



REGULAR MEETING OF THE CITY OF CONCORD ZONING ADMINISTRATOR

9:00 a.m., Wednesday, June 14, 2017
CITY COUNCIL CHAMBERS
1950 Parkside Drive, Concord

AGENDA

PUBLIC COMMENT PERIOD

(The public may speak on any item within the jurisdiction of the Zoning Administrator not listed on this agenda. Approximately 15 minutes is allocated for the Public Comment Period, and each speaker will be allowed approximately 3 minutes.)

HEARINGS:

1. **Nation's Minor Subdivision (PL16434 – PM)** – Application for a two-lot Minor Subdivision on a 3.27 acre parcel, to subdivide an existing parcel with one restaurant building and a hotel building at 4600 Clayton Rd. The General Plan designation is Commercial Mixed Use; Zoning Classification is CMX (Commercial Mixed Use); APN 133-170-065. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15315 “Minor Land Divisions,” the project is classified as a Class 15 Categorical Exemption, and therefore, no further environmental review is required. **Project Planner: Jessica Gonzalez @ (925) 603-5821.**

ADJOURNMENT

Next Zoning Administrator's Meeting: June 28, 2017

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Correspondence and writings received within 72 hours of the scheduled Zoning Administrator meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at the Permit Center located at 1950 Parkside Drive, Concord. For additional information contact the Planning Division at (925) 671-3152.

APPEALS

Decisions of the Zoning Administrator may be appealed to the Planning Commission. Appeals and the required filing fee must be filed with the City Clerk within ten (10) days of the decision.

If you challenge any of the foregoing described actions in court, an appeal first of said actions to the Zoning Administrator, Planning Commission, and/or City Council (as applicable) in the manner and within the time period established in Development Code Chapter 18.510 (Appeals and Calls for Review) is required, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator and/or Planning Commission (as applicable) at, or prior to, said public hearing.



REPORT TO ZONING ADMINISTRATOR

DATE: June 14, 2017

SUBJECT: Nation's Minor Subdivision at 4600 Clayton Road (PL160434-PM)

Recommendation: Adopt Zoning Order No. 17-02 ZA approving the Nation's Minor Subdivision.

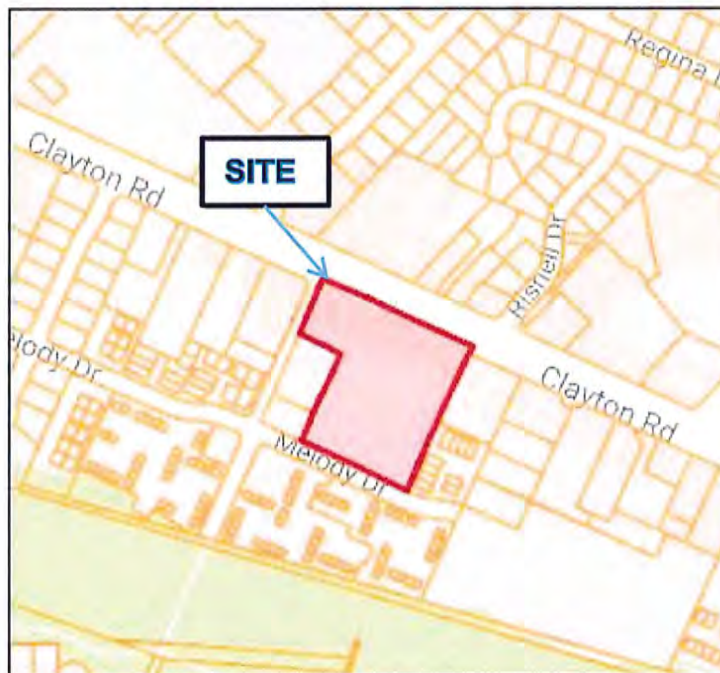
I. Introduction

A. Application Request

Application for a two-lot Minor Subdivision for a 3.27-acre site.

B. Location

The site is located at 4600 Clayton Road; APN 133-170-065.



C. Applicant

Jennifer Toledo
11090 San Pablo Avenue
El Cerrito, CA 94530
Business Phone: (510) 237-1952

Owner

Ramesh Pitamber
9249 Sierra College Boulevard
Roseville, CA 95661
Business Phone: (916) 786-9223

II. Background

On October 21, 2016, a Tentative Parcel Map application was submitted by Nation's Foodservice Incorporated on behalf of Ramesh Pitambor ("Owner") to subdivide a 3.27-acre site into two lots. The Development Advisory Committee (DAC) reviewed the application initially on November 8, 2016 and a letter of incompleteness was provided to the applicant on November 14, 2016 with information provided on items needed to complete the application from the Planning Division and other departments.

