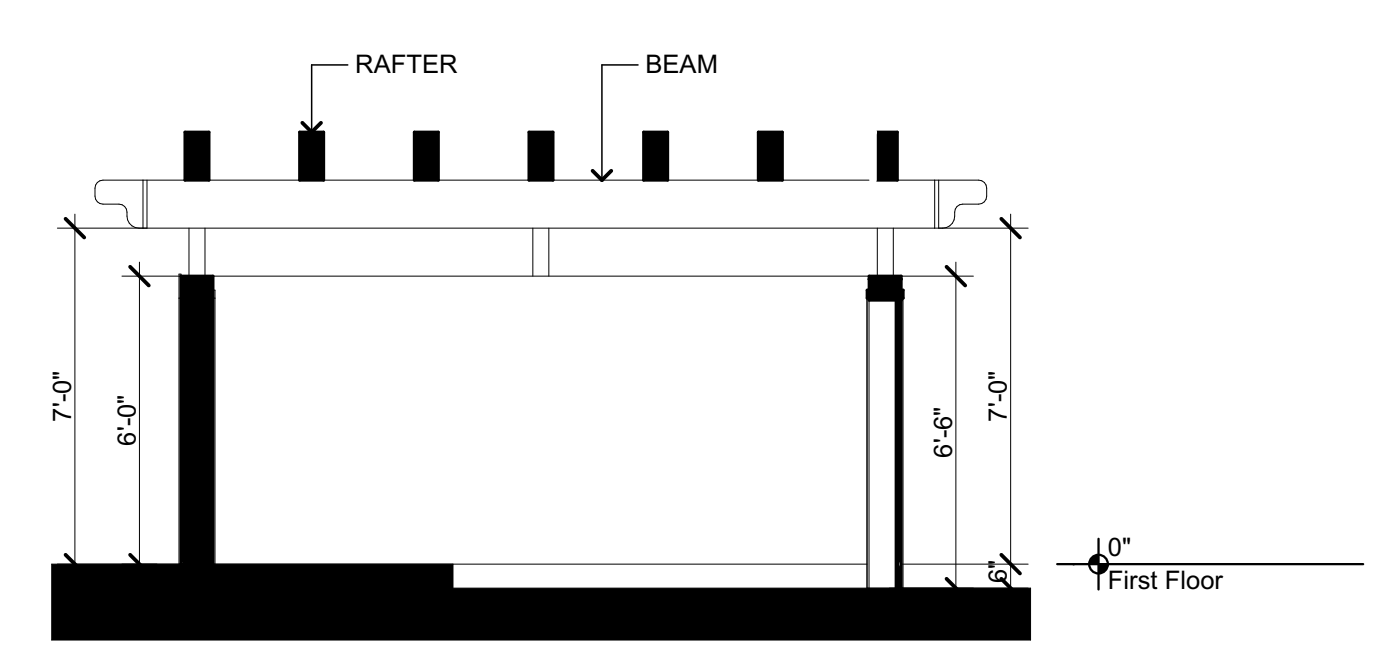
4 **TRASH ENCLOSURE GATE**

SCALE: 1/2" = 1'-0"



