

FEASIBILITY ANALYSIS FOR

FOR A GARAGE AND FAMILY ROOM ADDITION
PROJECT LOCATED AT:

PREPARED BY:



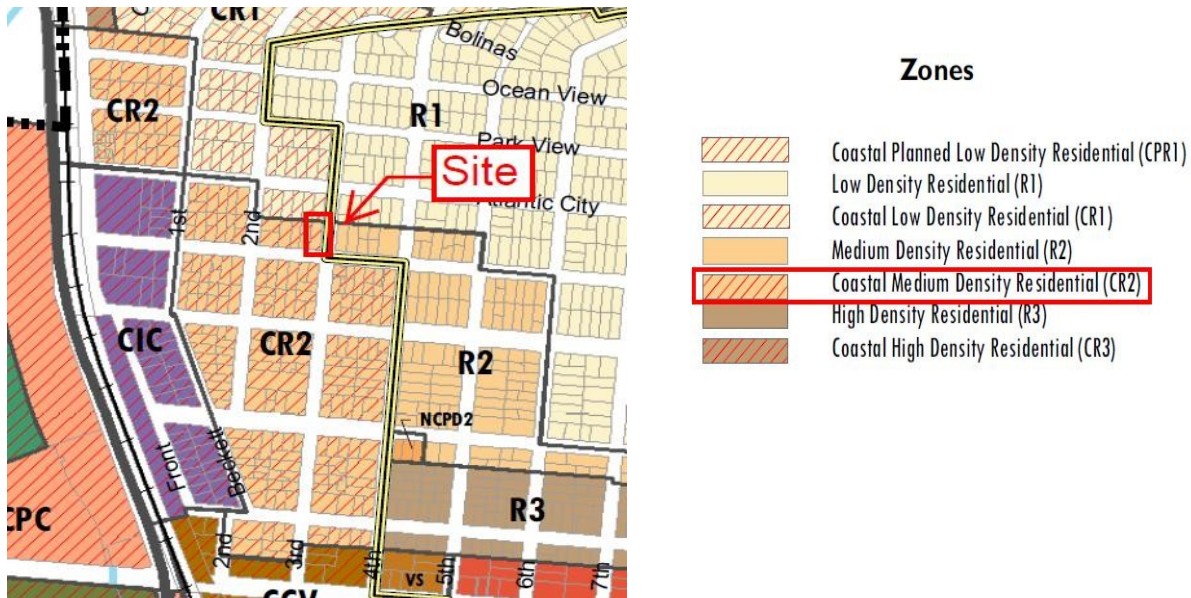
Note: All information contained in this report is based primarily on current information available online for this jurisdiction. No information contained herein provides any guarantee of permit costs and processing time, only educated estimates based on past experience are included. Zoning ordinances, building codes, and their often selective enforcement, and fees are in constant flux so any information contained herein may be outdated by the time of actual application for permits. Links may be included below for further source material.

ENVIRONMENTAL REVIEW

The lot is located in the City of Grover Beach jurisdiction. It is located in the Coastal Zone and the project is appeal-able to the Coast Commission but is not located any areas considered environmentally sensitive and will thus likely be considered as categorically exempt from further environmental review according to the California Environmental Quality Act. But, at least one public hearing and public noticing will be required as part of the permit application and appeals are possible. See highlighted sections in the Appendix of this report. There will also be a review of drainage on the site due to newer storm water management ordinances which will likely include an on-site drainage retention basin. Initial fees for both of these reviews will be in the neighborhood of \$1300.

ZONING REVIEW

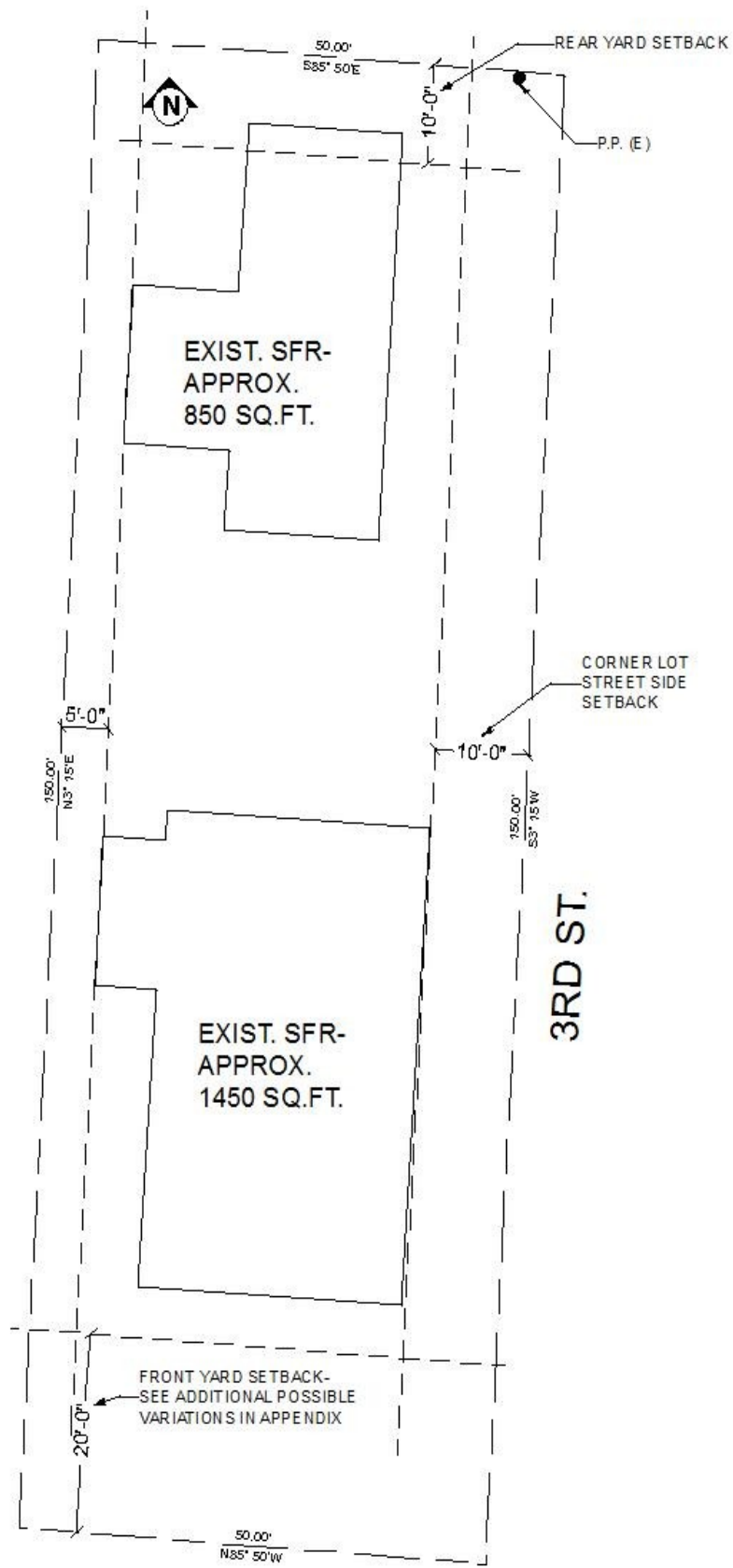
The project is located in the Coast Medium Density Residential (CR2) zone intended for single family homes. Any variances from the Zoning Ordinance will require Planning Commission review. Note that variances are normally only granted for lots with special circumstances (odd shape, access issues, etc.) that I do not see occurring on this lot.