On March 21 2017, the applicant submitted a revised application and Tentative Parcel Map that included reconfigured boundaries for the proposed parcels: a draft shared parking agreement between the proposed parcels, and corrections to the map. The application was deemed complete on April 21, 2017.

III. General Information

A. General Plan

The General Plan designation is Commercial Mixed Use (CMU).

B. Zoning

The project is zoned Commercial Mixed Use (CMX; minimum 10,000 square foot lot area).

C. CEQA Status

Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15315 "Minor Land Divisions," the project is classified as a Class 15 Categorical Exemption, and therefore, no further environmental review is required.

D. Site Description

The project site is a 3.27-acre (142,260 sq. ft.) parcel with primary access along its northerly street frontage along Clayton Road. The site also has street frontage along Wharton Way to the west and Melody Drive to the south. The property is developed with a Nation's restaurant and Best Western Hotel. The restaurant building is accessed from Wharton Way along an existing driveway at the western perimeter of the site, but is also accessible from an existing driveway off Clayton Road that primarily serves the hotel building.

Both the existing restaurant and hotel building are occupied and proposed to remain. There are many trees and bushes located along the northern and western side of the project site and perimeters, and planter areas located adjacent to the driveways.

E. Surrounding Land Use

Table 1: Surrounding Land Uses

	Land Use	General Plan Designation	Zoning
North	Neighborhood Commercial	Neighborhood Commercial	NC
Northeast	Commercial Mixed-Use	Commercial Mixed-Use	CMX
East	Commercial Mixed-Use, Residential Medium Density	Commercial Mixed-Use, Medium Density Residential	CMX, RM
South	Residential Medium Density	Medium Density Residential	RM
West	Neighborhood Commercial, Commercial Mixed-Use	Neighborhood Commercial, Commercial Mixed-Use	NC, CMX

IV. Detailed Project Description

The project proposes to subdivide a 3.27-acre site that would result in Nation’s and Best Western occupying separate parcels as follows:

Table 2: Proposed Parcels

Parcel	Gross Lot Area	Net Lot Area	Lot Width	Lot Depth
A (Nation’s)	14,712 sq. ft.	14,712 sq. ft.	100’-103.96’	122.34’-142.34’
B (Best Western)	127,548 sq. ft.	127,548 sq. ft.	312.88’-316.84’	262.00’- 404.34’

A new property line perpendicular to Clayton Road and extending along the west side of the existing Clayton Road driveway closest to Wharton Way would divide the q-shaped lot into two rectangular parcels. Parcel A, the smaller of the two parcels, will be located to the west of parcel B, and would become a corner lot fronting onto Clayton Road and Wharton Way. Parcel A would encompass the existing Nation’s restaurant building, 19 parking spaces and the existing driveway along Wharton Way. Parcel “B” would encompass the eastern half of the property, including the two-story Best Western hotel building, 170 parking spaces, and the two existing driveways along Clayton Road.

The subdivision would result in 19 on-site parking spaces for Parcel A and Nation’s where 33 parking spaces are required by the Development Code. Due to the on-site parking deficiency, additional parking spaces for Parcel A will be provided through a Parking Agreement with Parcel B (which meets the parking requirement for hotel uses with a surplus of 46 parking spaces). The Parking Agreement, which will be recorded to run with the land, will guarantee that the ownership for Parcel B will provide 14 parking spaces (on Parcel B) for use by Parcel A. Access for the shared parking spaces will be provided from existing driveways that allow access to both sites.

V. Analysis

A. General Plan

The site’s General Plan designation of Commercial Mixed-Use is intended an integrated mix of neighborhood commercial uses, including retail and personal services on lots 10,000 square

feet or larger, and offices at up to 1.0 FAR, together with or adjacent to residential uses at densities ranging from 11 to 40 units per net acre. Both of the proposed lots meet the minimum required parcel size based on the zoning of 10, 000 square feet. Additionally no changes are proposed to the existing commercial uses and both lots have FAR's that comply with the maximum allowed. Therefore, the project complies with the intended use and density of the General Plan.