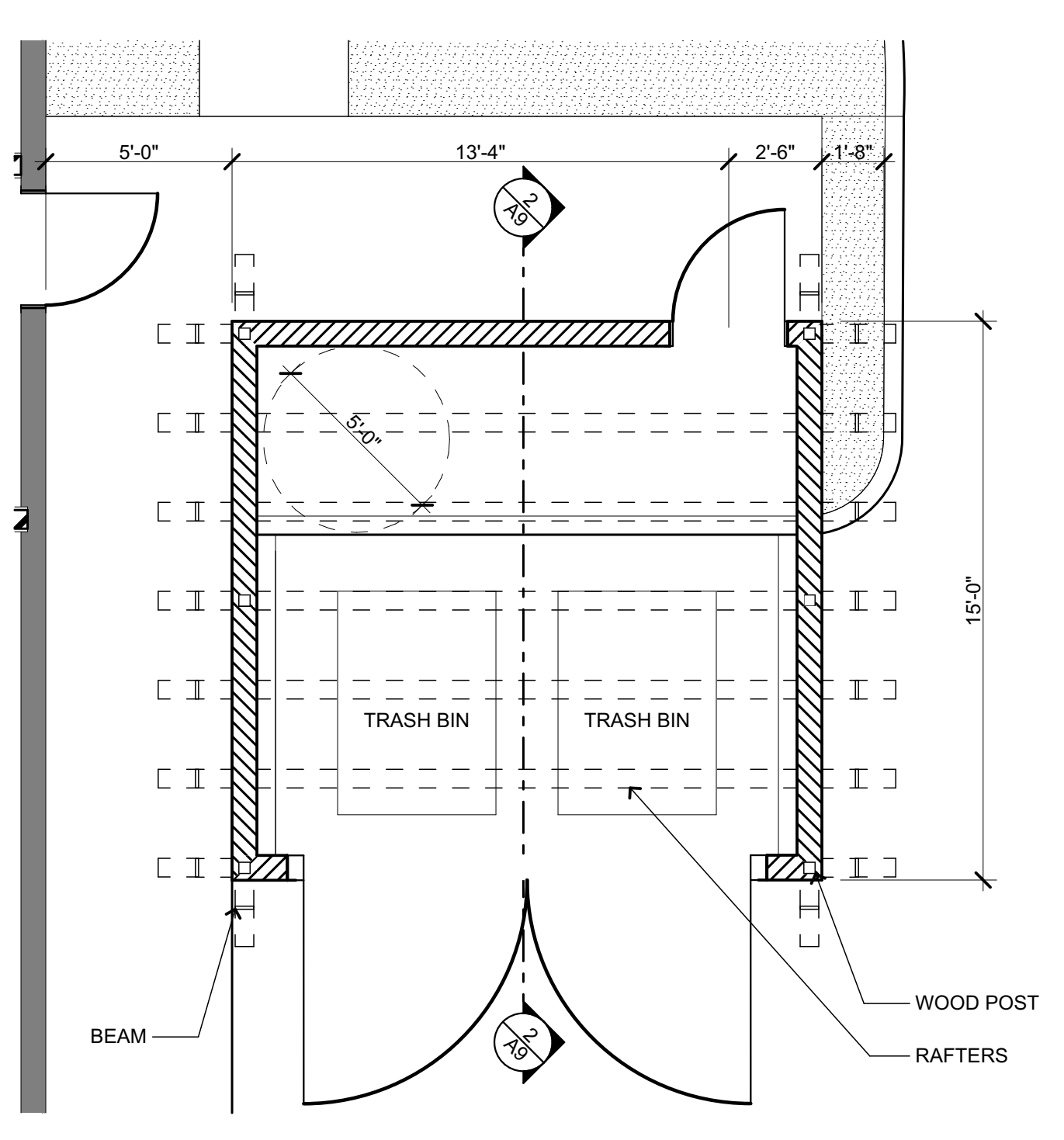
2 **TRASH ENCLOSURE SECTION**

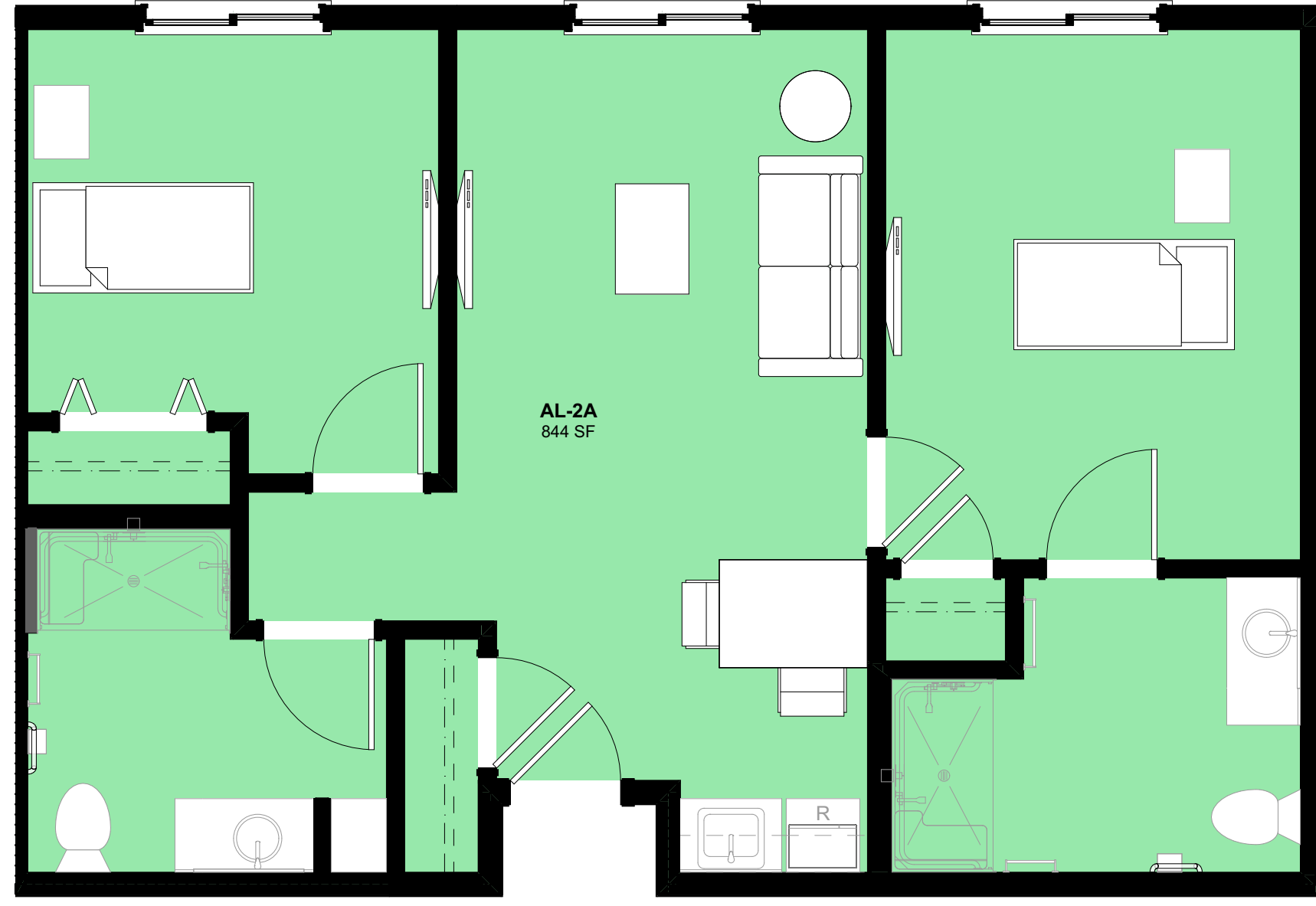
