



## CITY OF HAYWARD AGENDA REPORT

Meeting Date: 2-28-02

Agenda Item: 3

**TO:** Planning Commission

**FROM:** Norman Weisbrod, Consulting Project Planner

**SUBJECT:** **Zone Change Application No. 2001-0206 and Site Plan Review Application No. 2001-0207 – Tiburcio Vasquez Health Center, Inc. (Applicant)/St. Vincent DePaul Society of Alameda County (Owners):** Request to Rezone Property from PD (Planned Development) to CC-C (Central City - Commercial) and CC-C (Central City-Commercial) Sub-District/SD-3 (Cottage Special Design Overlay) District and to Convert Existing Thrift Store to a Medical Clinic and Offices Providing Medical, Dental and Optical Care and to Demolish Three Cottages

The Property is Located at 22331 Mission Boulevard

### **RECOMMENDATION:**

Staff recommends that the Planning Commission recommend that the City Council:

1. Certify the Negative Declaration; and
2. Approve the rezoning from PD (Planned Development) to CC-C (Central City-Commercial Subdistrict) and CC-C/SD-3 (Central City – Commercial Subdistrict-Cottage Special Design Overlay) Districts subject to the attached findings; and
3. Approve the Site Plan Review, subject to the attached findings and conditions of approval; and
4. Approve the demolition of the three cottages.

### **BACKGROUND:**

This property was originally developed as a movie theater and several small residential homes or cottages. The theater closed and the building was converted into the St. Vincent de Paul Thrift Store. In 2000, the City approved a zone change from CC-C and CC-C/SD-3 to Planned Development District to allow the development of ten new cottages along with the retention of 4 existing cottages at the rear of the thrift store. The units were to be rented to families participating in a program designed to provide housing to families in transition. The project was never implemented. The current proposal would return the property to its previous zoning

designation of CC-C and CC-C/SD-3 and establish a medical clinic and office within the former theater/thrift store building including the demolition of three of the four cottages.

### Surrounding Land Uses

Grace Street is located on the northerly side of the project site. Grace Street contains a mixture of single-family and multi-family residences with a vacant former auto repair garage at the corner of Mission Boulevard. The west side of the property abuts single-family and multi-family dwellings and a commercial building. Commercial uses front Mission Boulevard. Smalley Avenue and Melvin Court are located on the southerly side of the property. Melvin Court is a one-way street connecting Mission Boulevard with Smalley Avenue. Automotive related uses are located across Melvin Court. Across Smalley Avenue is a mixture of residential dwellings and vacant commercial property.

### Property/Project Description

The site consists of 4 parcels totaling 1.94 acres. The larger parcel, fronting on Mission Boulevard, contains a retail thrift store operated by the Society of St. Vincent de Paul. The parcel is also developed with a small cottage on Melvin Court and parking for the thrift store. The remaining three parcels fronting on Grace Street and Grace Court, are developed with small one-story cottages that are used as rentals. All parcels will be merged into a single parcel for this project.

The present proposal is to convert the existing thrift store building into a medical clinic and offices including family practice, obstetrics/gynecology, pediatrics, dental and optometry services and a small pharmacy. This new facility will replace an existing clinic at 22171 Calaroga Avenue. A second floor will be added inside the building to create a total floor area of 20,740 square feet. The facility will serve primarily low-income patients. The medical clinic is a primary use in the CC-C District, and but for the zone change, would have only required Site Plan Review.

The applicant indicates that the facility will be open between 8:00 a.m. and 5:30 p.m. Mondays thru Saturdays. However, there may be instances when they want to offer community programs or classes relating to health care and similar issues. Staff believes it would be reasonable to allow them to stay open until 10 p.m.

There will be a full time staff of 40 to 45 persons. They predict annual visits of approximately 25,080 patients with 50 percent walking, 40 percent using public transportation and 10 percent driving. One of the advantages of this site is the proximity to public transportation, especially AC Transit and BART. BART is just under ½ mile from the project site. The 82 and 82L lines run on Mission Boulevard between the Hayward and San Leandro BART stations. The AC Transit bus stop is located at the corner of Grace Street and Mission Boulevard. This stop is not scheduled for a shelter, but staff would investigate adding this stop given the proposed use.