B. Zoning/Development Regulations

As indicated in Table 3 below, the proposed lots conform to the CMX zoning and general development standards. Further development of the site will require the owner to submit a design and site review application for approval.

Table 3: Comparison of Project to Development Standards

CMX Standards	Required	Parcel A	Parcel B
Lot Area (minimum)	10,000 sq. ft.	14,712 sq. ft.	127,548 sq. ft.
Lot Width (min.)	100'	100'-103.96'	312.88'-316.84'
Lot Depth (min.)	100'	122.34'-142.34'	262.00'- 404.34'
FAR (max.)	1.0	0.22	0.48
Building Setbacks (min.)			
Front	5	18.77'	61.391'
Sides	None	N/A	N/A
Rear	None	N/A	N/A
On-site Parking			
Parcel A	33	19	N/A
Parcel B	124	N/A	170
Amount Over/Under	N/A	Under 14 spaces	Over 46 spaces

C. Tentative Parcel Map

Pursuant to Municipal Code Section 17.20.050(c), the Zoning Administrator may approve a tentative parcel map after finding that the *“map, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, the Zoning Ordinance, and other applicable provisions of the Municipal Code.”*

As explained in this report, no improvements are proposed and the project is consistent with the General Plan, Development Code, and other applicable provisions of the Municipal Code. Further conditions of approval are included with the Zoning Order, including the Shared Parking Agreement to assure compliance with the City's Municipal Code.

D. Parking

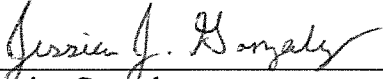
The project is conditioned to require a Parking Agreement to be recorded with the County recorder's office and provided to the city, per the City's Parking Ordinance Section 18.160.050 (d). The Agreement will guarantee 14 parking spaces to be reserved and maintained for Parcel A (Nation's), off-site located on Parcel B (Best Western).

VI. Public Contact

Notification was mailed to all owners and occupants of property within three-hundred (300) feet of the subject parcel, and has been published in the Contra Costa Times, as required by the Concord Municipal Code. This item has also been posted at the Civic Center and at the subject site at least 10 days prior to the public hearing.

VII. Summary and Recommendations

Staff finds the project to be consistent with the General Plan, the Subdivision Ordinance, and the Development Code. Staff recommends the Zoning Administrator open the public hearing, consider the staff report and presentation by the applicant, the public testimony, and close the hearing upon completion of public testimony. Staff further recommends the Zoning Administrator adopt ZA Order No. 17-02 ZA with draft conditions of approval, approving the Minor Subdivision at 4600 Clayton Road.

Prepared by: 
Jessica Gonzalez
Assistant Planner
(925) 603-5821
Jessica.gonzalez@cityofconcord.org

Exhibits:

- A – Zoning Administrator Order No. 17-02 ZA and Draft Conditions (Attachment A)
- B - Tentative Parcel Map received March 21, 2017

ZA ORDER NO. 17-02 ZA

OFFICE OF THE ZONING ADMINISTRATOR
CITY OF CONCORD
APPROVING A MINOR SUBDIVISION (PL160434-PM)
Applicant/Owner: Nation's Foodservice, Inc. /Ramesh Pitamber
Project Name: Nation's Minor Subdivision

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

WHEREAS, on October 21, 2016, Nation's Foodservice Inc. ("Applicant") submitted an application to subdivide a 3.27-acre site with existing commercial buildings into two lots at 4600 Clayton Road, APN 133-170-065; and

WHEREAS, on March 17, 2017, the application was deemed complete; and

WHEREAS, the Zoning Administrator, after giving all public notices required by State law and the Concord Municipal Code, held a duly noticed public hearing on June 14, 2017, on the proposed parcel map; and

WHEREAS, at such public hearing, the Zoning Administrator considered all oral and written information, testimony, and comments received during the public review process, including information received at the public hearing, the oral report from City staff, and the written report from City staff dated June 14, 2017, application materials, and exhibits presented; and

NOW, THEREFORE, BE IT RESOLVED that the Zoning Administrator does hereby approve the Nation's Minor Subdivision (PL160434-PM) subject to the attached Conditions of Approval referenced in Attachment A, based on the following findings.

1. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended; the project is classified as Categorically Exempt per Section 15315, "Minor Land Divisions", and therefore, no further environmental review is required.
2. The proposed tentative parcel map, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, the Zoning Ordinance, and other applicable provisions of the Municipal Code in that:
 - a) each of the proposed lots will have a floor area ratio less than 1.0 as allowed by the Commercial Mixed Use designation of the General Plan;

- b) existing restaurant and hotel use of the properties are consistent with the General Plan land use designation;
- c) the proposed lots comply with the CMX zoning standards for lot area, lot width and depth; and;
- d) the existing restaurant and hotel comply with CMX development standards for setbacks, lot coverage, and building height.

Based on the above findings, on Wednesday, June 14, 2017, the Zoning Administrator approves said application subject to the attached Conditions of Approval, referenced as Attachment A.

Michael Cass
Zoning Administrator

Attachment A – DRAFT Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
NATION'S MINOR SUBDIVISION MAP
PL160434-PM
4600 Clayton Rd
APN: 133-170-065**

PERMIT DESCRIPTION

1. These Conditions of Approval apply to and constitute the approval of a **Tentative Parcel Map (MS 401-17)** consisting of *two (2)* individual parcels on a **3.27 acres site**.

Parcel	Gross Lot Area	Net Lot Area	Lot Width	Lot Depth
A	14,712 sq. ft.	14,712 sq. ft.	100'	122.34'
B	127,548 sq. ft.	127,548 sq. ft.	312.88'	262.00'

2. The following Exhibits, date stamped received by the City of Concord, on March 21, 2017, are approved and shall be incorporated as Conditions of Approval.

<u>Plan</u>	<u>Date Prepared</u>	<u>Prepared by</u>	<u>Sheet</u>
Tentative Parcel Map	1/2/17	Paul O. Webb-Licensed Surveyor	Matchline 1 of 2
Tentative Parcel Map	1/2/17	Paul O. Webb-Licensed Surveyor	Matchline 2 of 2

GENERAL CONDITIONS

3. Where a plan or further information is required, it is subject to review and approval by the applicable City Department/Division, as noted at the end of each Condition. The Division listed first shall be the primary contact for implementation of that Condition. (***PLNG, BLDG, ENGR***)
4. The project shall comply with all applicable Federal and State laws and Concord Municipal Code (CMC) requirements. (***PLNG, BLDG, ENGR***)
5. The Conditions of Approval shall be listed on a plan sheet that is included in the construction plan set (Grading, Utility, Landscape and Building Plans). (***PLNG, ENGR***)
6. Two annotated copies of the Conditions of Approval specifying how each applicable condition has been satisfied, shall be submitted at the time of submittal of the Parcel Map for recordation. (***PLNG, ENGR***)

1 **DESIGN REVIEW**

2 7. Subsequent construction and related improvements on Parcel A or Parcel B requires approval
3 of a Design Review application. *(PLNG)*

4 **NOISE**

5 8. Noise producing site preparation and construction activities shall be limited to the days and
6 hours as set forth below:

7 **Monday through Friday7:30 a.m. to 6:00 p.m.**

8 Construction on Saturdays may be allowed only upon prior approval by the Building,
9 Engineering, and Planning Divisions. No changes to these construction hours shall be allowed
10 without the prior written consent of the City. A contact person shall be available during all
11 construction activities in the evening and on weekends to respond to complaints and take
12 actions necessary to reduce noise. *(BLDG, ENGR, PLNG)*

11 **SUBDIVISIONS/SITE DEVELOPMENT PLANS**

12 9. The Tentative Parcel Map prepared by Paul O Webb-Licensed Surveyor and date stamped
13 received March 21, 2017 by the Planning Division is not approved for construction. Submit
14 Grading, Erosion Control, Improvement, Stormwater Pollution Prevention Plans (SWPPP),
15 and Stormwater Control Plans prepared by a Registered Civil Engineer to Engineering
16 Services for review and approval prior to issuance of an Encroachment Permit or Grading
17 Permit. *(ENGR)*

18 10. The Parcel Map shall be prepared by a qualified Civil Engineer or Licensed Land Surveyor
19 and shall be subject to review and approval by Engineering Services. *(ENGR)*

20 11. Reciprocal access and joint maintenance rights and obligations shall be stipulated in the Road
21 Maintenance Agreement, to be recorded concurrently with the Parcel Map, and identified
22 thereon. *(PLNG, ENGR)*

23 **AGREEMENTS, FEES, BONDS**

24 12. All fees noted below are the fees currently in effect as of July 1, 2016 per the Resolution of
25 Fees and Charges. The fees and charges are reviewed annually as part of the budget public
26 hearing process. Fee adjustments are based on a number of factors and vary depending on the
27 type of fee:

28 **Service-based fees** are adjusted annually based on the San Francisco-San Jose-
Oakland Area Consumer Price Index;

Improvement based fees (also called impact fees) are adjusted annually based on
Engineering News Record Construction Cost Index (San Francisco Bay Area); and the

Parkland Fee is adjusted per Section 78-95 of the Concord Municipal Code.