Some staff level architectural and site plan review is required to ensure compliance with the City's General Development Standards but formal Architectural Approval is exempted for single family dwellings.

Maximum allowable height - 2 stories not to exceed 25ft, 14ft for accessory structures (garages). Maximum allowable coverage of the site by structures is 40 percent with a minimum of 35% of the lot to be landscaped. See additional information in the supporting documentation provided in the Appendix of this report.

For setbacks, yards, etc. see the next page. Supporting documentation is provided in the Appendix of this report.



SARATOGA AVE.

After discussing the project with planning staff, it would appear the best way to approach the proposed three car garage would be to designate the smaller of the two residences and a Secondary Dwelling. This means the smaller unit would have to be verified as less than 1000 sq.ft. of living space. Also, it wasn't crystal clear that having the garage abut to both of the units would make it an "attached" Secondary Dwelling or not. If it were declared "attached", then it could only be 1/3 the square footage of the main unit. But, it seemed that the likelihood would be that it would not be considered attached. This is something that would have to be flushed out in the actual design and permitting process. Also, the three car garage would meet with off street parking requirements for a Secondary Dwelling.

FIRE DEPARTMENT

The fire protection for this area is provided by the Five Cities Fire Authority in conjunction with CDF. The closest station is located on Rockaway Ave. Fire hydrants are located throughout Grover Beach and no special permits should be required. Normally, we just need to show the location of the nearest fire hydrant in relation to the project. Current city fire ordinances require fire sprinklers for all additions larger than 1000 sq.ft. or a combination of addition and remodel that exceeds 50% of the area of existing structures. These systems are generally running about \$1.50 per sq.ft. but you can often get a break on fire insurance with these.

CURB, GUTTER AND SIDEWALK REQUIREMENTS

For additions to single family residences, there is a fairly elaborate formula for determining when new curb, gutter, and sidewalks are required to be installed as part of a proposed project. In brief, if the total of the added and/or remodeled areas exceed 40% of the existing square footage, this requirement kicks in. In the Appendix of this report, you will find various example scenarios provided by the city.

UNDERGROUND UTILITIES

Assuming the project is pursued as a Secondary Dwelling per above, undergrounding of the utilities would only be required from the power pole at the corner of the property for the "interior" electrical lines (power, cable, phone to the dwellings), but not of the main lines running along the street per Exception 3 in Sec. 9137.28 of the zoning ordinance (see Appendix)

PERMITTING TIME TABLE & FEES

Per above, the planning level fees will be approximately \$1300 and the Coastal Development Permit would likely take approximately 2 weeks to complete the design drawings, and then likely 60 days to get through the permitting process, assuming no appeals are filed.

Once planning approval has been obtained, it would likely take approximately 4-6 weeks to get the construction permit drawings prepared. I would anticipate building permit fees to run in the neighborhood of \$3000. Once plans are submitted, the building department has 30 days to turn around the plans per the Permit Streamlining Act, though they sometimes take a bit longer than this. There are usually at least *some* corrections. Typically it takes 1 to 2 weeks to complete the required corrections (sometimes coordination with the structural or civile engineer is required) and then the building permit is generally ready in about 2-3 weeks after that. This puts an estimated total design & permitting process at approximately 20-24 weeks. Again, this is a broad range but there can be many small delays during the process

for many reasons that can add up quickly. We can discuss this more verbally.

School fees of approximately \$3.00 per sq.ft. will likely be required for the new secondary dwelling.

DESIGN AND OTHER PLAN FEES

Based on a historical of 4% of the above projected construction costs, architectural fees will likely run in the neighborhood of \$7200. A lot of this depends on how much detail you want to get into with the plans ahead of time. Many times cabinet design, appliance choices, lighting choices, and many finish materials, etc. are not required to be on the plans as far as permits are concerned. Depending on the contractor, many of these designs and choices can be handled in the field with the contractor and his subcontractors directly. But there are pros and cons to this approach and with the latest computer technologies you can get into a very high level of detail and visualization which can solve potential spatial conflicts and detailing issues and allow you time for the often lengthy back ordering and turnaround times for many high end finish items. The more you have figured out ahead of time, the faster things will go in the field and time is always money. But these complexities are why I generally just work on an hourly basis so I can customize my service to each client in an as-needed way.

I would anticipate structural engineering fees to run \$1200- \$1600 per sq.ft. depending mostly on structural complexity. Having the garage about the other structures may require some analysis of them and possible retrofitting for lateral (earthquake/wind) issues.