SCALE: 1/4" = 1'-0"



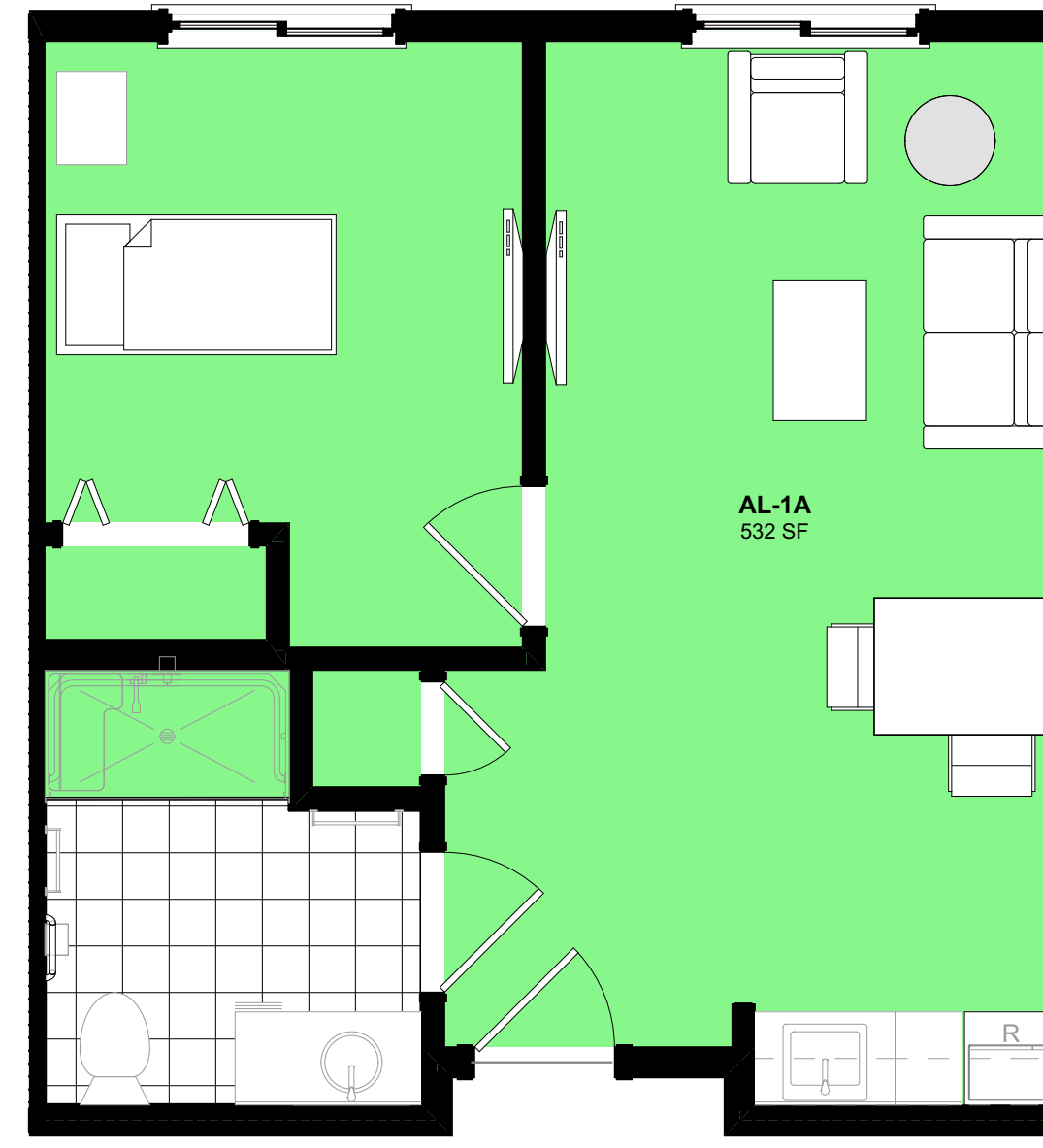
1 **TRASH ENCLOSURE**

SCALE: 1/4" = 1'-0"