1
2 The fees become effective as of the date set forth in Exhibit A of Resolution No. 78-6042,
3 Fees and Charges for Various Municipal Services, as most recently amended and approved by
4 the City Council. Persons interested in how a particular fee is calculated should contact the
5 City Department administering the fee or the Finance Department. **(ENGR)**

- 6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
13. Provide a **\$1,000** cash deposit to the Planning Division to cover Condition Compliance at the time of submittal of Parcel Map for recordation to Engineering Services. Planning staff's time will be charged to this deposit for work performed to implement the Conditions of Approval, from the time of project approval to occupancy approval. The deposit will be placed in a refundable account and any unused funds will be returned upon completion. If the initial deposit is insufficient to cover actual costs, an additional deposit will be required. **(PLNG)**
 14. Pay a Document Imaging fee to reimburse the City for implementation of the Document Imaging and File Retention programs, prior to recordation of Parcel Map. **(PLNG)**
 15. Enter into a Maintenance Agreement acceptable to the City prior to the approval of Parcel Map, agreeing to provide for proper maintenance of the private street, storm drain outside of the public street right of way, street lights and other privately maintained improvements pursuant to CMC Section 94-33. **(ENGR)**
 16. The project is conditioned to require a Parking Agreement to be recorded with the County recorder's office and provided to the city, per the City's Parking Ordinance Section 18.160.050 (d). The Agreement will guarantee 14 parking spaces to be maintained and reserved for Parcel A (Nation's), off-site located on Parcel B (Best Western).
 17. Parcel Map Application:
 - a. Pay the Parcel Map review fee at the time of submittal of Parcel Map to Engineering Services for review and recordation. Current fee is estimated to be \$3,573.00, plus \$283 per lot.
 - b. Pay the Parcel Map recordation filing fee prior to consideration by the Approving Authority. The current fee is \$2,382.00.
 - c. Provide a \$500.00 deposit for archiving permanent records prior to approval of the Parcel Map for recordation. Actual fees will be charged following completion of work. **(ENGR)**

23 **OTHER/MISCELLANEOUS**

- 24
25
26
27
28
18. Contact the Geographic Information Systems (GIS) Technician, in the Information Technology Department, (925) 671-3051, for addressing requirements, and coordinate with the Contra Costa Fire Protection District for their approval, prior to issuance of a Building Permit. **(PLNG)**

1 19. Comply with the requirements of the Contra Costa County Health Department for the
abandonment of existing septic tanks or wells. *(ENGR) CMC*

2 20. Comply with the requirements of the Contra Costa Fire Protection District. Submit complete
3 sets of plans and specifications to the Fire District for review and approval at:

4 Contra Costa County Fire Protection District
5 2010 Geary Road
6 Pleasant Hill, CA 94523

7 Plan review fees are assessed at that time. The City is not responsible for the collection of fees
8 or enforcement of requirements imposed by the Fire District. *(CCCFIRE)*

9 21. The applicant shall defend (with counsel approved by City), indemnify and hold harmless the
10 City, any agency or instrumentality thereof, and its/their respective agents, officers, officials,
11 volunteers, and employees from and against any and all administrative and/or legal claims,
12 actions or proceedings to attack, set aside, void, or annul approval of the project, including
13 without limitation, any related application, permit, certification, condition, environmental
14 determination, other approval, compliance or failure to comply with applicable laws and
15 regulations, and/or processing methods (“Challenge”), with the exception of a Challenge
16 arising out of the City’s sole negligence or willful misconduct. The City shall have the right to
17 pre-approve any material decision involved in defending any such Challenge, including
18 settlement, and may (but is not obligated to) participate in the defense of any Challenge. If
19 applicant does not promptly defend any Challenge, City may (but is not obligated to) defend
20 such Challenge as City, in its sole discretion, determines appropriate, all at applicant’s sole
21 cost and expense. The applicant shall bear any and all losses, damages, injuries, liabilities,
22 costs, and expenses (including, without limitation, staff time and in-house attorney's fees on a
23 fully-loaded basis, attorney’s fees for outside legal counsel, expert witness fees, court costs,
24 and other litigation expenses) arising out of or related to any Challenge (“Costs”), whether
25 incurred by Developer, City, or awarded to any third party, and shall pay to the City upon
26 demand any Costs incurred by the City. No modification of the project, any application,
27 permit, certification, condition, environmental determination, other approval, change in
28 applicable laws and regulations, or change in processing methods shall alter the applicant’s
indemnity obligation. Pursuant to Government Code Section 66474.9, the applicant’s
indemnification obligation with respect to any claim, action or proceeding to attack, set aside,
void, or annul an approval of City concerning a subdivision (tentative, parcel, or final map
application or approval) shall be limited to actions brought within the time period provided for
in Government Code Section 66499.37, unless such time period is extended for any
reason. The City shall promptly notify applicant of any Challenge, and shall cooperate fully in
the defense. (CA)

