

# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission For the Meeting of 6/10/10

**FROM:** Tim Tune, Senior Planner, via John Swiecki, Interim Community Development Director

**SUBJECT:** 300 San Bruno Avenue; Variance V-4-10, Variance to Allow 2 Ft. by 10 ½ Ft. Addition to Encroach 1 ½ Ft. into Required 3 Ft. North Side Setback; Kathleen and Henry Salvia, applicants/owners; APN 007-332-070

**Request:** The existing 9 ½ ft. wide living room of the house at the southwest corner of San Bruno Avenue and Mendocino Street is proposed to be widened by 2 ft. through construction of a “bump-out” addition on the Mendocino Street side of the house. The proposed addition would extend 1 ½ ft. into the required 3 ft. north side setback, necessitating approval of a Variance.

A rear addition is also proposed, expanding the second-floor bedroom by replacing an existing covered deck. The area below will be enclosed as storage adjoining the garage. This addition complies with the Municipal Code and is not subject to a Variance.

**Recommendation:** Conditionally approve Variance V-4-10 per the agenda report with attachments, via adoption of Resolution V-4-10 with Exhibit A containing the findings and conditions of approval.

**Environmental Determination:** Additions to existing structures are categorically exempt from the provisions of the California Environmental Quality Act per Section 15301(e) of the State CEQA Guidelines. The exceptions to the use of this categorical exemption referenced in Section 15300.2 do not apply.

**Applicable Code Sections:** The findings required to grant a variance to the setback requirements are listed in BMC Section 17.46.010.

**Analysis and Findings:** In order to grant the Variance, the Planning Commission must find that, because of special circumstances applicable to the property, such as its size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the vicinity and same zoning district. In addition, any approval must be subject to such conditions as necessary to assure that the variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and same zoning district.

Special Circumstances Applicable to Subject Property—The property is unusual in that it is located on a street corner with a curving side lot line, so that the site widens toward the rear (west). The property line is located 2 1/6 ft. in from the sidewalk, which is bordered by a short retaining wall topped by a fence. This gives the impression that the lot is wider than it is. Although the side addition would be set back only 1 1/2 ft. from the property line, it would be 3 2/3 ft. from the sidewalk, giving the appearance that it complies with the required 3 ft. side setback. The side addition would pop out from the bulk of the house the same distance as does the existing garage, so it would look compatible with the rest of the building's design.

Privileges Enjoyed by Others in the Vicinity Deprived to Subject Property—The layout of the house is unusual for a narrow lot, in that it is not the typical hallway on one side with rooms lined up on the other. Instead, the kitchen and living room are side-by-side, so that the living room must accommodate all of the circulation from the front entry to the rear of the house (see Applicant's Photo #5). Without the variance, the living room will remain only 9 1/2 ft. wide, which is insufficient to accommodate typical living furnishings.

The Planning Commission approved somewhat similar variances at 113 San Benito Road (V-4-03 for rear addition adjoining Visitacion Avenue), 102 Monterey Street (V-6-04 for a second-floor addition adjoining Alvarado Street), 1 Mariposa Street (V-8-05 for rear addition adjoining Alvarado Street) and 796 Humboldt Road (V-6-06 for a bay window adjoining an unimproved public alleyway).

The applicant notes that the existing structures at 301 San Bruno Avenue (Photo #2) and 285 San Bruno Avenue (Photos #3 & 4) have nonconforming side setbacks on Mendocino Street.

Conditions Necessary to Prevent a Grant of Special Privilege—Building Code requirements for one-hour fire-rated construction located less than 3 ft. from property lines does not apply when the adjoining property is public right-of-way.

Attachments:

- Draft Resolution with Findings and Conditions of Approval
- Project Description
- Applicant's Statement, Plans and Photos
- Proposed Main Floor Plan Annotated by Staff

**DRAFT**  
RESOLUTION V-4-10

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING VARIANCE V-4-10  
TO PERMIT AN ADDITION WITHIN THE REQUIRED SIDE SETBACK  
AT 300 SAN BRUNO AVENUE

WHEREAS, Kathleen and Henry Salvia, the applicants, applied to the City of Brisbane for Variance approval for a 2 ft. by 10 ½ ft. addition to encroach into the required 3 ft. north side setback at 300 San Bruno Avenue, such application being identified as Variance V-4-10; and

WHEREAS, on June 10, 2010, the Planning Commission conducted a hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, the plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the Variance.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of June 10, 2010, did resolve as follows:

Variance Application V-4-10 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this tenth day of June, 2010, by the following vote:

AYES:  
NOES:  
ABSENT:

JAMEEL MUNIR  
Chairman

ATTEST:

JOHN SWIECKI, Interim Community Development Director

**DRAFT  
EXHIBIT A**

**Action Taken:** Conditionally approve Variance V-4-10 per the agenda report with attachments, via adoption of Resolution V-4-10.

**Findings:**

1. There are no specific conditions of approval necessary to assure that the adjustment hereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located.
2. Because of special circumstances applicable to subject property, specifically its small size, unusual shape and location at a street corner, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification, namely a livable floor plan.

**Conditions of Approval:**

- A. The sewer clean-out and water meter shall be located at the property line subject to the approval of the Public Works Department.
- B. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.
- C. The required parking shall not be used or converted for any other use that would impair their basic use as storage for motor vehicles per Brisbane Municipal Code Section 17.34.020.A.
- D. The Variance shall expire 2 years from its effective date (at the end of the appeal period) if a Building Permit has not yet been issued for the approved project.