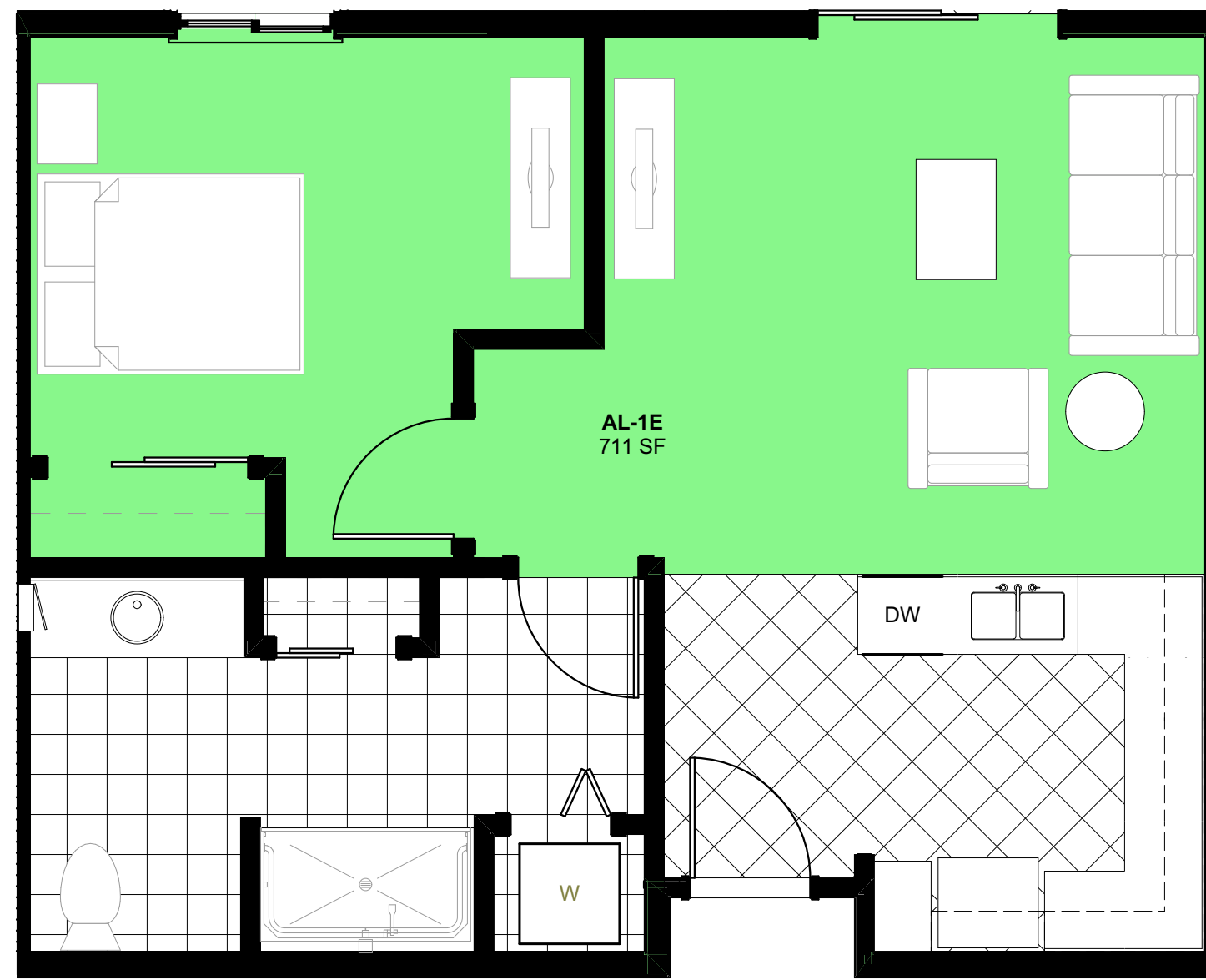




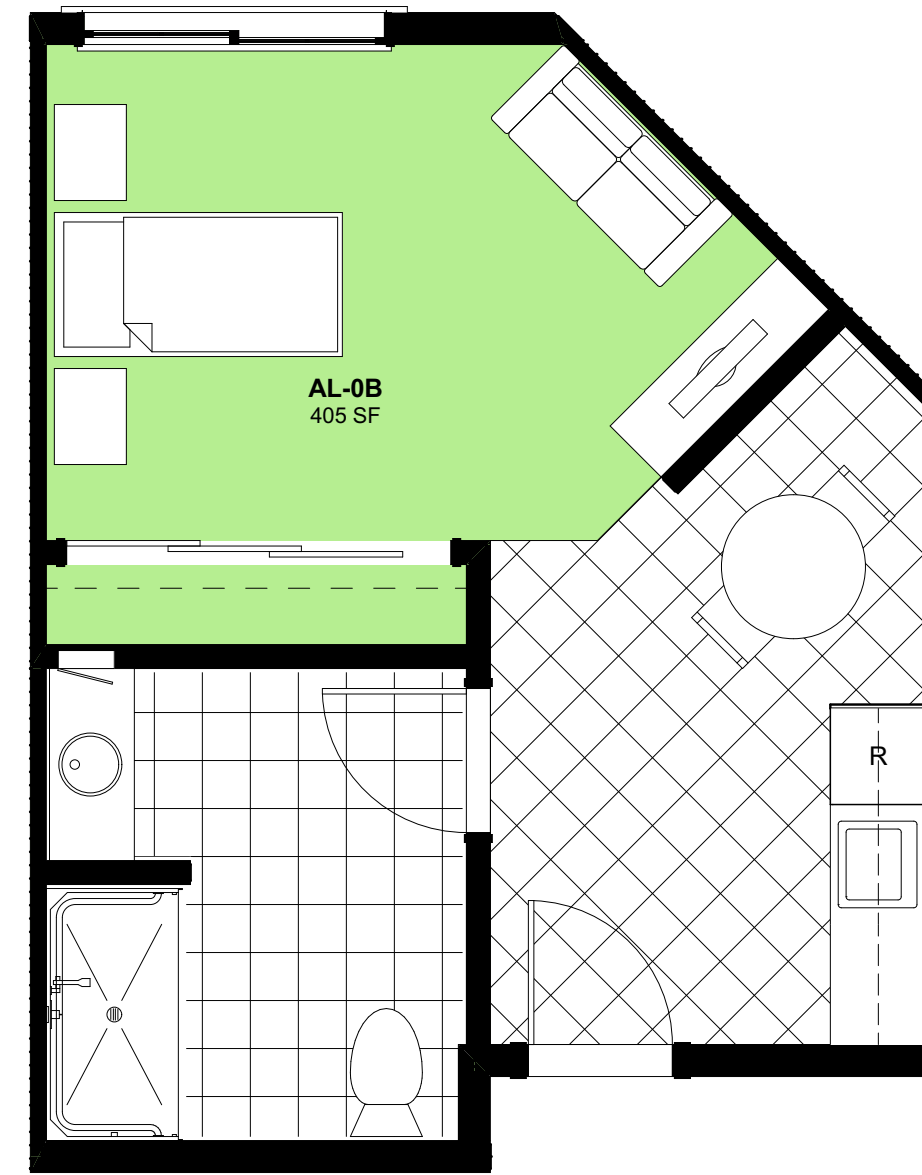
9 Unit AL-2A