22. The permit and approval shall expire in *two (2) years* from the date on which they became
effective unless construction permits are obtained and work has begun. All permits approved
concurrently with a Tentative Map shall be valid for the life of the map. The effective date of
the permit and approval is *June 14, 2017 (PLNG)*

23. A request for a time extension from the expiration date of *June 14, 2019* can be considered if
an application with required fee is filed at least 45 days before the original expiration date,

1 otherwise a new application is required. A public hearing will be required for all extension
2 applications. Extensions are not automatically approved. Changes in conditions, City policies,
3 surrounding neighborhood, and other factors permitted to be considered under the law, may
4 require, or permit denial. *(PLNG)*
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

RECEIVED

MAR 21 2017

PLANNING

NATION'S PROPOSED SUBDIVISION

TENTATIVE PARCEL MAP NO.

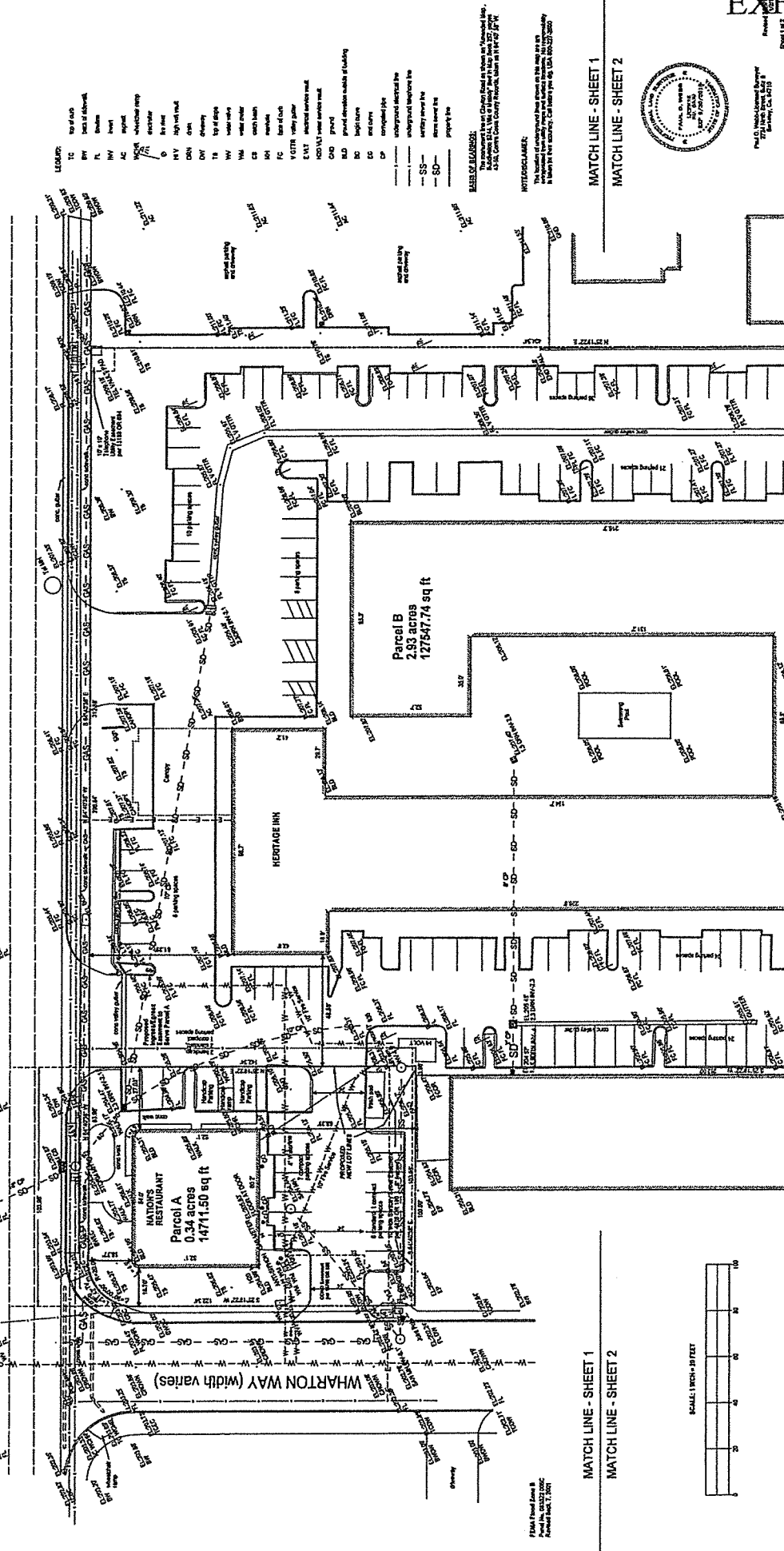
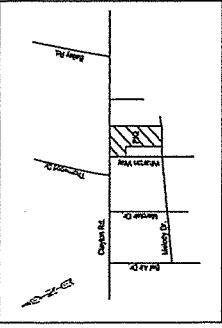
BEING PORTIONS OF LOTS 13 AND 14, MAP OF JOHNSON TRACT,
FILE JANUARY 26, 1888, MAP BOOK D, PAGE 76, CONTRA COSTA COUNTY RECORDS
CITY OF CONCORD, CONTRA COSTA COUNTY, CALIFORNIA