Project Description

General Plan: Residential: 15 to 30 dwelling units per acre  
Zoning: R-3 Residential District  
Lot Area: 2,754+/- sq. ft.  
Lot Width: 26 1/3 ft.  
Lot Depth: 102 1/2 ft.  
Frontage: 126.35 ft. (25 ft. on San Bruno Avenue and 101.35 ft. on Mendocino Street)

Lot Coverage--  
Permitted: 60% (1,652.4 sq. ft.)  
Existing: 41% (1,131 sq. ft.)  
Proposed: 42% (1,152 sq. ft.)

Floor Area Ratio:  
Maximum: 0.72 (1,982 sq. ft., excluding 120 sq. ft. of garage)  
Existing: 0.42 (1,157 sq. ft., excluding 120 sq. ft. of garage)  
Proposed: 0.43 (1,177 sq. ft., excluding 120 sq. ft. of garage)

Setbacks--

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Front:	15 ft.	14 ft. 5 in.	no change
North Side:	3 ft.	2 ft. 6 in.	1 ft. 6 in.
South Side:	3 ft.	3 ft.	no change
Rear:	10 ft.	29 ft. 6 in.	29 ft. 6 in.

Height—

	<u>Maximum</u>	<u>Existing</u>	<u>Proposed</u>
	28 ft.	18 ft. 6 in.	18 ft. 6 in.

Parking--  
Required: 1 covered space plus 1 off-street space  
Existing/Proposed: 1 subcompact garage space, 4 parallel on-street spaces\*

\*Per BMC Section 17.34.110, a cumulative total of 400 sq. ft. of single-family residential floor area is exempt from compliance with the parking regulations.

SUPPORTING STATEMENTS ATTACHMENT – 300 San Bruno Avenue

**What special circumstances, such as size, shape or topography of the property, or its location or surroundings, apply to your site?**

This property is located on a street corner, and is basically a long, skinny, non-conforming lot with a curve to it. The front door and yard face San Bruno Avenue. The length of the house stretches along Mendocino in a similar manner to the structures on the other 3 corners of the intersection. A 3-1/2 foot side yard is bordered by sidewalk and Mendocino Street. Because the lot curves, the 3-1/2 feet measurement is an approximation. *Photo #1*

At its widest part, the house itself is 21 feet. The living room is located in a part of the house where the lot narrows, and the total width of the house is approximately 18 feet, 9' feet of which represents the width of the living room.

The Mendocino Street side of the structure on the southeast side of San Bruno Avenue consists of a two story flat wall that borders the sidewalk with a narrow planting area approximately 1 foot wide. There is virtually no set back. *Photo #2*

The Mendocino Street side of the house on the northeast side of San Bruno Avenue is bordered by a privacy fence that runs along the sidewalk and creates the appearance of no set back. *Photos 3 and 4.*

The Mendocino Street side of the church on the northwest side of San Bruno has a mostly dead lawn, which acts as a parking lot, and borders a long, flat, deteriorating, wall.

The lot directly next to/behind our house on Mendocino Street is closed off by a privacy fence that borders the sidewalk.

The adjacent properties surround us with an unappealing neighborhood aesthetic, while enjoying special usage of their lot spaces.

**How do these special circumstances impact your site when the zoning Ordinance is applied ?**

The living room is about 9 feet wide. This makes it impossible to fit a regular size sofa, coffee table, seating for a family, and entertainment center and allow for foot traffic patterns such as would be found in a typical home. *Photo #5*

Without a variance, our home will continue to participate as a part of the "long flat wall" school of "no design" that surrounds us; a planned rear addition will appear unbalanced and would no longer be practical.

Without a variance, the property will continue to look as though there is room for a bay window because the size of the existing set back, curving lot, and sidewalk present the appearance of ample room. *Photo #6*

**What privileges enjoyed by other properties in the vicinity and same zoning district would you be deprived of when the Zoning Ordinance is applied to your site, given its special circumstances?**

We would be deprived of living space as well as the privileges enjoyed by others who have received similar variances in the neighborhood.

We would be deprived of the privilege to improve the appearance and ambience of the neighborhood.

**PROJECT DATA**

300 SAN BRUNO AVE. BRISBANE CA  
 (E) SINGLE FAMILY 1 STORY WOOD STRUCTURE  
 OCCUPANCY GROUP: DWELLING R-3, GARAGE - U  
 CONSTRUCTION TYPE: V8  
 LOT SQUARE FOOTAGE: 7544  
 EXISTING STRUCTURE SQUARE FOOTAGE: 1596 (82 % OF LOT)  
 NEW STRUCTURAL SQUARE FOOTAGE: 1978 (40% OF LOT)

**PROJECT DESCRIPTION**

ADD 84 SQ FT. TO SOUTH SIDE OF STRUCTURE.  
 ADD NEW 4' X 10'-6" BAY WINDOW TO EAST SIDE OF STRUCTURE.