A Title 24 Energy Analysis is required by code, but is just a one time fee of about \$200 to a consultant that I use on a regular basis.

A complete soils report will be required which is currently running about \$1250.00

COST SUMMARY

Figures below are based on figures above.

Building & Planning Permit Fees-	\$ 4300.00
School Fees	\$ 2550.00
Soils Report-	\$ 1,250.00
Title 24 Report-	\$ 200.00
Architectural Design and Plans-	\$ 7,200.00
Structural Engineering-	\$ 1,400.00
 TOTAL:	 \$ 16,900.00

NOTE: This is only an estimate based on many assumptions that have not been determined yet for this project, including but not limited to design, spatial, or structural complexity, changes in the market for construction work, unforeseen regulatory issues, delays due to weather, etc. It is in no way an offer of services for a price.

It has been a pleasure providing this report to help you get started in the decision making processes for your project. Please feel free to contact me with any further questions.

Best Regards,

Bryce Engstrom: Architect

APPENDIX

PART 45 - COASTAL DEVELOPMENT PERMIT PROCEDURES

Sec. 9145.1. Purpose.

This Part establishes the permit procedures for developments located in the coastal zone as defined in Section 30103 (f) of the Public Resources Code. This Part is based on the Local Coastal Program Implementation Regulations adopted by the California Coastal Commission pursuant to Public Resources Code Section 30620.6 and 30333, and as such shall constitute the minimum procedural requirements for review of developments in the coastal zone pursuant to Public Resources Code Section 30600 (d).

Sec. 9145.2. Definitions.

Refer to Sections 9148.1 and 9148.2 of this Chapter.

Sec. 9145.3. Requirements for Coastal Development Permits.

Except as provided in Section 9145.4 below, any applicant wishing to undertake a development in the coastal zone shall obtain a coastal development permit in accordance with the provisions of this Part, in addition to any other permit required by law. Development undertaken pursuant to a coastal development permit shall conform to the plans, specifications, terms and conditions approved in granting the permit. The procedures prescribed herein may be used in conjunction with other procedural requirements of the approving authority, provided that the minimum requirements as specified herein are assured.

Sec. 9145.4. Exemptions.

- (A) Occupancy permits.
- (B) Development exempted by Public Resources Code Section 30106 and 30610, except as otherwise specified by the Coastal Commission in Title 14 of the California Code of Regulations, Chapter 6, Section 13250, 13252, and 13253 and any amendments thereafter adopted.
- (C) Harvesting of agricultural crops.

Sec. 9145.5. Emergency Coastal Development Permits.

- (A) Application:
 - (1) Notification to City: In case of emergency, applications shall be made by letter to the Community Development Director, or in person or by telephone, if time does not allow.
 - (2) Application Information: The following information should be included in the request:
 - (a) Nature of the emergency;
 - (b) Cause of the emergency, insofar as this can be established;
 - (c) Location of the emergency;

- (d) The remedial, protective, or preventive work required to deal with the emergency; and
 - (e) The circumstances during the emergency that appeared to justify the action taken, including the probable consequences of failing to take action.
- (B) Verification of Emergency: The Community Development Director shall verify the facts including the existence and the nature of the emergency, as time allows.
- (C) Criteria for Granting Emergency Permit:
 - (1) Public Notice: The Community Development Director shall provide public notice of the emergency work, with the extent and type of notice determined on the basis of the nature of the emergency.
 - (2) Community Development Director's Findings: The Community Development Director may grant an emergency permit if an emergency exists as defined in Section 9148.2 of this Chapter. If granted, the permit shall be subject to reasonable terms and conditions, including language indicating that the work accomplished under an emergency permit is considered temporary until a regular permit is issued for the work, an expiration date of the emergency permit, and a condition specifying the necessity for the submittal of a regular permit application within 30 days of the effective date of the emergency permit. The emergency permit may be granted if the Community Development Director finds that:
 - (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative permits and the work can and will be completed within 30 days unless otherwise specified by the terms of the permit;
 - (b) Public comment on the proposed emergency action has been reviewed, if time allows;
 - (c) The work proposed would be consistent with the requirements of the certified Local Coastal Program; and
 - (d) The emergency permit shall be followed up with a regular Coastal Development application within 30 days of issuance of the emergency permit. The emergency permit, if not exercised or if the emergency ceases to exist, shall become null and void within seven (7) days of issuance of the permit.
- (D) Report of Emergency Permits to City Council:
 - (1) Timing, Content, and Distribution: The Community Development Director shall report, in writing to the City Council, at its first scheduled meeting after the emergency permit has been issued, the nature of the emergency and the work involved. Copies of this report shall be available at the meeting and shall be mailed to the Executive Director of the Coastal Commission and to all persons who have requested such notification in writing.
 - (2) Director's Discretion: The report of the Director shall be information only; the decision to issue an emergency permit is solely at the discretion of the Director, subject to the provision of this Chapter.

Sec. 9145.6. Notice of Appealable Developments.

Within ten (10) calendar days of accepting an application for an appealable coastal development permit or at least seven (7) calendar days prior to the first public hearing on a development proposal, the City shall provide notice by First Class Mail of a pending application for appealable development. This notice shall be provided to each applicant, to all persons who have requested to be on the mailing list for that development project or for coastal decisions within the City, to all property owners of record in the latest assessor's roll book within three hundred (300) feet of the perimeter of the parcel on which the development is proposed, to all residents within one hundred (100) feet of the perimeter of the parcel on which the development is proposed; be posted in three (3) public places; be published at least once in a newspaper of general circulation; and be sent to the Regional Commission or the Commission. Costs of notice shall be borne by the applicant through application fees. The notice shall contain the following information:

- (A) A statement that the development is within the coastal zone.
- (B) The date of filing of the application and the name of the applicant.
- (C) The number assigned to the application.
- (D) A description of the development and its proposed location.
- (E) The date, time and place at which the application will be heard by the local governing body or hearing officer.
- (F) A brief description of the general procedure of local government concerning the conduct of hearing and local actions.
- (G) The system for local and Coastal Commission appeals, including any local fees required.