SCALE: 1/4" = 1'-0"



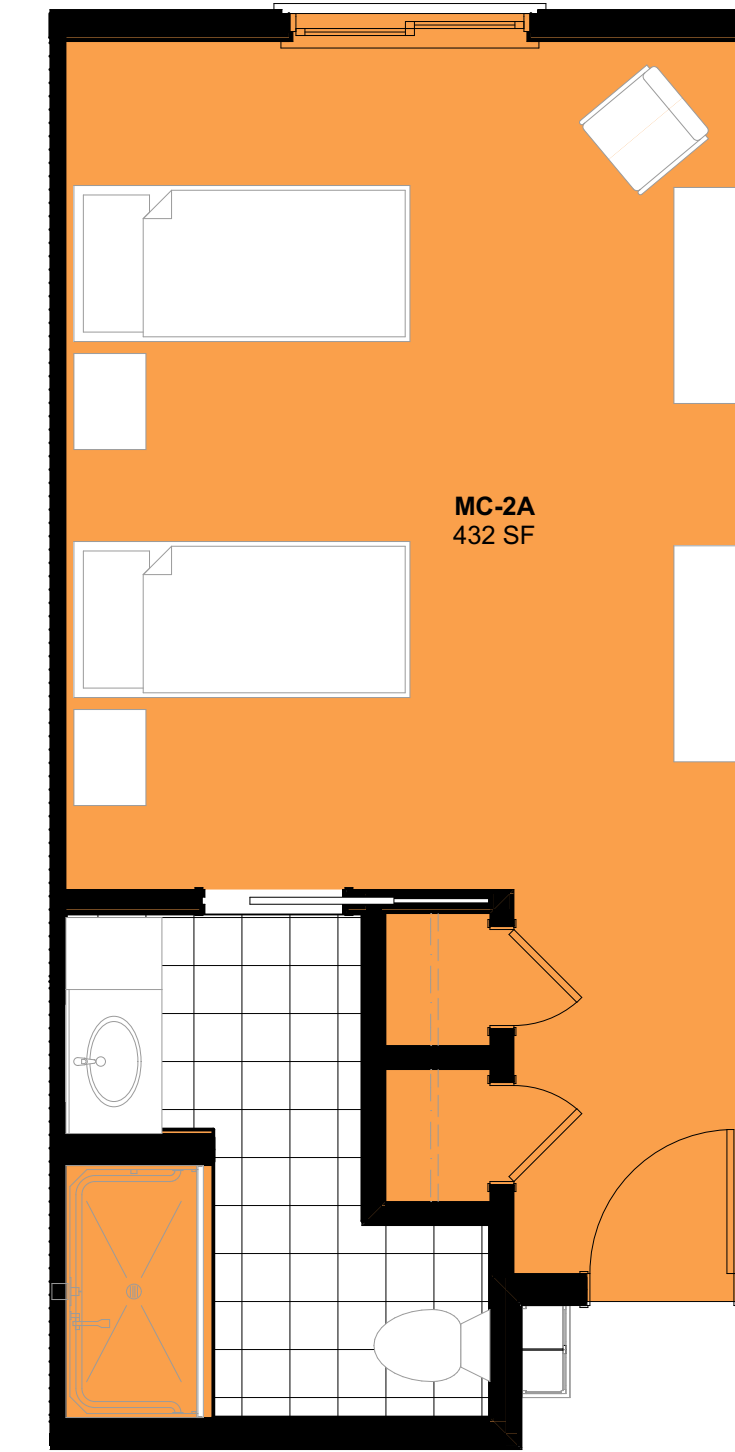
6 Unit AL-1A
SCALE: 1/4" = 1'-0"