**DRAWING INDEX**

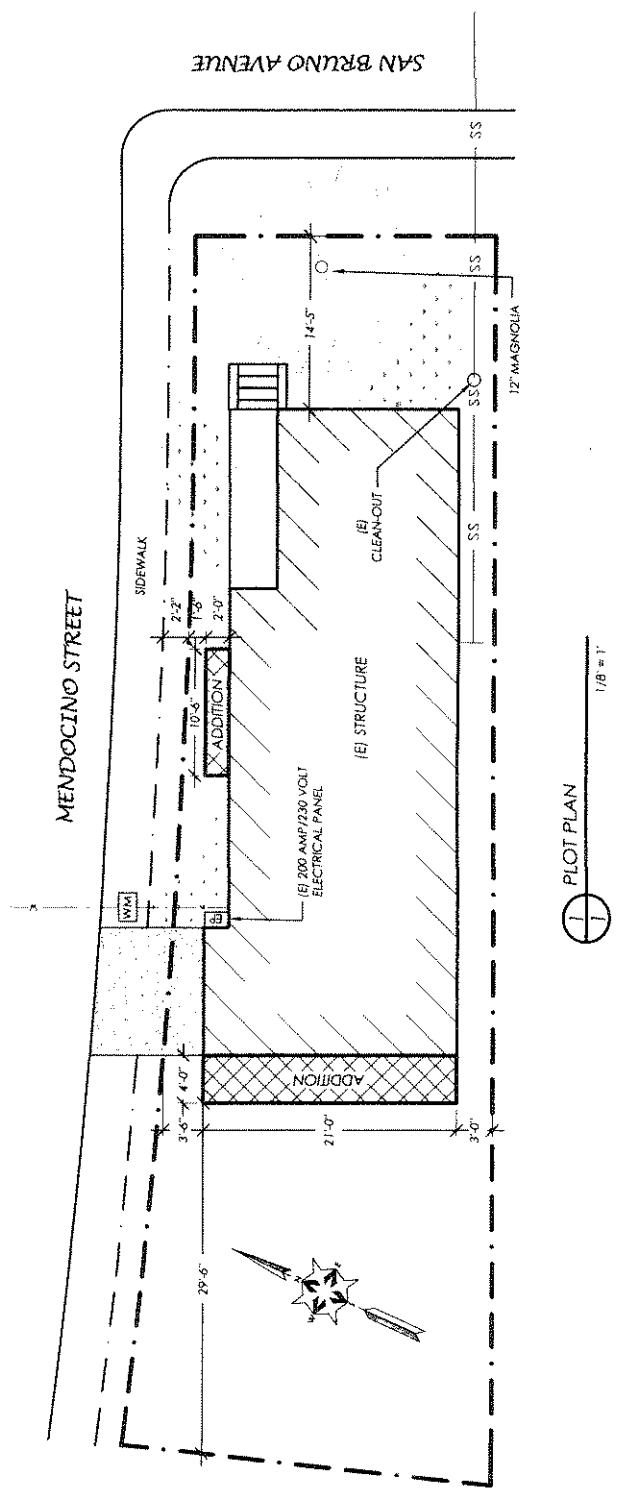
- A1 PLOT PLANS
- A2 EXISTING FLOOR PLANS
- A3 NEW FLOOR PLANS
- A4 ELEVATION
- A5 ROOF PLAN & SECTION
- A6 STRUCTURAL NOTES
- A7 FOUNDATION & FIRST FLOOR FRAMING
- A8 2ND FLOOR & ROOF FRAMING
- A9 DETAILS

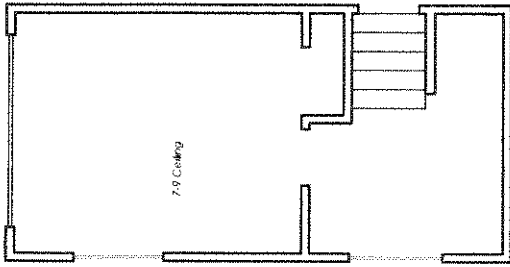
6.2.7.

**GENERAL NOTES:**

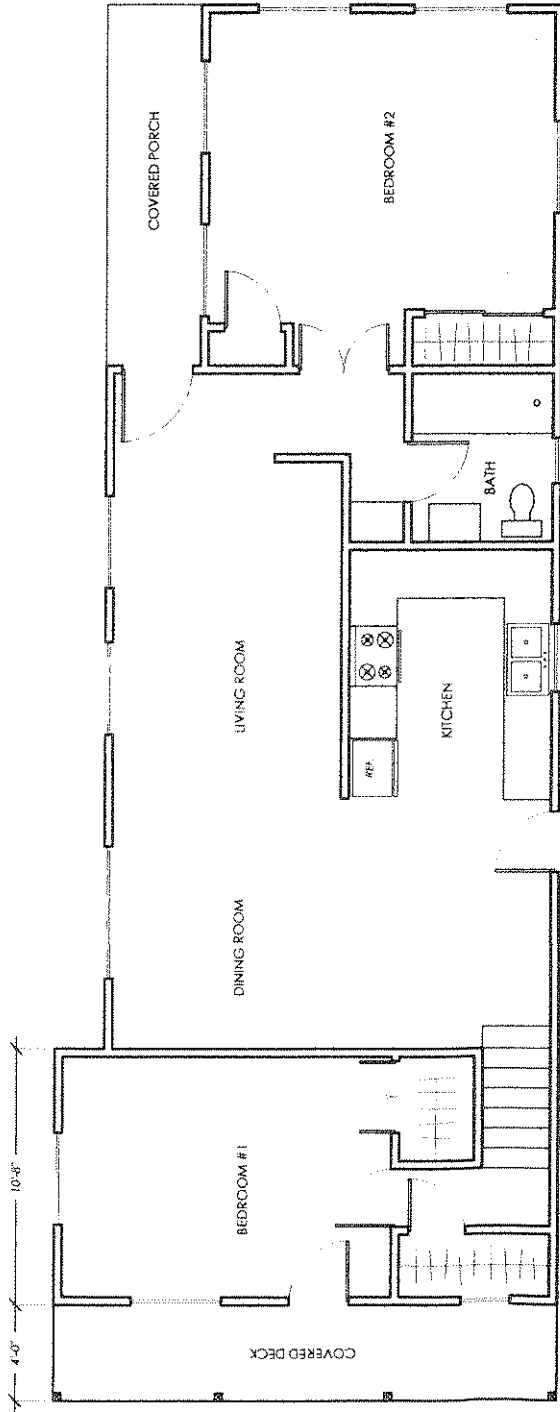
- 1.01 THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSIDERED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR INSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.
- 1.02 THESE PLANS ARE FOR THE GENERAL CONTRACTOR PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.
- 1.03 THERE WILL BE NO OBSERVATION BY THE DESIGNER DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THE PROJECT.
- 1.04 ALL CONSTRUCTION WORK SHALL CONFORM TO THE 2007 EDITIONS OF THE CALIFORNIA BUILDING, FIRE, MECHANICAL, PLUMBING, ELECTRICAL, AND ENERGY CODES, PLUS HEALTH AND SAFETY CODES AND ALL OTHER ORDINANCES ADOPTED BY THE GOVERNING AGENCIES.
- 1.05 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