Sec. 9145.7. Public Hearing on Appealable Developments.

- (A) Unless otherwise provided in subsection (B) below, at least one public hearing shall be held on each application for an appealable development, thereby affording any persons the opportunity to appear at the hearing and inform the City of the nature of their concerns regarding the project. Such hearing shall occur no earlier than seven (7) calendar days following the mailing of the notice required in Section 9145.6. The public hearing may be conducted in accordance with existing local procedures or in any other manner reasonably calculated to give interested persons an opportunity to appear and present their viewpoints, either orally or in writing.
- (B) The Director of Community Development Director may waive the requirement for a public hearing on a coastal development permit application for a minor development only if both of the following occur:
 - (1) Is consistent with the certified Local Coastal Program;
 - (2) Requires no discretionary approval other than a coastal development permit; and
 - (3) Has no adverse effect either individually or cumulatively on coastal resources or public access to the shoreline or along the coast.

The Community Development Director may waive the requirement for a public hearing on a coastal development permit application for a minor development only if both of the following occur:

- (1) Notice that a public hearing shall be held upon request by any person is provided to all persons who would otherwise be required to be notified of a public hearing as well as any other persons known to be interested in receiving notice.
- (2) No request for public hearing is received by the Community Development Department within fifteen (15) working days from the date of sending the notice pursuant to paragraph (1).

The notice shall include a statement that failure by a person to request a public hearing may result in the loss of that person's ability to appeal to the Coastal Commission any action taken by the City on a coastal development permit application.

Sec. 9145.8. Notice of Local Government Action Where Hearing Continued.

If a decision on a development permit is continued by the City to a time which is neither (a) previously stated in the notice provided pursuant to Section 9145.6 or, (b) announced at the hearing as being continued to a time certain, the City shall provide notice of the further hearings (or action on the proposed development) in the same manner, and within the same time limits as established in Section 9145.6.

Sec. 9145.9. Notice of Non-Appealable Developments that Require a Public Hearing: Conditional Use.

Notice of such developments shall be given at least ten (10) calendar days before a hearing in the following manner:

- (A) Notice in the manner prescribed in Section 9145.6; or
- (B) Notice as prescribed hearing:
 - (1) If the matter is heard by the Planning Commission, notice shall be published in a newspaper of general circulation; or if there is none, posted in at least three (3) public places in the local jurisdiction;
 - (2) Notice by first class mail to any person who has filed a written request therefore;
 - (3) Notice by first class mail to property owners within three hundred (300) feet;
 - (4) Notice by first class mail to the Commission;
 - (5) The Notice shall contain a statement that the proposed development is within the coastal zone.

PART 10 - COASTAL RESIDENTIAL DISTRICT OR "C-R-2" DISTRICT

Sec. 9110.1. Purpose. (C-R-2)

The intent of the Coastal Residential District is to provide areas in which the low-profile, small scale character of existing single-family neighborhoods may be protected while, at the same time, providing a degree of flexibility which will facilitate the development of moderate-cost new multiple housing. It is further the purpose of the C-R-2 District to provide reasonable protection to the existing low and/or moderate cost housing while encouraging the development of new low and/or moderate cost housing where feasible. The density permitted ranges from six (6) to nine (9) dwelling units per gross acre. The District serves as an area for development of detached or attached one or two-story dwellings units with a private yard for each unit.

Sec. 9110.2. Uses Permitted. (C-R-2)

- (A) Single-family dwellings, including mobile homes complying with the provisions of Section 9137.18.
- (B) Duplexes, triplexes, multiple-family residential uses, ten (10) or less apartments, townhouses, provided the density requirements specified in Section 9110.1 are met.
- (C) Second dwelling unit may be permitted where one single-family dwelling unit exists subject to compliance with Section 9137.22, Secondary Dwelling Unit; General Provisions, Conditions, and Criteria. (Am. Ord. 04-09)

Sec. 9110.3. Uses Permitted Subject to Obtaining a Use Permit. (C-R-2)

- (A) Condominiums, Planned Unit Developments, or similar types of development when the requirements of Part 40 are met.
- (B) Churches, public and private schools, child care facilities, parks, playgrounds and public buildings and uses.
- (C) Large family day care homes, residential care facilities serving more than six persons.
- (D) Mobilehome parks, subject to the provisions of Part 39 of this Chapter.
- (E) Boarding or rooming houses.

Sec. 9110.4. Accessory Buildings and Uses Permitted. (C-R-2)

- (A) Accessory buildings, only if constructed simultaneously with or subsequent to the main building on the same lot.
- (B) Accessory uses normally incidental to uses permitted. This is not to be construed as permitting any commercial uses.

Sec. 9110.5. Maximum Allowable Height. (C-R-2)

The maximum building or structural height of the main building shall be two (2) stories, not to exceed twenty-five (25) feet; fourteen (14) feet for accessory buildings; garages for storage of vehicles of one-half (1) story or less shall not be considered a story or calculated in maximum height.

Sec. 9110.6. Minimum Building Site and Lot Width Required. (C-R-2)

(A) Minimum Building Site:

- (1) Six thousand (6,000) square feet of lot for residential uses.
- (2) Churches and other public uses, twenty thousand (20,000) square feet.

(B) Minimum Lot Width: Sixty (60) feet for residential uses; churches and other public uses, one hundred (100) feet.

Sec. 9110.7. Maximum Building Site Coverage by Buildings or Structures. (C-R-2)

The maximum coverage of a lot by all structures shall not exceed forty (40) percent of the lot area, and that a minimum of thirty-five (35) percent landscaping shall be provided. However, such coverage may be increased to a maximum of sixty (60) percent upon approval of a Use Permit. Any covered patio structure which is used solely for general open use shall not be counted as a structure in ascertaining coverage. Nor shall swimming pools be counted. See Section 9137.24 for location requirements for swimming pools and Section 9137.3 (B) for covered patios. Coverage of the rear yard, by covered patio or any accessory structure, shall not exceed thirty (30) percent of the required rear yard.