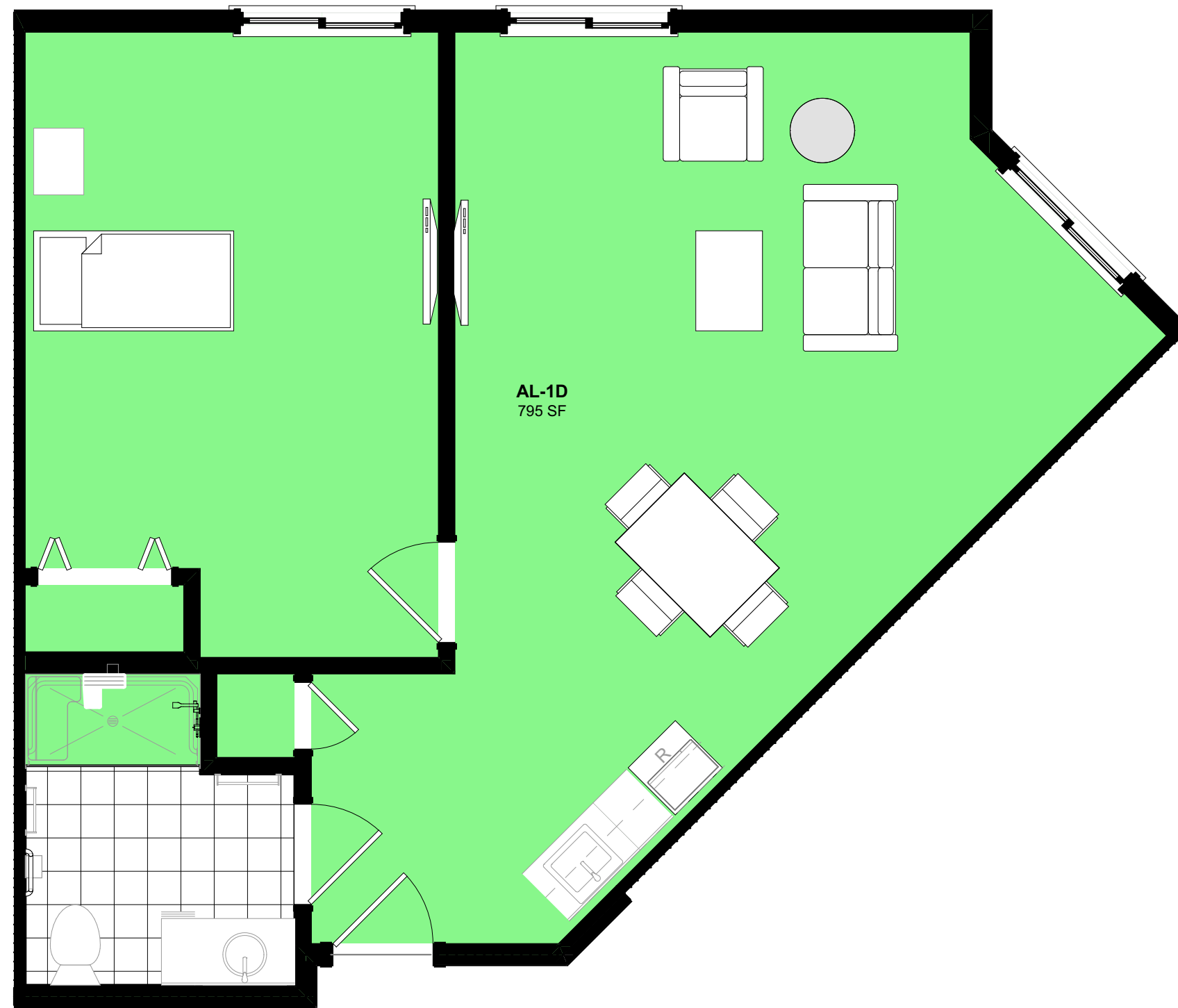
8 Unit AL-1E
SCALE: 1/4" = 1'-0"



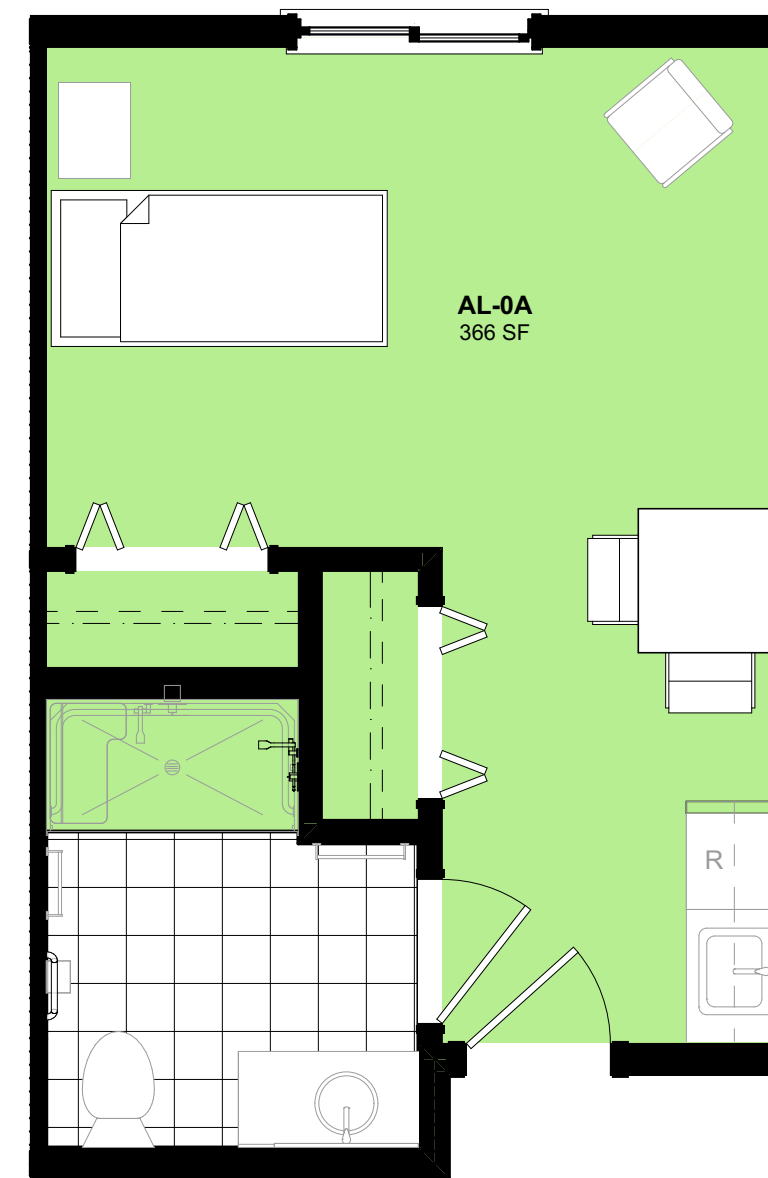