- 1.06 GENERAL CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.
- 1.07 DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL SUPERCEDE SCALE OF DRAWINGS. ANY DISCREPANCY IN DIMENSIONS OR CONFLICT IN PLANS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF KUHEL DESIGN PRIOR TO COMMENCEMENT OF THE WORK IN THE AFFECTED AREA. IF WORK IS CONTINUED IN THE AFFECTED AREA WITHOUT INSTRUCTION OR CLARIFICATION BY KUHEL DESIGN, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTANT DEFECT, DAMAGE OR CHANGE REQUIRED.
- 1.08 AT JOB COMPLETION, PRIOR TO SUBMITTING THE REGISTRATION FOR FINAL PAYMENT, THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A REDLINED SET OF BLUEPRINTS SHOWING AS-BUILT CONDITIONS.
- 1.09 ALL ENGINEERING ON TRUSSES TO BE A DELAYED SUBMITTAL.





2 GARAGE FLOOR PLAN  
1/4" = 1'



1 MAIN FLOOR PLAN  
1/4" = 1'

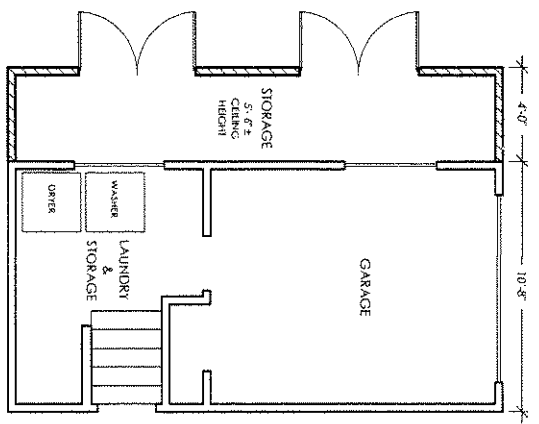
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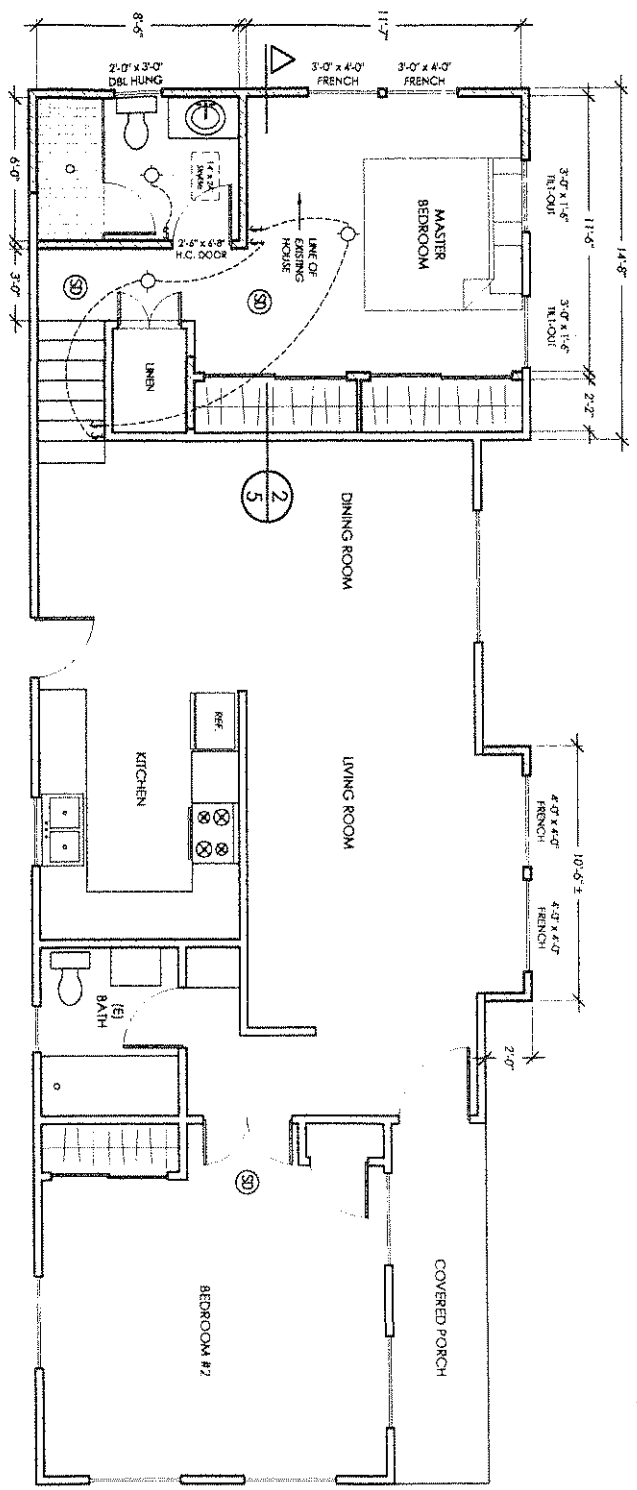
**SHEET NOTES:**

- 1 ATTIC ACCESS 22" X 30" MIN. IN CLOSED WALL TO EXISTING MAIN ROOM. MASTER BEDROOM HAS NO ATTIC. REMOVE SHEETING AT CALIFORNIA FRAMING OVER BAY WINDOW TO PROVIDE A 22" X 30" MIN. ACCESS.
- 2 APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- 3 MAIN/IN 30" CLEAR WIDTHS & 24" CLEAR SPACE AT FRONT OF WATER CLOSET.
- 4 INSTALL FURNACES & DUCTS AND BOILER & RADIATORS OR RADIANT HEATING COILS PER ENERGY REPORT.
- 5 THE WATER HEATER UNIT SHALL BE SECURED IN PLACE TO RESIST SEISMIC MOVEMENT WITH ANCHORS/STRAPS AT POINTS WITHIN THE UPPER & LOWER 1/3 OF ITS VERTICAL DIMENSION.
- 6 INSTALL R-1 INSULATION BLANKET TO THE WATER HEATER.
- 7 ALL NEW WINDOWS TO BE DOUBLE GLAZED U-F-FACTOR: 0.67 MAX.
- 8 ELECTRICAL OUTLET MUST BE NO LESS THAN 12" ON CENTER APART AND ON WALLS 2'-0" WIDE OR MORE AT LEAST ONE. OUTLETS REQUIRED:
- 9 INSTALL GFCI PROTECTED OUTLETS IN THE FOLLOWING LOCATIONS: ALL GARAGE LOCATIONS, EXCEPT APPLIANCES, ALL UNFINISHED BASEMENT, CRAWL SPACES AND STORAGE AREAS, WITHIN 6' OF A BASIN OR SINK, ALL EXTERIOR (WATERPROOF) LOCATIONS.
- 10 SMOKE DETECTORS ARE TO BE 110V AND POWERED WITH A BATTERY BACKUP AND INTERCONNECTED.
- 11 HOUSEWIRE LIGHTING IN THE KITCHEN & BATHROOMS ARE TO BE THE GENERAL LIGHTING. PER TITLE 24 ENERGY REQUIREMENTS, MANDATORY MEASURES.
- 12 MECHANICAL & VENTILATION SYSTEM MUST BE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN THE BATHROOMS & LAUNDRY.
- 13 ELECTRICAL PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS SUCH AS CLOTHES COSETS.
- 14 DEDICATED 20 AMP CIRCUIT REQUIRED TO SERVE BATHROOM RECEPTILES.
- 15 ALL BRANCH CIRCUITS TO BEDROOMS THAT SUPPLY 125VOLT SINGLE PHASE 15 AND 20 AMP RECEPTILES SHALL BE PROTECTED BY AN AFCI (ARC FAULT CIRCUIT INTERRUPTER) PER NEC 210.12.
- 16 ALL LIGHTING IN NEW ADDITIONS IS TO BE HIGH EFFICIENCY THE FIXTURES, RATINGS AS FOLLOWS:
 

LAMP RATING	LAMP EFFICIENCY
15 WATTS OR LESS	40 LUMENS/WATT
OVER 15 & UP TO 40	50 LUMENS/WATT
OVER 40 WATTS	60 LUMENS/WATT
- 17 HALLWAYS FOR LAMPS RATED 13 WATTS OR GREATER TO BE ELECTRIC TYPE WITH AN OUTPUT FREQUENCY OF AT LEAST 20MHz.
- 18 BATHROOMS, GARAGE, LAUNDRY ROOM AND UTILITY ROOMS MAY HAVE LOW EFFICIENCY FIXTURES IF CONTROLLED BY AN OCCUPANCY SENSOR THAT IS MANUAL ON AND AUTOMATIC OFF WITH "NO" ALWAYS ON OVERRIDE.
- 19 UNDER FLOOR SPACE SHALL BE VENTILATED WITH THE FOUNDATION VENTS PLACED WITHIN 7' OF EACH CORNER AND PROVIDE FOR CROSS VENTILATION. UNDER FLOOR FRAMING SHALL BE ARRANGED TO ASSURE ADEQUATE CIRCULATION. EXISTING UNDERFLOOR VENTILATION SHALL NOT BE REDUCED BY THE NEW CONSTRUCTION.
- 20 LIGHTING OTHER THAN KITCHEN, BATHROOMS, GARAGE, LAUNDRY ROOM AND UTILITY ROOMS MAY HAVE LOW EFFICIENCY FIXTURES IF COMPAINT WITH THE FOLLOWING:
  1. CONTROLLED BY AN OCCUPANCY SENSOR THAT IS MANUAL ON AND AUTOMATIC OFF WITH "NO" ALWAYS ON OVERRIDE.
  2. CONTROLLED BY DIMMER SWITCH.
  3. IN CLOSES LESS THAN 70.50 FT IN FLOOR AREA.
- 21 LUMINAIRIES RECESSED INTO INSULATED CEILING SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (ZIC) BY UNDERWRITERS LABORATORIES OR OTHER LISTING/RATING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) OR SIMILAR DESIGNATION TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS FOR 1.57 BS/2PI WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING.
- 22 SURFACE MOUNTED FIXTURES WITH COMPLETELY ENCLOSED LAMPS INSTALLED ON WALL ABOVE THE DOOR OR ON CEILING SHALL HAVE A MINIMUM CLEARANCE OF 12" BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE.
- 23 VELUX - EE-056, 14" X 45" SKYDIE TO BE INSTALLED BETWEEN EXISTING ROOF RAFTERS. NO RAFTER TO BE CUT FOR INSTALLATION.