Sec. 9110.8. Minimum Yards Required. (C-R-2)

(A) Front Yard: Each lot in the Coastal Residential District shall have a front yard extending (except for access drives and walks) across the full width of the subject property of a depth of not less than twenty (20) feet, provided, however, that the Planning Commission may require staggering of setbacks with variation of three (3) feet from setback lines. In no case shall a setback less than seventeen (17) feet be allowed, except on cul-de-sacs, where the Planning Commission may approve a setback of fifteen (15) feet as a part of a total development plan except for garages (Refer to Section 9138.3 (C)(2)).

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the front yards; nor shall it be permitted to dismantle or keep any disabled vehicles in this front yard or driveway; nor shall storage of any material be permitted.

If a boat, recreational vehicle or trailer is kept in said required front yard, a maintained all weather surface, including a grassy area, shall be provided for each such unit; and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line for a corner lot and five (5) feet from the lot line for an interior lot.

(B) Side Yard:

(1) Interior Lots: There shall be side yard on each side of the lot, extending from the front yard to the rear yard, of not less than five (5) feet from an interior lot line. Accessory buildings must adhere to the location requirements of Section 9137.3.

(2) Corner Lots: A corner lot shall have a side yard of not less than five (5) feet from an interior lot line and a side yard abutting the street of not less than ten (10) feet.

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the required side yards abutting a street; nor shall it be permitted to dismantle or keep any disabled vehicles in this side yard or driveway; nor shall storage of any material be permitted.

If a boat, recreational vehicle or trailer is kept in said required side yard abutting a street, a maintained all-weather surface, including a grassy area, shall be provided for each such unit; and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line.

(C) Rear Yard: Each lot shall have a rear yard extending across the full width of the lot of not less than ten (10) feet, provided that a minimum of fifteen hundred (1500) square feet of open area is maintained to the side or rear of the main building or in any ell or "U" design; otherwise, twenty (20) feet shall be required. Accessory buildings are permitted in the rear yard. Any minimum rear yard covered by structures shall be replaced elsewhere on the lot, exclusive of required yard areas.

Sec. 9110.9. Fences, Hedges and Walls. (C-R-2)

Fences, hedges and walls are permitted but not required. Such fences, hedges and walls shall not exceed six (6) feet in height, except in the front yard setback area and then not to exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9110.10. Minimum Off-Street Parking Required. (C-R-2)

The provision of Section 9138.1 shall apply in determining the amount of parking space that must be provided for each use. The parking space shall be improved as set forth in Part 38.

Sec. 9110.11. Development Plan. (C-R-2)

Development of property in the "C-R-2" District, except single-family dwellings, shall require Architectural Approval, as set forth in Section 9144.3 of this Chapter, prior to building permit application submittal. The application shall be accompanied by detailed architectural drawings and site plans, all to a workable scale, showing the elevation and location of proposed buildings and the following additional information:

- (A) Location and type of landscaping.
- (B) Use and treatment of grounds around buildings or structures.

- (C) Off-street parking.
- (D) Physical features; such as, trees, utility poles, hydrants, floodlights, driveways, fences, signs and proposed drainage facilities.

All development shall be in accordance with the approved plans prior to final inspection by the Building Department.

Sec. 9110.12. Development Standards. (C-R-2)

All development in this District, **except single-family dwellings**, shall comply with the following standards:

- (A) All required open areas shall be landscaped and maintained in accordance with the approved detailed landscaping plan.
- (B) All trash and garbage storage areas used by more than three (3) residences shall be surrounded and adequately screened on at least three (3) sides by a five (5) foot wall and shall have adequate access for collection vehicles. (Refer to Section 5401 and 5417 of Article V and the adopted City Standards and Specifications).
- (C) All points of vehicular access to and from off-street parking areas and driveways onto public rights-of-way shall be approved by the Community Development Department.
- (D) A maximum of six (6) units per structure is permitted.
- (E) Outdoor Private Use Area: Outdoor living space for duplexes, triplexes, and other multiple units shall be provided as follows:
 - (1) A private yard located at ground level shall be provided for each dwelling unit as follows:

Studio Unit:	100 square feet
1 Bedroom Unit:	120 square feet
≥2 Bedroom Unit	140 square feet

- (2) Private yards shall have a minimum dimension in any direction of ten (10) feet.
- (3) Second floor or above decks and balconies may be included in project design in addition to the above ground floor private yard requirements.

Sec. 9137.5. Architectural Features.

Architectural features on the main building, such as cornices, eaves, balconies, wing walls, bay windows, and canopies, may not extend closer than three (3) feet to any side lot line. Such features may extend a maximum of three (3) feet into the required front or rear yard. Fireplaces, not exceeding six (6) feet in breadth, may extend not closer than three (3) feet to any side lot line.

Sec. 9137.6. Building Separation.

Dwelling groups shall be constructed so that the minimum distances separating the buildings are equal to the sum of the height of any two adjacent buildings divided by two (2) but in no case less than ten (10) feet between main buildings.

Sec. 9137.7. Caretaker's Residences.

The following development standards shall apply to all proposed caretaker's residences:

(A) Size:

- (1) The maximum size for a one-bedroom unit shall be 675 square feet.
- (2) The maximum size for a two-bedroom unit shall be 1,000 square feet. The following provisions shall apply only to a two-bedroom unit:
 - (a) A 300 square foot private yard area shall be provided for the unit, which is to be located in the rear or side yard, and shall not be less than 10 feet in any direction.
 - (b) The private yard area shall not be located in the front yard area.
 - (c) On-site retention basins shall be prohibited in the private yard area.

Sec. 9137.8. Convenience Stores.

Convenience stores shall be limited to 3,500 square feet in size. Convenience stores that are open twenty-four hours a day shall adhere to the following standards:

- (A) A minimum of three of the required parking spaces shall be located within thirty (30) feet of the door that is used by the public to enter the store.
- (B) Parking lot and store lighting shall not reflect onto adjacent residential property.
- (C) Convenience stores located on lots adjacent to residential property shall have a solid masonry wall constructed along the property lines.