APN: 03-179-041

ASST. 2014

CLAYTON ROAD (width varies)

WHARTON WAY (width varies)



LEGEND:

- TC Top of Rock
- BY Back of Back
- FL Back
- BY Back
- AC Arched
- VE Vehicular way
- IN Intersect
- DR Driveway
- OR Other
- TR Top of Ridge
- WY Water way
- WC Water course
- CS Crotch
- SR Sill
- FC Foot of Culvert
- VCTR Ventrals
- ELEV Elevation
- IND 1/2 inch water main
- GRD Ground
- BLD Building
- EC Easement
- DR Driveway
- CP Contingent
- UNDEVELOPED UNDEVELOPED
- SS Setback
- SD Setback
- PP Property line

NOTES:

The boundaries shown on this map are based on the information provided by the applicant and are not guaranteed by the City of Concord. The City of Concord is not responsible for any errors or omissions on this map.

CONTRADICTORY TO THE CITY OF CONCORD PLANNING DEPARTMENT RECORDS

MATCH LINE - SHEET 1

MATCH LINE - SHEET 2

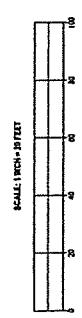
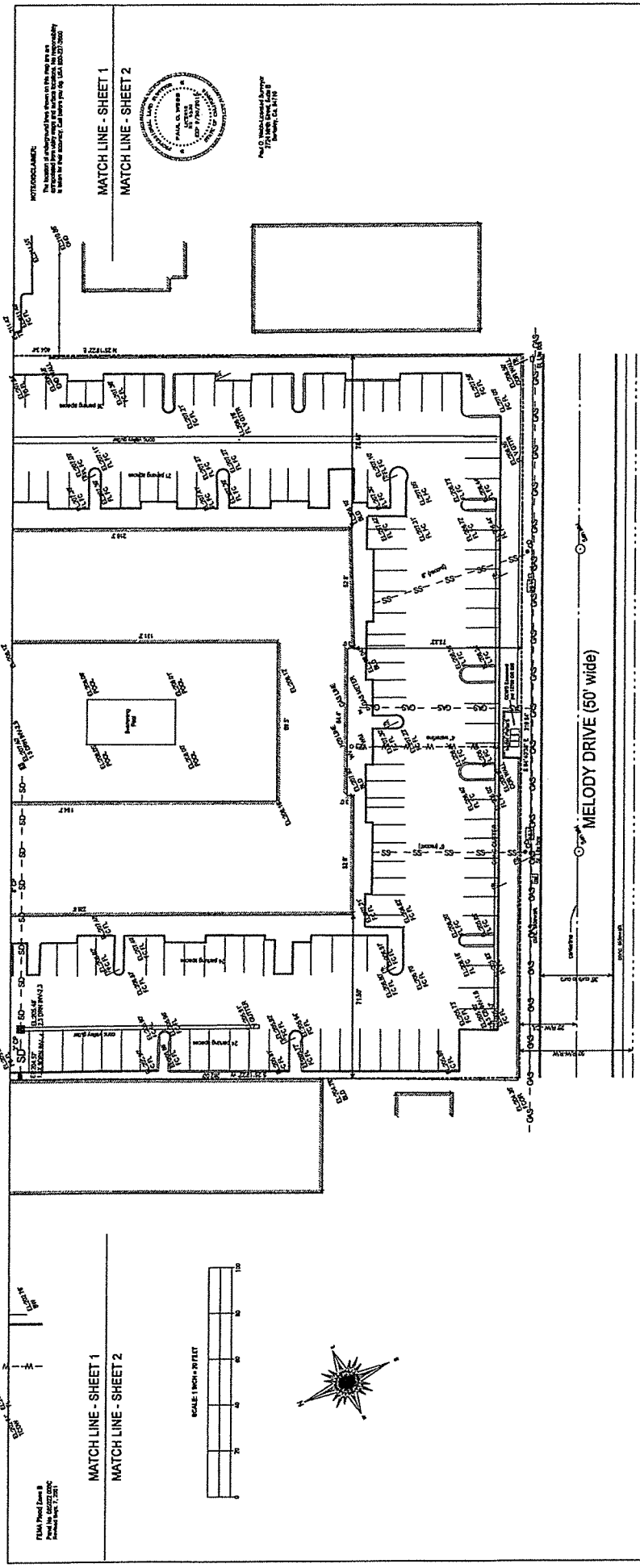


EXHIBIT B

APN: 03-179-041



NOTICE:
 This plan is prepared in accordance with the provisions of the Subdivision Map Act, Chapter 91.5, of the California Government Code, and the provisions of the California Public Resources Code, Chapter 14180. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies.

MATCH LINE - SHEET 1
 MATCH LINE - SHEET 2



PAUL D. MACDONALD, ENGINEER
 License No. 45717
 State of California

**NATION'S PROPOSED SUBDIVISION
 TENTATIVE PARCEL MAP NO.**

OWNER:
 NATION'S RESTAURANT SYSTEMS, INC.
 11111 S. WILSON AVENUE, SUITE 200
 LOS ANGELES, CALIFORNIA 90024