5 Unit AL-0B
SCALE: 1/4" = 1'-0"



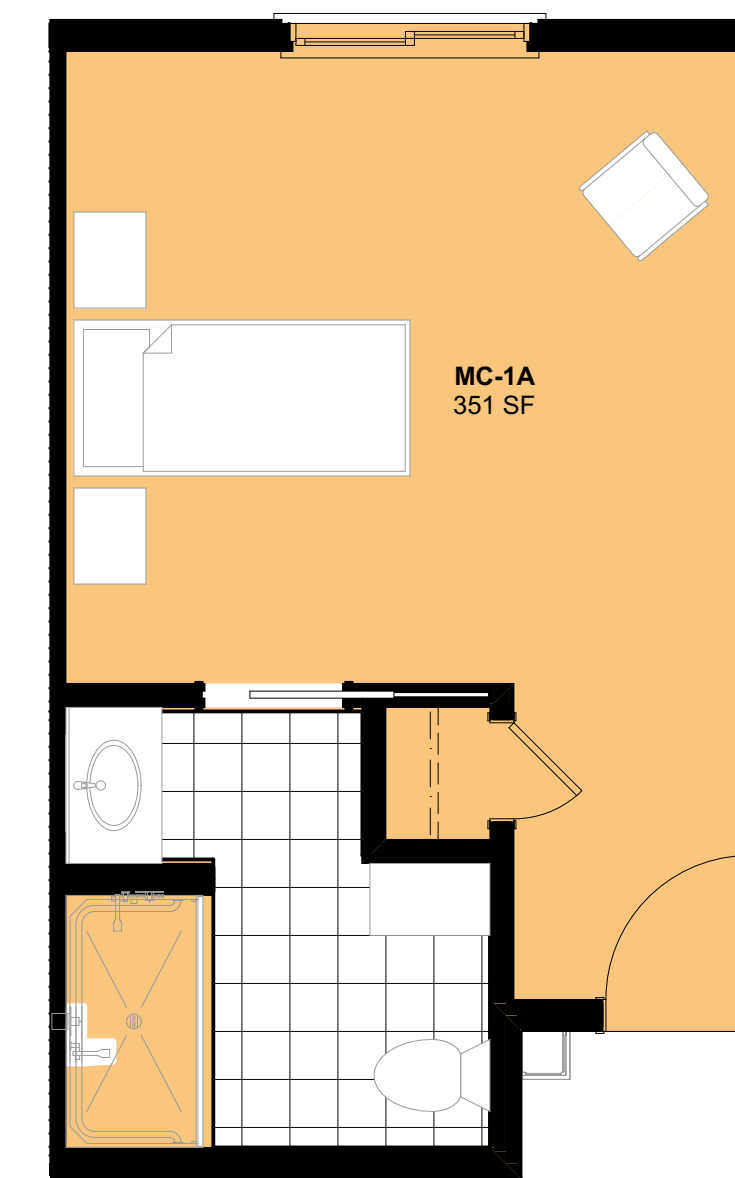
2 Unit MC-2A
SCALE: 1/4" = 1'-0"



7 Unit AL-1D
SCALE: 1/4" = 1'-0"



4 Unit AL-0A
SCALE: 1/4" = 1'-0"



1 Unit MC-1A
SCALE: 1/4" = 1'-0"