Sec. 9137.9. Curb, Gutter and Sidewalk Installation.

- (A) Applicability: This Section shall apply in all zone districts to any project that requires a building permit.

- (1) All new construction of single-family residential buildings, or structures, shall install curb, gutter and sidewalk, as well as a street conform. The applicant for one single-family residential building or structure shall be responsible for up to the first eleven (11) feet of street conform and the City will be responsible for any part of the street conform that is required to be wider than eleven (11) feet. These public improvements shall be designed or approved by the City Engineer at the property owner's expense.
- (2) All new construction, remodeling of, or additions to commercial, industrial or multi-family residential buildings, or structures, shall install curb, gutter and sidewalk, as well as a street conform. These public improvements shall be designed or approved by the City Engineer at the property owner's expense.
- (3) Single-family residential remodels or additions shall install curb, gutter, and sidewalk, as well as a street conform of no more than an average of four (4) feet from gutter lip when the aggregate square footage of the remodel or addition is an amount equal to forty (40) percent or greater of the existing square footage. See Figures 1 and 2 for examples of calculations. The City will be responsible for any part of the conform that is required to be wider than four (4) feet.

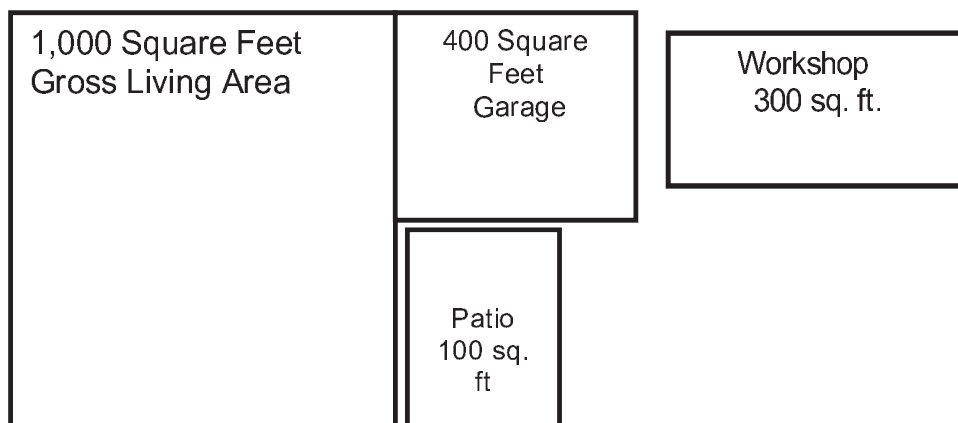
The following multipliers shall be applied when calculating aggregate square footage:

(a)	Gross living area	1.00
(b)	Garage, workshops, and other accessory structures	0.25
(c)	Porches, patios, gazebos, and similar structures as may be determined by the Community Development Director	0.15

The calculations will be applicable to the combined square footage of all building permits issued for the address or site within the last five years.

Figure 1. An example of when curb, gutter and sidewalk installation is required for single-family residential is presented below:

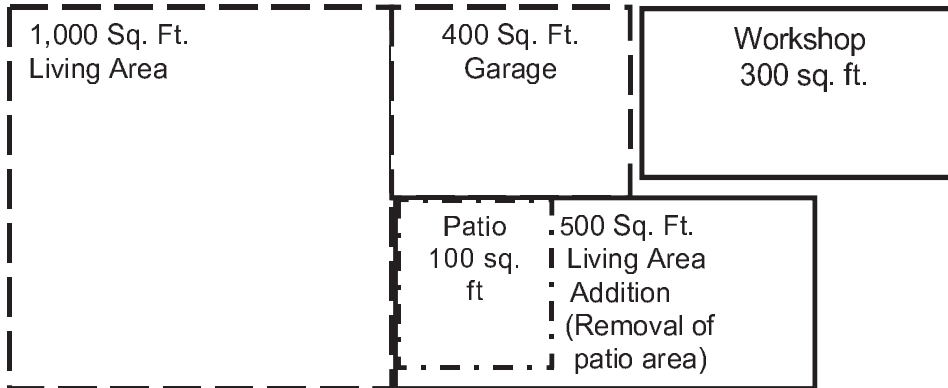
Existing Improvements



Living Area	1,000 Sq. Ft. X 1.00 = 1,000 Sq. Ft.
Garage	400 Sq. Ft. X 0.25 = 100 Sq. Ft.
Patio	100 Sq. Ft. X 0.15 = 15 Sq. Ft.
Workshop	300 Sq. Ft. X 0.25 = 75 Sq. Ft.

Total Existing 1,190 Sq. Ft.

Proposed Improvements



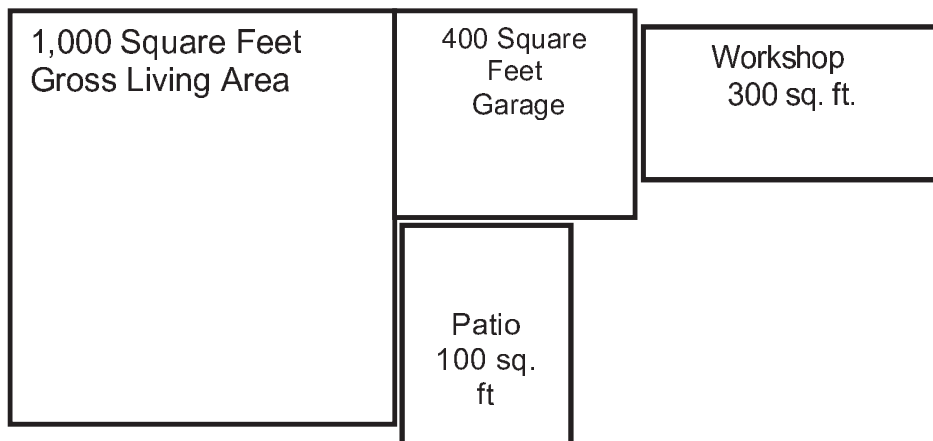
Addition:	500 Sq. Ft. X 1.00 = 500 Sq. Ft.
Minus: Patio Removal	(100 Sq. Ft. X 0.15 = 15 Sq. Ft.)