APPLICANT:
 NATION'S RESTAURANT SYSTEMS, INC.
 11111 S. WILSON AVENUE, SUITE 200
 LOS ANGELES, CALIFORNIA 90024

Project 17227-18
 Sheet 1 of 2

TABLE 2 - NATION'S RESTAURANT PARKING

TYPE	SIZE	EXISTING	PROPOSED	REQUIRED
Standard	8' x 18'	6	no change	43
Compact	8' x 18'	6	no change	none
Handicap	8' x 18'	1	no change	3

TABLE 3 - FLOOR AREA RATIO

Project A - Total Square Footage: 111,130. Existing Building: 100,000 sq. ft. F.A.R.: 0.98
 Project B - Total Square Footage: 107,517. Existing Building: 100,000 sq. ft. F.A.R.: 1.07

TABLE 1

1. Zoning District: CMU - Commercial Medium Density
2. Total Lot Area (Chase & Long): 14,227 sq. ft., 2.36 acres
3. Lot Covered by Building: 21% Parcel A, 21%, Parcel B, 21%
4. Lot Area Available for Landscaping: 11%, Parcel A, 11%, Parcel B, 11%
5. Lot Area Available for Common Open Space including Parking: 8%, Parcel A, 8%, Parcel B, 8%
6. Lot Area Available for Open Space: 2%, Parcel A, 2%, Parcel B, 2%
7. Project to be subject to the Subdivision Map Act
8. General Ordinance: Existing Zoning Ordinance, Chapter 17.2, and Subdivision Ordinance, Chapter 17.3, of the City of Los Angeles
9. Assessor's Parcel Number: 131-171-020

EXPLANATION:
 Symbols are as shown on the City of Los Angeles Department of Public Works, Division 16, City of Los Angeles, California.

NOTE:
 Certain building and site work, and other work, may be required to be completed prior to the issuance of the final parcel map. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies.