

### SITE DATA

PARCEL A:	APN 420-080-025	1.62 acres
PARCEL B:	APN 419-180-016	0.20 acres
PARCEL C:	APN 420-080-004	4.87 acres
TOTAL AREA		6.69 acres

### SITE MAP

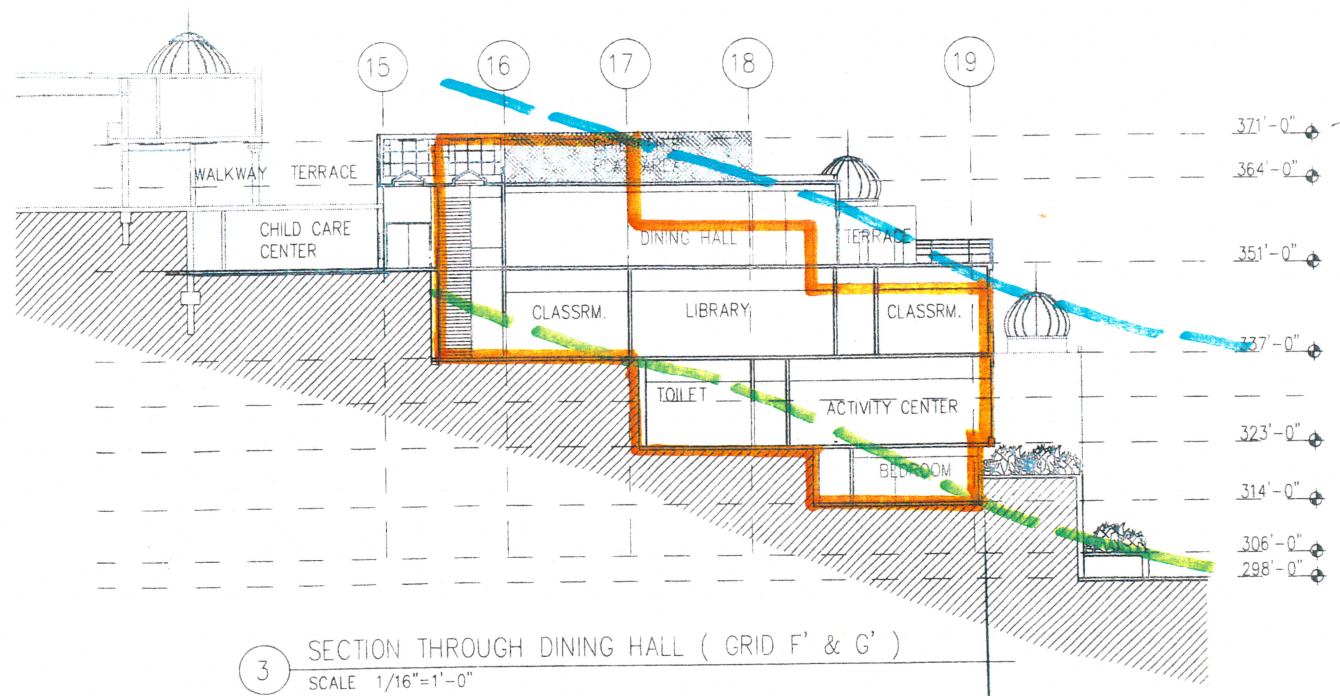
Scale 1' = 60'



## STAFF STUDY #1

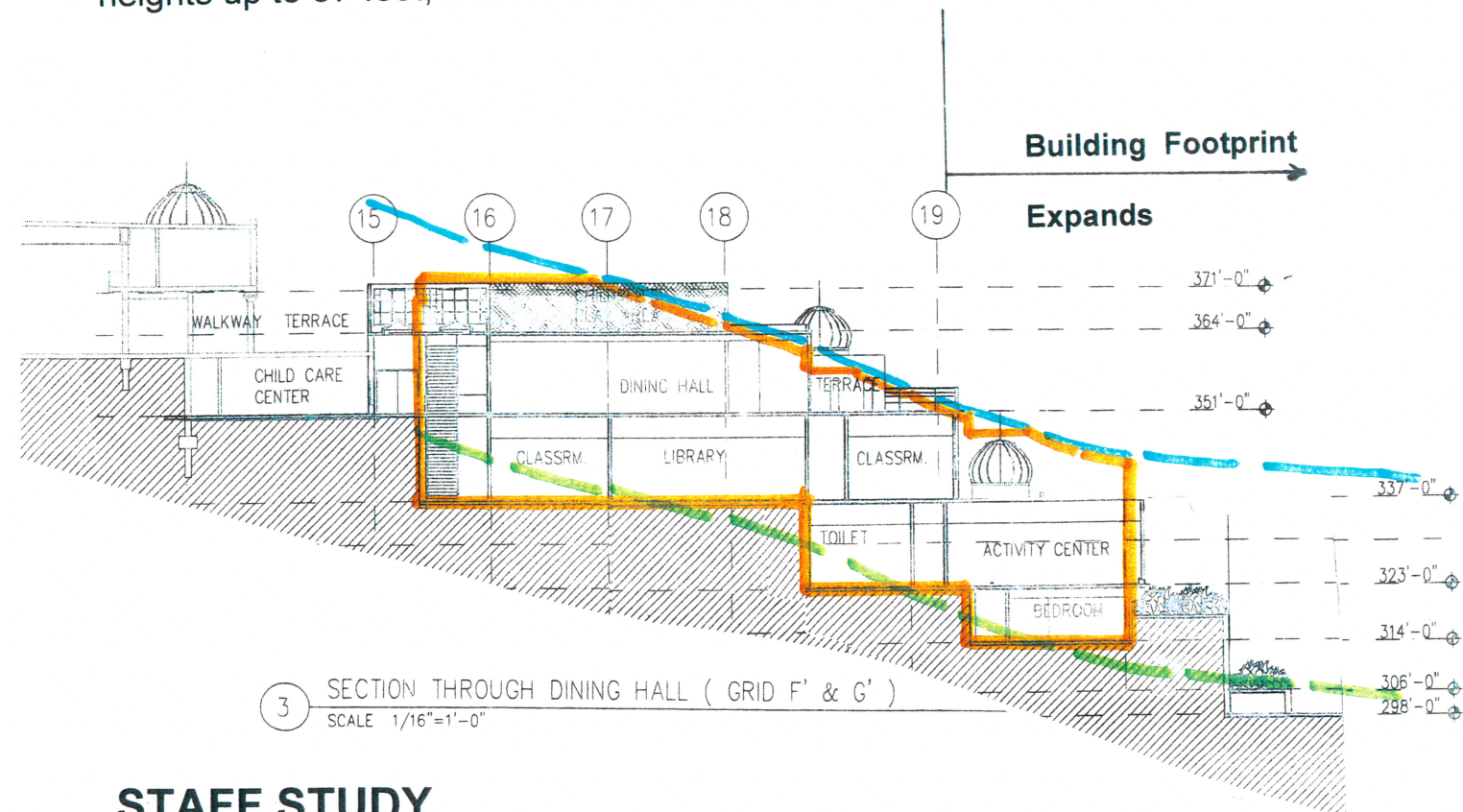
Site Plan Proposed by Applicant





## PLAN SUBMITTED BY APPLICANT

Plan depicts 4 stories where 2.5 stories are allowed and heights up to 57-feet, where 35-feet is allowed.



## STAFF STUDY

Demonstrating 2 story and expanded footprint concept. Variances allowed for elevators, stairwells and domes only.

## LEGEND

- Existing Ground
- 35-Foot Above Existing Ground
- Finish Grade, and 35-foot Above Finish Grade or 35-Foot Above Existing Ground

## R-7 Zoning District:

- 2.5 Stories Maximum
- 35-foot Structure Height Maximum

## 82-4.214 Building height.

"Building height" means the vertical distance measured from grade to the top of structure directly above with exceptions noted elsewhere in the code.

Height may be measured from finished grade when such grade is below natural grade.

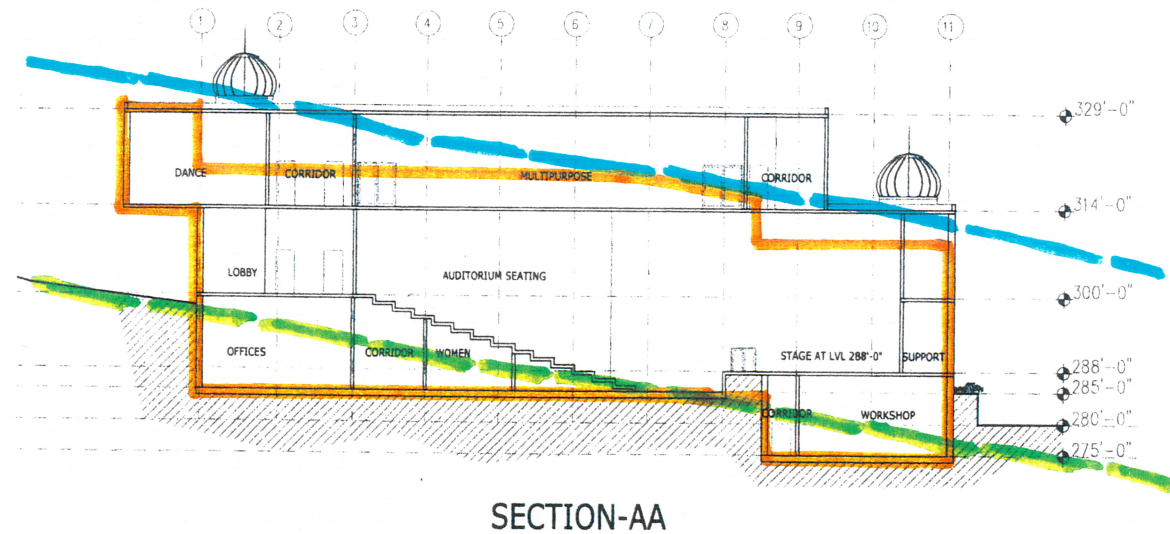
Height shall be measured from natural grade when the finished grade is higher than natural grade.

(Ords. 96-4 § 2, 1781, 1760, 1759, 1569, 1469: prior code § 8102(pp): Ords. 1269, 1264, 1224, 939, 933, 382).

## STAFF STUDY #2

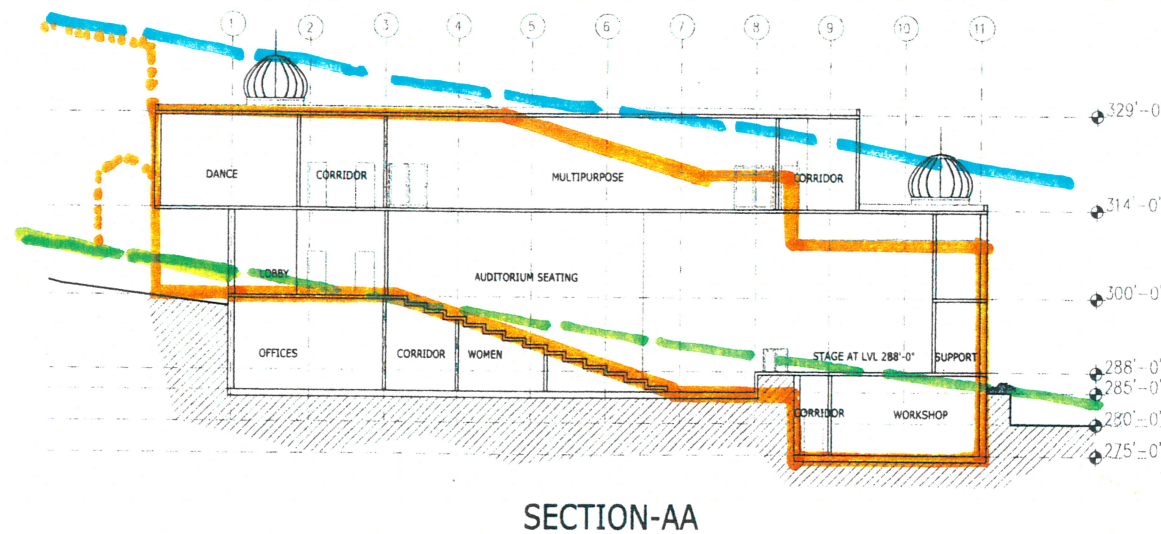
## COMMUNITY CENTER





## PLAN SUBMITTED BY APPLICANT

Plan depicts 3 stories where 2.5 stories are allowed and heights up to 54-feet, where 35-feet is allowed.



## STAFF STUDY

Demonstrating 2 story concept. Variances allowed for elevators, stairwells and domes only.

## LEGEND

- Existing Ground
- 35-Feet Above Existing Ground
- Finish Grade, and 35-feet Above Finish Grade or 35-Feet Above Existing Ground

R-7 Zoning District:

- 2.5 Stories Maximum
- 35-feet Structure Height Maximum

## 82-4.214 Building height.

"Building height" means the vertical distance measured from grade to the top of structure directly above with exceptions noted elsewhere in the code.

Height may be measured from finished grade when such grade is below natural grade.

Height shall be measured from natural grade when the finished grade is higher than natural grade.

(Ords. 96-4 § 2, 1781, 1760, 1759, 1569, 1469: prior code § 8102(pp); Ords. 1269, 1264, 1224, 939, 933, 382).

## STAFF STUDY #3

## PERFORMANCE ARTS CENTER



## Staff Study Assumptions:

1. Performance Arts structure shifted 15-feet north to allow for redesign of Community Center.
2. Community Center footprint expands north to eliminate height variances to 2.5-stories maximum and 35-foot maximum structure height per County Code.
3. Structures may possibly connect if they allow for Fire department foot access to all sides of structures per code.
4. This study is conceptual only. Project redesign to eliminate height variances to code (excepting stairways, elevators and domes), and will vary from this study.
5. Parking between Community Center and Performing Arts structures eliminated to allow for minimum Fire department access per Health & Safety Code.
6. Phase 1 (future Phase 4 -Performance Art Building) parking re-design must allow for 25 parking spaces.
7. At completion of Phase 4 -Performance Art Building 175 parking spaces must be provided for the project.