Adjusted Addition 485 Sq. Ft.

Percentage Calculation: 485 Sq. Ft. Addition / 1,190 Sq. Ft. Existing = 40.8%

Figure 2. An example of when curb, gutter and sidewalk installation is not required for single-family residential is presented below:

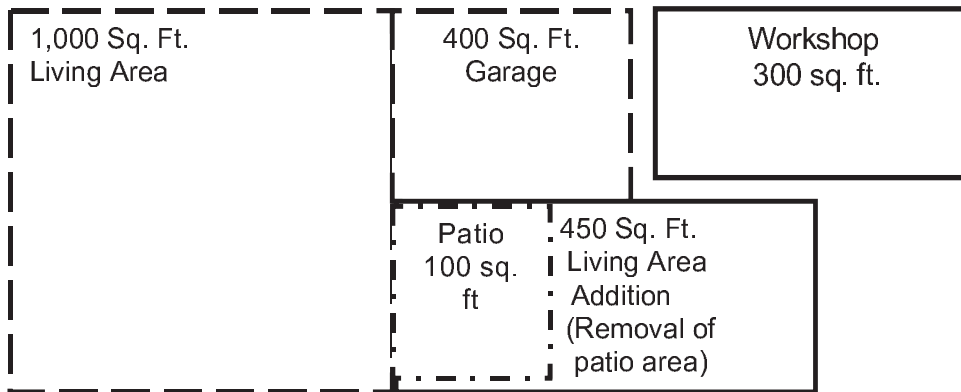
Existing Improvements



Living Area	1,000 Sq. Ft. X 1.00 = 1,000 Sq. Ft.
Garage	400 Sq. Ft. X 0.25 = 100 Sq. Ft.
Patio	100 Sq. Ft. X 0.15 = 15 Sq. Ft.
Workshop	300 Sq. Ft. X 0.25 = 75 Sq. Ft.

Total 1,190 Sq. Ft.

Proposed Improvements



Addition:	450 Sq. Ft. X 1.00 = 450 Sq. Ft.
Minus: Patio Removal	<u>(100 Sq. Ft. X 0.15 = 15 Sq. Ft.)</u>

Adjusted Addition 435 Sq. Ft.

Percentage Calculation: 435 Sq. Ft. Addition / 1,190 Sq. Ft. Existing = 36.6%

- (4) For projects consisting of more than one residential unit or any commercial remodel, the developer shall be required, in cases where the existing street condition is determined to be at a pavement condition less than 60 on the Pavement Management System (PMS) rating, to reconstruct the street to the centerline of the street, even though curb, gutter and sidewalk may already exist on the project frontage.
- (5) If existing curb, gutter or sidewalk is found to be in unsatisfactory condition fronting any commercial or multi-family project, then the applicant or developer shall be required to replace the defective portions of said improvements in accordance with City Standards.
- (B) Timing: In cases where this Section is applicable, the owner or person applying for such permit shall install curb, gutters, and sidewalks, as well as street conform, in accordance with Section 9137.9(A) along all streets abutting such property prior to the issuance of a certificate of final inspection on a Building Permit or other certificate of compliance with applicable permit conditions. The owner or person installing curb, gutter and sidewalk shall also be required to construct a street conform per the City Engineer's requirements consistent with Section 9137.9(A).
- (C) Council Authority: The following regulations shall be applicable to cases coming within the provisions of this Section:

- (1) The Council may waive all or part of the requirements of this Section upon application for such waiver in cases where in the sole discretion of the Council the strict application of this Section would create substantial hardship, would be impractical, or would not be in the best interests of the City or the public.
- (2) The Council may extend the time for compliance with the provisions of this Section and may require such cash or other bond as it deems suitable to guarantee compliance with this Section within such time limit as it may specify.
- (3) No filing fee shall be required for the application to the Council under this Section.
- (4) No improvements referred to in this Section shall be constructed until curb grades have been approved by the City.
- (5) Each request for waiver of the requirements of this Section shall be acted upon independently by the Council based upon the particular facts involved.

(D) Street Conform:

- (1) As required by Section 9137.9(A), the applicant or property owner shall install a street conform when new or replacement curb, gutter and sidewalk is required. In some cases these provisions apply even when curb, gutter and sidewalk may already exist. The street conform shall be designed and/or approved by the City Engineer at the property owner's expense.
- (2) A street conform is that portion of new street built between the gutter lip that meets or conforms to existing paving in a safe manner. The resulting slope between the new gutter lip and the existing street at the conform point is called the "cross fall". A maximum safe cross fall shall not exceed ten (10) percent and a usual cross fall will range from two (2) percent to five (5) percent as approved by the City Engineer.

(E) Extent of Street Conform. The extent of the required street conform is dependent on the size and character of the project and the existing condition of the subject street(s). The Pavement Management System (PMS) street rating (0-100) shall be used to determine the existing street condition. On corner lots, the requirements are applicable to both streets abutting the property.

- (1) For projects consisting of one single-family residential unit:
Pavements rated at 0-100 will require construction/reconstruction only to the conform point as approved by the City Engineer, or for up to the first eleven (11) feet of width, whichever is less. In the event that a conform wider than eleven (11) feet is required, the City shall be responsible for that portion which is wider than eleven (11) feet.
- (2) For projects consisting of more than one single-family residential unit or any commercial development, including commercial remodels or additions:
Pavements rated at 60-100, as verified by the City Engineer, will require construction/reconstruction only to the conform point as approved by the City Engineer. In some cases, the conform point could be all the way to the centerline of the street. If the Pavement Management System (PMS) street rating is 0-59, as verified by the City Engineer, then construction/reconstruction shall be required all the way to the centerline of the street regardless of the conform point. These provisions apply even though curb, gutter, and sidewalk may already exist.

- (3) For projects consisting of one single-family residential remodel or addition of 40% or more increase in floor area:
Pavement will be required to be constructed or reconstructed to the conform point, but not more than an average of four (4) feet beyond the lip of gutter as approved by the City Engineer. The City will be responsible for any part of the conform that is required to be wider than four (4) feet.
- (4) If a second single-family residential unit is constructed on the same parcel within two (2) years after the completion of the first single-family residential unit, then that project shall be considered as more than one single-family residential unit and the provisions of this Section shall apply as to "more than one single-family residential unit". (Am. Ord. 04-14; Am. Ord. 09-01)

Sec. 9137.10. Demolition of Residential Structures.

- (A) Residential uses proposed for demolition shall be evaluated in accordance with Housing Element Program 2.1.1 of the General Plan. Applications shall be made on forms provided by the Community Development Department.
 - (1) Where such proposal clearly qualifies for demolition under subsections (2), (4), or (5) of the Residential Structure Demolition Application Form, the permit shall be issued by the Director of Community Development within ten (10) working days.

This simplified example illustrates compliance with AASHTO recommendations insofar as the affected sidewalk areas shall be kept clear of all obstructions. Red curbing would consist of 35' to the left and 28' to the right. Each intersection is different and exact requirements shall be recommended by the City Engineer, reviewed by the Public Works Superintendent and the Public Works Director, and presented to the City Council for approval. (Ord. 07-05)

Sec. 9137.26. Swimming Pools.

- (A) Location: Swimming pools in residential Districts shall be constructed on the rear one-half (½) of the lot or fifty (50) feet from the front property line, whichever is less; such pools shall not be located closer than five (5) feet to any rear lot line or side line. On the street side of any corner lot, where the rear lot line abuts a side lot line, no pool shall be located closer than ten (10) feet to such side lot line.
- (B) Equipment: Filter and heating systems for such pools shall not be located closer than ten (10) feet to any dwelling other than the owner's.
- (C) Coverage: No pool shall occupy over forty (40) percent of the required rear yard of any multiple unit dwelling or dwelling group. Coverage by a swimming pool shall not be considered in measuring maximum lot coverage.
- (D) Fencing: Fencing shall be required to enclose all swimming pools in accordance with the Uniform Building Code.

Sec. 9137.27. Travel Trailers or Recreational Vehicles.

Travel trailers or recreational vehicles shall be used for human habitation or occupied for living or sleeping quarters only when located within a travel trailer or recreational vehicle park, in the case of a mobile home where located within the "M-H" District as set out in Part 13, or as provided in Section 9144.4(B)(6). Travel trailers, or recreational vehicles maintained upon any lot, piece or parcel of land other than noted herein, shall not be used for sleeping quarters nor shall any sanitary or cooking facilities contained therein be used.

Sec. 9137.28. Underground Utilities.

- (A) The requirements of this Section shall apply whenever a building permit is required for the construction of a new building or remodeling of or additions to an existing building, unless exempted by subsection (B) of this section
 - (1) All existing and proposed utilities, including but not limited to, electric lines, communications lines, cable television lines, gas lines, and appurtenances thereto, shall be placed underground except those facilities exempted by Public Utilities Commission regulations and subsection (C) of this Section. All utility facilities, including service laterals, shall be installed in the ground and pressure tested prior to paving of streets.
 - (2) Certain utility appurtenances including, but not limited to, transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts used in connection with underground facilities may be placed on the surface of the ground.
 - (3) A site utility plan shall be required as part of a building permit application for a development that is required to underground utilities. All necessary arrangements for the installation of utilities shall be made with the operator of each proposed utility system.

(B) Applicability: This Section shall apply in all areas and zones of the City where a building permit is required for new construction, remodeling, or additions as provided below:

- (1) New construction where a building permit is required.
- (2) New construction, remodeling or additions to commercial, industrial or multi-family residential buildings, structures, or additions where a building permit is required.

(C) Exceptions: This Section shall not apply to new construction, remodeling or additions to single-family residential units as provided below:

EXCEPTION-

(1) One new single-family residential unit constructed on one independent lot where the lot was not created as part of a subdivision or parcel map that required the installation of underground utilities and where no utility pole exists on the property.

(2) Two new single-family residential units constructed on one independent lot where the lot was not created as part of a subdivision or parcel map requiring undergrounding of utilities and where no utility pole exists on the property. The main utility lines are not required to be installed underground; however, all interior utility lines must be installed underground.

(3) Second Dwelling Units as provided by Section 9137.22 where the lot was not created as part of a subdivision or parcel map requiring undergrounding of utilities. The main lines are not required to be installed underground; however, all interior utility lines must be installed underground.

(D) Timing: In cases where this Section is applicable, the owner or person applying for such permit shall install utilities underground prior to the issuance of a certificate of final inspection on a building permit or other certificate of compliance with applicable permit conditions.

(E) City Council Authority: The following regulations shall be applicable to cases coming within the provisions of this Section:

- (1) The City Council may waive all or part of the requirements of this Section upon application for such waiver in cases where in the sole discretion of the City Council the strict application of this Section would create substantial hardship, would be impractical, or would not be in the best interests of the City or the public.
- (2) The Council may extend the time for compliance with the provisions of this Section and may require such cash or other bond as it deems suitable to guarantee compliance with this Section within such time limit as it may specify.
- (3) Filing fee (Appeal Fee as established by the City Master Fee Schedule) shall be required for the application to the City Council under this Section.
- (4) No improvements referred to in this Section shall be constructed until undergrounding of utilities have been prepared by the applicant, reviewed and approved by the utility companies, and have been approved by the City.
- (5) Each request for waiver of the requirements of this Section shall be acted upon independently by the Council based upon the particular facts involved. (Am. Ord. 04-15)

Sec. 9137.29. Utility and Outlet Requirements.

(A) All dwelling units erected, constructed or remodeled after August 7, 1975 shall contain the water, plumbing and electrical or gas utility connections and outlets necessary to operate and maintain home laundry facilities.