**2 GARAGE FLOOR PLAN**  
1/4" = 1'



**1 MAIN FLOOR PLAN**  
1/4" = 1'

LEGEND	
	NEW WALLS
	EXISTING WALLS
SYMBOL/DESCRIPTION	
	DUPLEX RECEPTACLE
	GROUND FAULT INTERRUPTOR CIRCUIT
	WEATHER PROOF GROUND FAULT INTERRUPTOR CIRCUIT
	SWITCH
	THREE WAY SWITCH
	SURFACE MOUNTED LIGHT FIXTURE
	FLUORESCENT LIGHT & FAN
	HOSE BIB

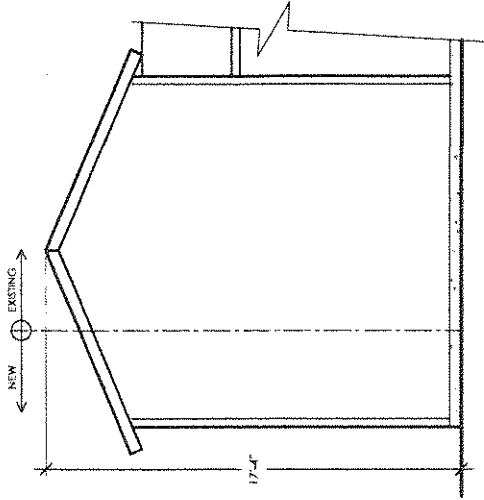
DRAWN: J. KUEHL
DATE: 4/20/10
REVISIONS:
SCALE: AS NOTED
JOB# 10-277
SHT A3
OF 9 SHTS

**SALVIA RESIDENCE**  
300 SAN BRUNO AVENUE  
BRISBANE, CALIFORNIA 94005  
APPROVED:

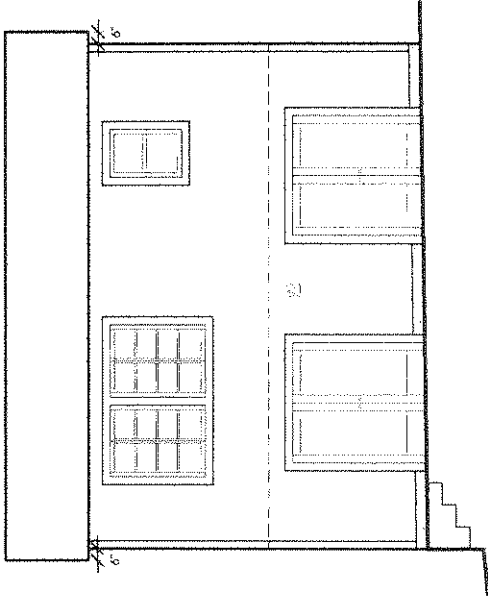
NEW FLOOR PLANS

**Kuhel Design**  
415-508-1750  
k@kuheldesign.com

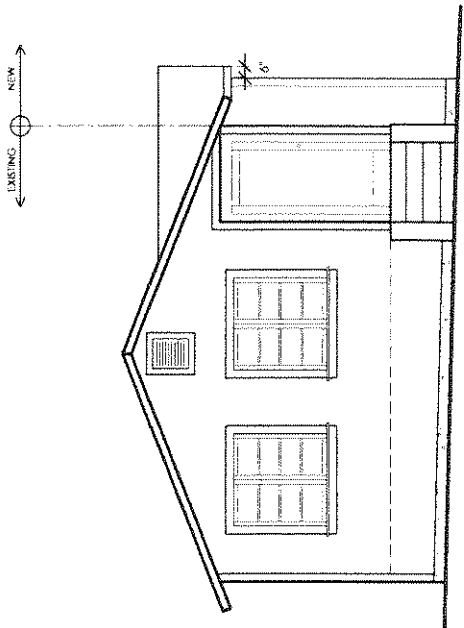
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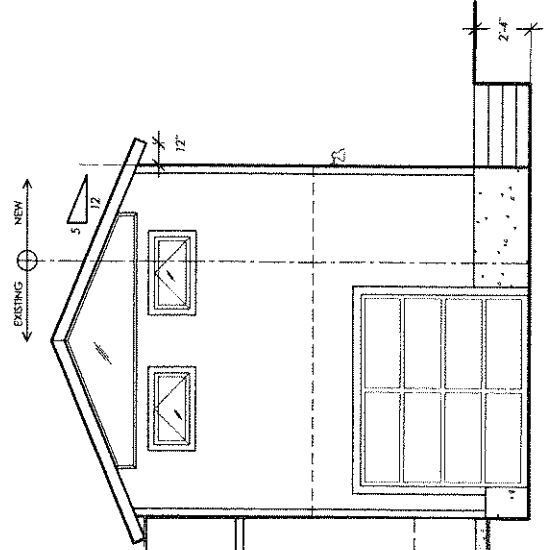
1/4" = 1'  
3 4 SOUTH ELEVATION



1/4" = 1'  
3 4 WEST ELEVATION



1/4" = 1'  
2 4 EAST ELEVATION



1/8" = 1'  
1 4 NORTH ELEVATION

G.2.10.

**NEW BUILDING COMPONENTS**

- 1 ROOF: ASPHALT SHINGLE ROOFING  
2 LAYERS NON PERFORATED  
15# FELT, 1/2" PLYWD 01  
R30 INSULATION INFILL.
- 2 WALL: 6" V-GROOVE RUSTIC SIDING  
BUILDING PAPER 01  
3/8 PLYWD 01  
2x4 STUDS @ 16" O.C.  
R13 INSULATION INFILL
- 3 BEDROOM FLOOR: 3/4" T & G PLYWD 01  
FLOOR JOISTS @ 16" O.C.  
W/ R-19 INSULATION INFILL
- 4 STORAGE FLOOR: CONCRETE SLAB

**EXISTING BUILDING COMPONENTS**

- 1 ROOF: ASPHALT SHINGLE ROOFING OVER  
2 LAYERS NON PERFORATED  
15# FELT, 1/2" PLYWD 01  
R30 ISULATION INFILL.
- 2 WALL: 6" V-GROOVE RUSTIC SIDING  
BUILDING PAPER 01

**(N) ATTIC VENT CALCULATIONS:**

EMBROW VENT = 24" X 6" ROOF VENT = 0.87 SQ. FT. FREE AREA / VENT  
EAVE VENT = 7" X 10" CUT OUT W/ 1/4" MESH = 0.104 SQ. FT. FREE AREA / VENT  
HOUSE - NEW ADDITIONS ONLY

AREA	X	1 SQ. FT. / 150 SQ. FT.	VENT REQ.	/	VENT AREA	=	REQ. VENTS
394 SQ. FT.		0.006667			2.64 1.32 ROOF 1.32 EAVE		2
					LOW		13

\* EAVE VENTS TO BE SPACED EVENLY

**(N) STORM WATER RUN-OFF QUANTITY CALCULATIONS:**

HOUSE - NEW ADDITIONS ONLY

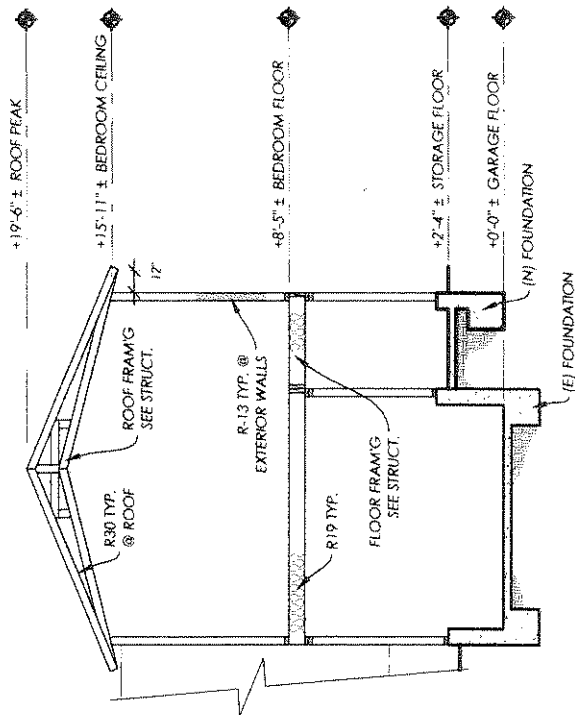
C	X	1	K	ROOF AREA	SPACES	D.D.	X	CONVERT FROM	TO	QUANTITY
0.9		2.9						4.6		1.9

**(N) FOUNDATION VENT CALCULATIONS:**

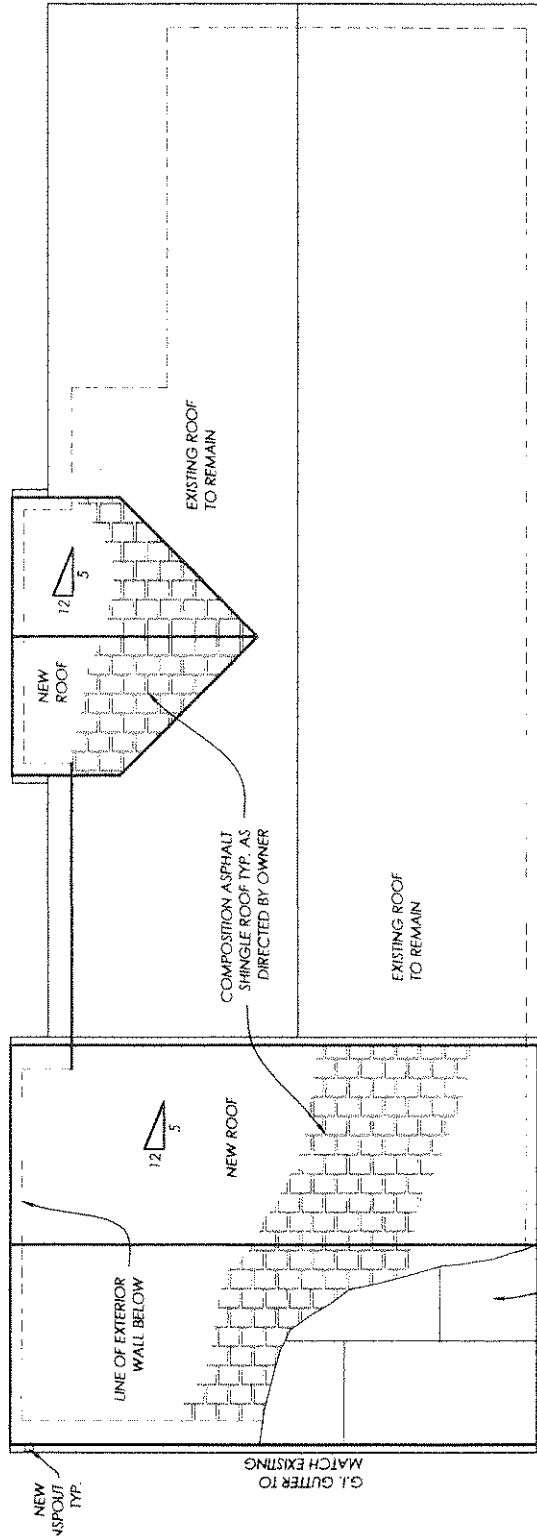
HOUSE - BAY WINDOW ONLY

AREA	X	1 SQ. FT. / 150 SQ. FT.	VENT REQ.	/	VENT AREA	=	REQ. VENTS
21 SQ. FT.		0.006667			4.6 X 1.4 VENT = 49 SQ. FT.		1

\* FOUNDATION VENTS TO BE SPACED EVENLY



2 BUILDING SECTION  
1/4" = 1'



3 ROOF PLAN  
1/4" = 1'

G.2.11.



#1



#2

G.2.12.



#4



#3

G.2.13.



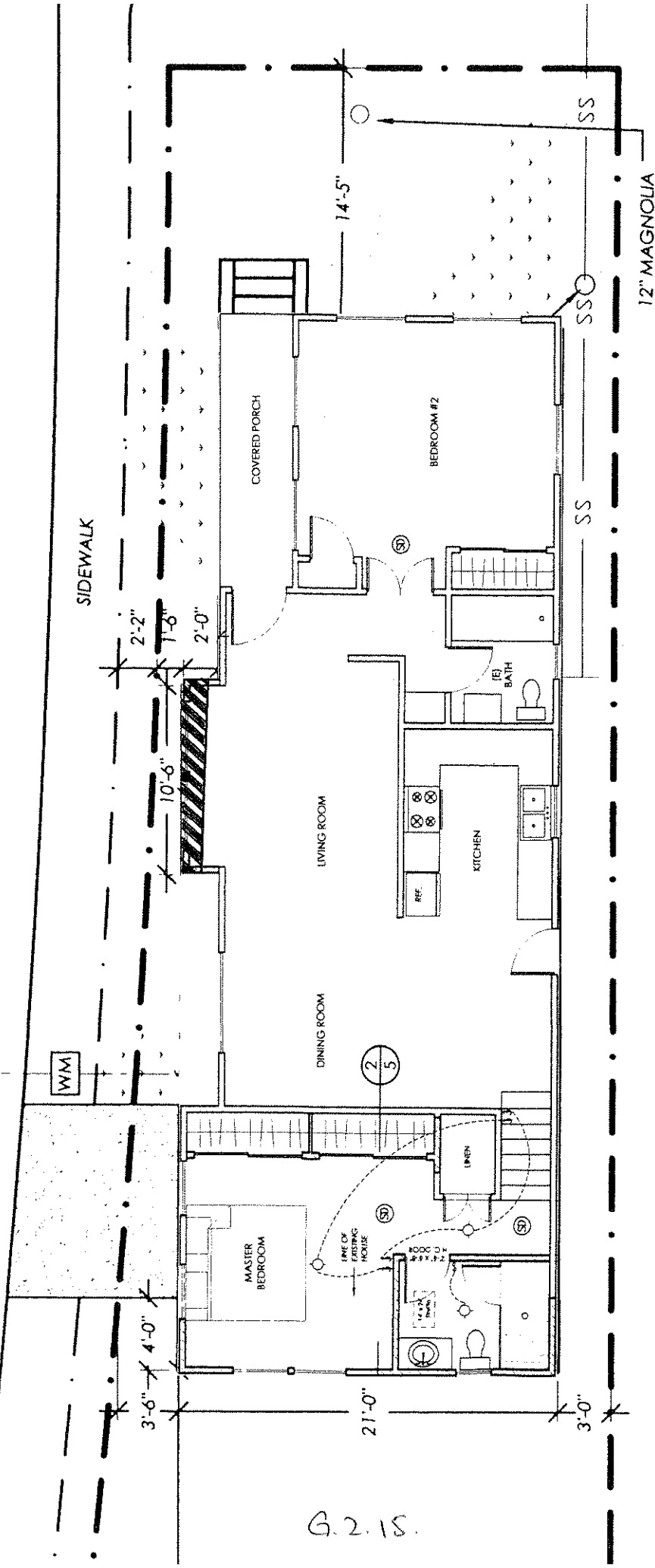
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#6

G.2.14.

MENDOCINO STREET



G.2.18.

PROPOSED MAIN FLOOR PLAN ANNOTATED BY STAFF TO SHOW PORTION REQUIRING VARIANCE