The building will be remodeled with a Mediterranean style motif consistent with the policies of the North Hayward Neighborhood Plan for treatment of the City's entryways. This will include

a tile roof canopy element with large support columns over all entry and exit doors. A plaster cap will be added to the top of the parapet wall and carried around all sides of the building. An arched element will be placed on top of all of the large ground floor windows. The main entry to the building will be on the north side facing the parking lot. There will also be secondary building exits on Mission Boulevard and at the rear of the building.

The three cottages located near Grace Street will be demolished and the vacant area will be landscaped. These cottages are neither architecturally or historically significant. Future use of this area may be a small office building serving the medical clinic. New development at that location will have to conform to the SD-3 Cottage Special Design Overlay requirements and will require a modification of the conditional use permit. The remaining cottage on Melvin Court at the rear of the primary building will be used for record storage.

There are existing tenants in the four cottages. The applicant has indicated that they will assist the current residents in finding suitable housing in the general area.

Vehicular access to the site will be from three locations: Mission Boulevard, Grace Street and Smalley Avenue. Each of the driveways will provide ingress and egress. The parking requirement in the CC-C District for medical offices is 1 space for every 315 square feet of gross floor area. This requires 69 spaces. There will be 107 parking spaces which exceeds the required parking by 38 spaces.

The only landscaping currently on the site is several large evergreen trees surrounding the cottages and a planter in front of the thrift store building. These trees will be retained. New landscaping and trees will be provided along Mission Boulevard and Smalley Avenue street frontages, in the parking lot and along the rear property line between this site and the residential properties to the rear. The vacant land on Grace Street that will remain after the cottages are demolished will be landscaped until it is developed in the future.

There is an existing chain link fence around the perimeter of the property varying in height from 4 feet to 8 feet. The applicant proposes new 4-foot-high chain-link fencing along Smalley Avenue with a sliding gate and a new 4-foot-high wrought iron fence with sliding gates on the Grace Street and Mission Boulevard frontages. Staff recommends that the fences and gates along the Mission Boulevard and Smalley Avenue street frontages be decorative metal which is in keeping with the theme of this district and that a 3-foot-high wood picket fence be installed along the Grace Street frontage.

The Off-Street Parking Regulations require the provision of a 6-foot-high masonry wall for commercial parking adjacent to residentially zoned properties. The subject property borders residentially zoned property along a portion of the west property line and an existing residential property adjacent to the Grace Street access driveway. The applicant will have to construct a 6-foot-high masonry wall at these two locations.

The property frontage on Melvin Court is developed with an asphalt curb and no sidewalk or concrete gutter. Melvin Court is 32 feet wide and there are no plans to increase the width of the

street. The site plan indicates new curb, gutter and sidewalk along the Melvin Court frontage. This will complete the street improvements on Melvin Court.

### Traffic Study

A traffic study was prepared for the project by PHA Transportation Consultants. Traffic generation analysis indicated that the project will have a net trip generation of 43 a.m. and 59 p.m. peak hour trips. It is estimated that about 40 percent of the health center traffic will travel to and from the north via Mission Boulevard, and about 50 percent will travel to and from the south via Mission Boulevard. The remaining 10 percent will travel through the neighborhood via Montgomery Avenue and Smalley Avenues. A Level-of-Service analysis indicates that the medical clinic will not have a significant traffic impact in the area. The three study intersections, Mission Boulevard/Grace Street, Mission Boulevard/Smalley Avenue and Grace Street/Pearce Street currently operate at an acceptable LOS D or better and will continue to do so after the project. The increased intersection delay as a result of the proposed project is about 5 seconds at the Mission Boulevard/Grace Street intersection and less than one second at the two other study intersections.

At the Mission Boulevard driveway a sign will be installed indicating right turn only when exiting the property. The Traffic Report (discussed below) recommends that vehicles exiting this driveway not be permitted to make left turns. Because of traffic volumes on Mission Boulevard, left turns should be restricted to intersections. The left turn restriction at the Mission Boulevard driveway will force drivers to use either Grace Street or Smalley Avenue for access to Mission Boulevard.

### Conformance to the General Plan/Neighborhood Plan

The current General Plan Map designates this area as Commercial High Density Residential. The conversion of the site into a medical services facility is consistent with the commercial designation in the General Plan.

The North Hayward Neighborhood Plan recommends keeping the Montgomery Area as a family neighborhood with traditional features and retention of the appearance of single-family homes in residential development along Peralta, Montgomery, Sunset, Simon and Grace. New development on Montgomery, Peralta, Grace, Simon and Sunset should continue the pattern of front lawns, porches and gabled rooflines. The plan also recommends that new development be compatible with Mediterranean theme including off-white stucco and natural tile roofs.

The architectural treatment of the primary building will be compatible with a Mediterranean theme per the above policy. The vacant land that will remain on Grace Street after demolition of the three cottages will be attractively landscaped in a manner that will be compatible with the residential properties in the vicinity.

### Environmental Review

This proposal is defined as a “project” under the parameters set forth in the California Environmental Quality Act (CEQA) Guidelines. However, there will be no significant environmental impacts as determined from staff’s Initial Study preparation. Therefore, a Negative Declaration has been prepared for the project.

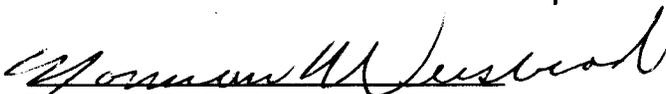
#### Public Hearing Notice and Neighborhood Meeting

On December 5, 2001, a neighborhood meeting was held to discuss the proposed project. Notice was sent to all property owners and business within 300 feet of the site. A notice was also mailed to the North Hayward Neighborhood Task Force. Approximately 11 property owners and business owners attended the meeting. Neighbors were concerned if the facility was used during the evening hours for group meetings such as AA or 2<sup>nd</sup> Chance. Their concern was that it would bring people into their neighborhood in the evening hours and would negatively impact the residential character of the surrounding area. The applicant indicated the facility would be used for medical care and outpatient services and would close at 5:30 p.m. There will be no public access in the evening hours. The neighbors were also concerned about the adequacy of parking. The applicant replied that most of the patients use public transportation or walk to the site. It is the clinic’s policy that employees park in the lot and not on the surrounding streets. On February 4, 2002, notice of the Planning Commission public hearing was mailed to all property owners and occupants within 300 feet of the project boundaries.

#### Conclusion

This project will provide a transit oriented medical clinic for low-income people providing a needed community service. The site is close to the Hayward BART station and an AC Transit line. The proposed improvements to the site will result in a substantial improvement over the current conditions with the building upgraded with a Mission style architectural theme.

Prepared by:



Norman Weisbrod  
Consulting Project Planner

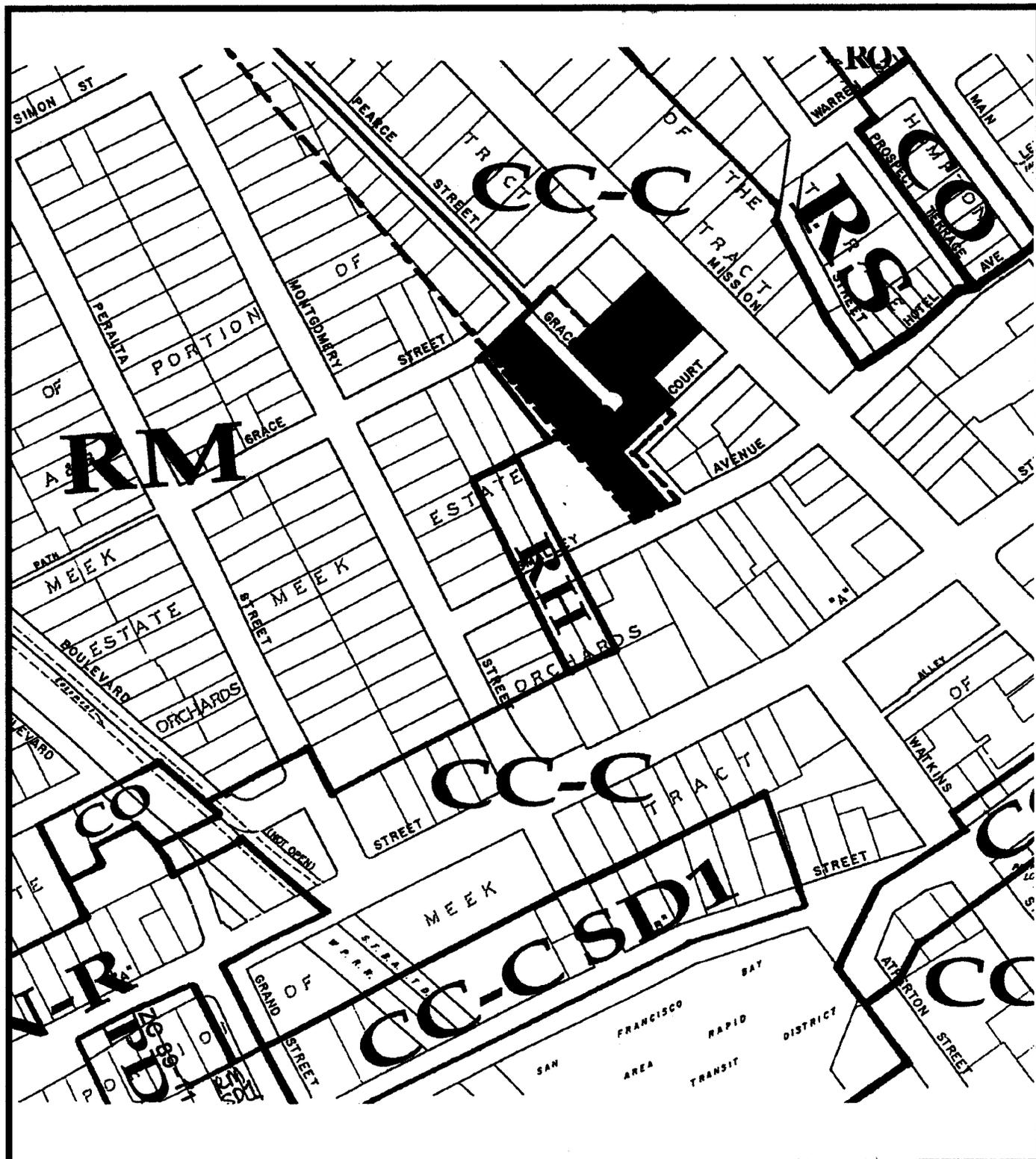
Recommended by:



*for* Dyana Anderly, AICP  
Planning Manager

Attachments:

- A. Area Map
- B. Findings for Approval
- C. Conditions of Approval
- D. Negative Declaration  
Plans



**Area & Zoning Map**

PL-2001-0207/0206 SPR/ZC

Address: 22331 Mission Boulevard

Applicant: Cliff Sherwood/Joel Garcia

Owner: St. Vincent DePaul Society of Alameda

## **FINDINGS OF APPROVAL**

**ZONE CHANGE APPLICATION NO. 2001-0206 &  
SITE PLAN REVIEW APPLICATION NO. 2001-0207  
Tiburcio Vasquez Health Center, Inc. (Applicant)  
St. Vincent DePaul Society of Alameda County (Owners)  
22331 Mission Boulevard**

**Request to rezone property to CC-C (Central City Commercial) District and to convert  
existing thrift store to a Medical Clinic**

### **General**

- A. The applications have been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial has been prepared for the proposed project. The Initial Study has determined that the proposed project could not result in significant effects on the environment that can't be mitigated, therefore it is determined that adoption of a Mitigated Negative Declaration is the appropriate action.

### **Rezoning**

- B. Substantial proof exists that the proposed change will promote the public health, safety, convenience, and general welfare of the residents of Hayward in that the proposed rezoning will allow uses that will serve residents in the surrounding area and in the City in general; and
- C. The proposed change is in conformance with the purposes of this Ordinance and all applicable, officially adopted policies and plans. The rezoning is in conformance with the General Plan and the policies and goals of the North Hayward Neighborhood Plan. The rezoning will help retain the existing commercial area on Mission Boulevard and will allow the reuse of the subject property that will be in scale and character of the surrounding area; and
- D. Streets and public facilities existing or proposed are adequate to serve all uses permitted when property is reclassified. The property has primary frontage on a major arterial and secondary frontage on two collector streets. A traffic study for the rezoning and proposed project stated that the traffic generated by the reuse project would have a minimum impact on surrounding streets and intersections; and
- E. All uses permitted when property is reclassified will be compatible with present and potential future uses, and, further, a beneficial effect will be achieved which is not obtainable under existing regulations. The proposed rezoning to CC-C is consistent with the existing zoning of other properties fronting on Mission Boulevard. Uses permitted under this classification will be compatible with surrounding commercial uses on Mission Boulevard.

## **Site Plan Review**

- F. The proposed project, as conditioned, will be compatible with surrounding structures and uses and is an attractive addition to the City in that the architecture of the primary building will be a compliment to the Mission Boulevard commercial frontage; and
- G. The development takes into consideration physical and environmental constraints in that existing mature trees on the site will be retained; and
- H. The development complies with the intent of City development policies and regulations including parking that exceeds the required amount, retention of existing mature trees, attractive architectural enhancement of the primary structure; and
- I. The development will be operated in a manner determined to be acceptable and compatible with surrounding development in that more than the required parking will be provided to reduce the possibility of on-street parking and the property will be substantially upgraded in appearance.

**CONDITIONS OF APPROVAL**  
**SITE PLAN REVIEW APPLICATION NO. 2001-0207**  
**Tiburcio Vasquez Health Center, Inc. (Applicant)**  
**St. Vincent DePaul Society of Alameda County (Owners)**  
**22331 Mission Boulevard**

**Request to convert existing thrift store to a Medical Clinic and Offices**

**General**

1. Application No. PL-2001-0207 is approved subject to the conditions listed below. This permit becomes void one year after the effective date of approval unless prior to that time a building permit application has been accepted for processing by the Building Official, or a time extension of this application is approved. A request for a one-year extension, approval of which is not guaranteed, must be submitted to the Planning Division 15 days prior to the above date.
2. The permittee shall assume defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
3. Any proposal for alterations to the proposed site plan and/or design which does not require a variance to any zoning code, must be approved by the Planning Director prior to implementation.
4. Prior to final inspection/occupancy, all improvements and conditions of approval shall be completed to the satisfaction of the Planning Director.
5. The refuse enclosure shall be relocated to the rear of south side of the building and have solid metal gates, details subject to approval of the Planning Director.
6. Any fencing along the Mission Boulevard and Smalley Avenue frontages of the property shall consist of wrought iron not to exceed four (4) feet in height, details subject to approval of the Planning Director.
7. Fencing along the Grace Street frontage of the property shall be a 3-foot high white picket fence, details subject to approval of the Planning Director.
8. Any rolling security gates on the Mission Boulevard, Smalley Avenue or Grace Street frontages of the property shall conform to Article 14 of the Municipal Code, Security Gate Regulations.
9. Prior to issuance of a building permit, a drainage plan shall be submitted and approved by the Planning Director.

10. Pedestrian walkways and circulations areas shall be raised 6 inches in height above the finished parking lot level.
11. The medical facilities shall be open to the public no later than 10 p.m.
12. A 6-foot high masonry wall shall be constructed along the westerly property line where the subject property borders residential zoning and along the west and south side of the residence on the east side of the Grace Street driveway, details subject to approval of the Planning Director.
13. Violation of conditions is cause for revocation of this permit, subject to a public hearing before the duly authorized reviewing body.

#### **PARKING/DRIVEWAYS**

14. All parking stalls and maneuvering areas shall meet the minimum standards of the City Parking Ordinance. The parking stalls shall be striped and any compact stalls shall be clearly marked for compact vehicles only. Compact spaces shall not number more than 30% of the total spaces provided.
15. Where appropriate, vehicular circulation areas shall be signed as fire lanes and posted for "No Parking".
16. Driveways, which serve the proposed use, shall be constructed be City Standards SD-110.
17. Each open parking space shall be provided with a Class "B" Portland Cement concrete bumper block or a continuous concrete curb not less than 6 inches in height above the finished pavement.
18. Prior to connection of utilities, the parking lot pavement shall be repaired or replaced. Existing pavement shall be resurfaced to eliminate potholes and to provide a smooth, safe surface. The City Engineer shall determine the scope of the improvements.
19. All raised concrete curbs, which lie between and landscape planter and the side of the parking stall, shall be widened to 18 inches to accommodate vehicle access.
20. Employees shall be required to park in the parking lot provided and not on surrounding streets.

#### **LANDSCAPING**

21. Prior to improvement plans or the issuance of a building permit, detailed landscaping and irrigation plans shall be prepared by a licensed landscape architect and submitted for review and approval by the City Landscape Architect. Landscaping and irrigation plans shall comply with the City's Water Efficient Landscape Ordinance.

22. Prior to issuance of a grading or building permit, all trees 10 inches or larger in diameter that are proposed for removal shall be documented and a tree removal permit shall be obtained from the City. Replacement trees shall be required by the City Landscape Architect based on the value of the trees authorized for removal. The value of the trees shall be calculated by a certified arborist according to the "Trunk Formula Method" contained in the Guide for Plant Appraisal (1992) published by the International Society of Arboriculture.
23. Prior to issuance of a grading permit or building permit, a tree preservation bond, surety or deposit shall be established equal to the value of the trees to be preserved. The bond, surety or deposit will be returned at the time of issuance of a certificate of occupancy if the trees are found to be in a healthy, thriving and undamaged condition. The City reserves the right to require an arborist report, at the expense of the developer, to evaluate the condition of the trees.
24. Grading and improvement plans shall include measures for tree protection and preservation as required by the City's Landscape Architect including the installation of a fence at the drip line of the trees during construction period.
25. Planters shall incorporate a temporary decorative barrier to protect plant materials from pedestrian traffic until plants have matured, details subject to approval of the City's Landscape Architect.
26. A complete automatic sprinkler system with an automatic on/off mechanism shall be installed and maintained within all landscaped areas. This system shall utilize a double-check, double-gate backflow device and shall include an individual adjustable-flow bubbler to each tree.
27. Landscape and irrigation plans shall comply with the City's Landscape Water Conservation Design Guidelines. Turf shall be limited to a maximum of 25 percent of the total landscaped area.
28. Landscaping shall be installed per the approved plans and shall be maintained in a healthy, weed-free condition at all times with replacement plants provided where necessary. Required street and parking lot trees that are severely topped or pruned shall be immediately replaced as determined by the City Landscape Architect.
29. The planting and maintenance of shrubs must not impair visibility at street intersections. The height of plant materials in areas where sight distance is critical is limited to three feet. Trees in these areas must be pruned such that the canopy provides adequate visibility.
30. A small vine and shrub container that matches the architecture of the building shall be placed adjacent to each canopy support column on the east side of the building. The

vines shall be trained to grow up the columns, details subject to approval of the City Landscape Architect.

31. Parking areas shall include a minimum of one 15-gallon parking lot tree for every six parking stalls. The minimum interior dimension of any tree well or landscape median shall be five feet, measured from back of curb.
32. A minimum of one 24-inch box tree shall be provided for each 30 lineal feet of street frontage. Trees shall be double-staked per the City standard.
33. Above ground utilities shall be screened from the street with shrubs.
34. On-site sidewalks and flat concrete surfaces shall exhibit a decorative finish, such as stamped concrete or exposed aggregate with tile bands. The material shall be approved by the City prior to issuance of a building permit.

## **DESIGN**

### **Architecture**

35. Prior to issuance of a building permit, all building materials and colors shall be approved by the Planning Director.
36. Roof tile on the primary building shall be of a mission style, clay or concrete material, and a terra cotta color.
37. Downspouts or other similar appurtenances shall be enclosed within the structure.
38. Any roof-mounted mechanical equipment shall be fully screened from view, details subject to approval of the Planning Director.

### **Signs**

39. Any signs on the primary building shall consist of individual letters, reflecting the building's architectural style, and shall not exceed the sign area permitted under the Sign Ordinance regulations, details subject to approval of the Planning Director.

## **UTILITIES**

40. The applicant shall submit gallon per minute demand to the Sr. Utility Service Representative to verify the existing 1.5" water meter is adequate for the proposed use.
41. The applicant shall install a separate water meter to avoid sewer charges for irrigation consumption.
42. The applicant shall install a Reduced Pressure Backflow Prevention Assembly per the City of Hayward Standard detail 202 on all domestic and irrigation water meters.

43. The applicant shall provide keys/access code/automatic gate opener to utilities for all meters enclosed by a fence/gate as per Hayward Municipal code 11-2.02.1
44. Only Water Distribution Personnel shall perform operation of valves on the Hayward Water System.
45. Water and sewer service is available subject to standard conditions and fees in effect at time of application.

#### **SOLID WASTE AND RECYCLING**

47. This approval is subject to the requirements contained in the memo from the Solid Waste and recycling Division of the Public Works Department dated August 29, 2001.

#### **FIRE DEPARTMENT REQUIREMENTS**

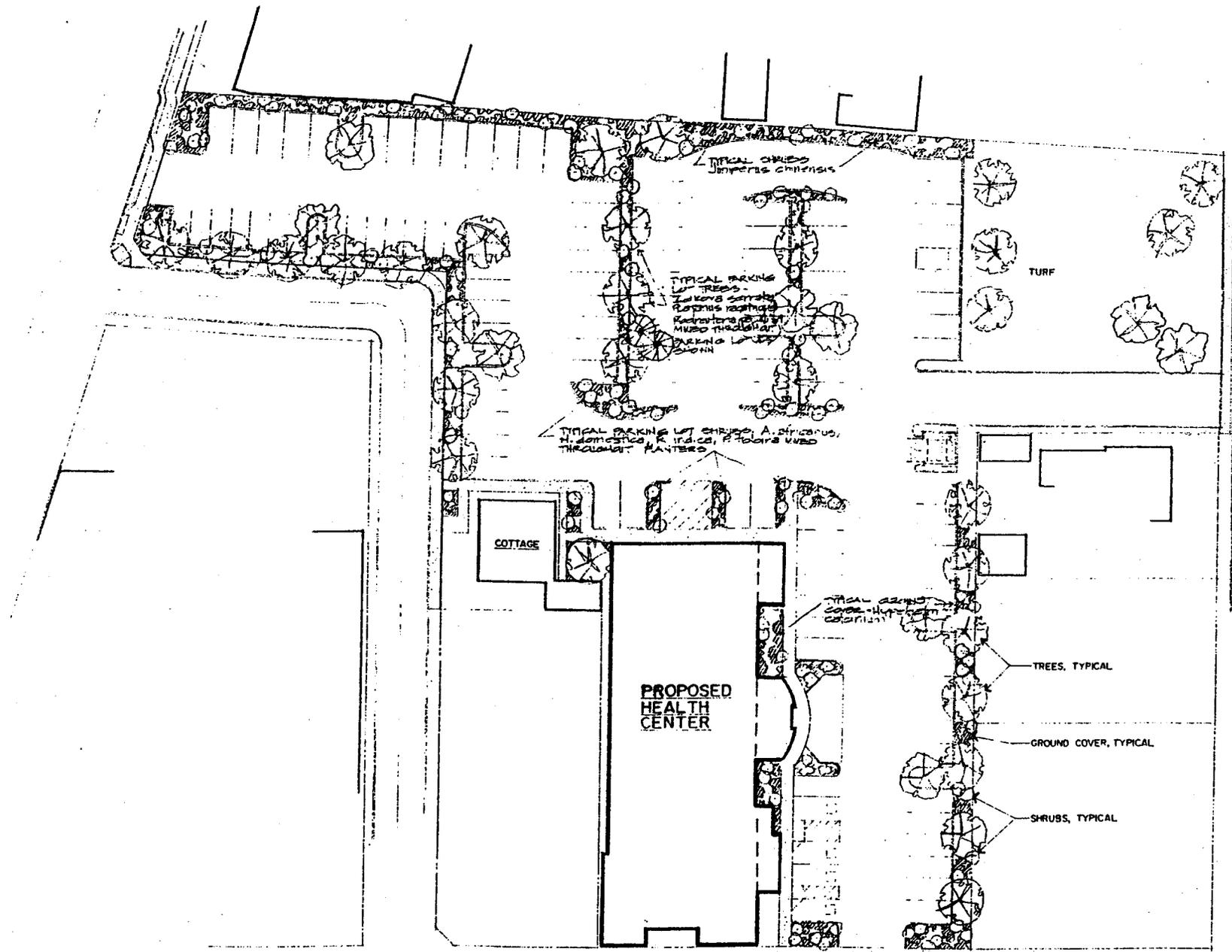
48. Red curbing will be required within the parking lot at all landscape islands.
49. The new second floor addition will be required to have automatic fire sprinkler protection. Design and installation shall meet NFPA 13 Standards.
50. Fire extinguishers will be required for each floor.
51. Exiting shall meet the Uniform Building Code.
52. The address shall be installed on the front of the building so as to be visible from the street. Minimum size of address numbers shall be 6 inches.
53. The tenant will be required to submit a fire department hazardous materials chemical inventory prior to certificate of occupancy. Review of the materials will dictate any additional requirements for the proposed use.

#### **LIGHTING**

54. Exterior lighting shall be designed by a qualified illumination engineer, and erected and maintained so that adequate lighting is provided in all public access areas. The Planning Director shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the building. Exterior lighting shall be shielded and deflected away from neighboring properties.
55. Lighting fixtures in the parking lot shall not exceed 12 feet in height and fixtures on the building wall shall not exceed 8 feet in height.

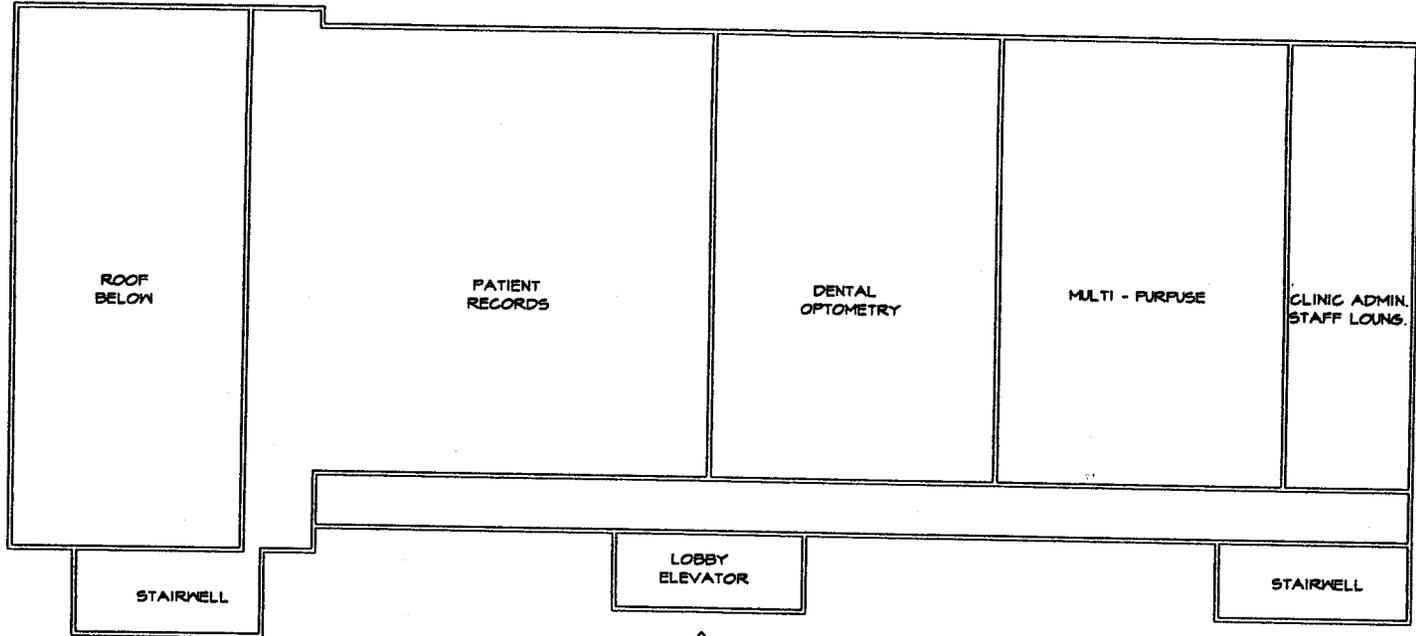
## **ENGINEERING**

56. The plan must identify Best Management Practices (BMP) appropriate to the uses conducted on the site in order to limit the entry of pollutants into the storm water runoff to the maximum extent practicable.
57. Remove and replace the existing curb, gutter and sidewalk along the property frontage on Grace Street, Melvin Court and Smalley Avenue, where determined necessary by the City Engineer.
58. All existing underground utilities on Grace Court that will not be used shall be removed
59. The outside drainage shall be redesigned such that the surface runoff conveyed to the concrete valley gutter is collected by catch basins and piped to the gutter, details subject to approval of the City Engineer.
60. All existing driveways to be abandoned shall be removed and replaced with standard curb, gutter and sidewalk.
61. Any work along Mission Boulevard requires a Caltrans permit.
62. The applicant shall remove the existing street light on the power pole on Melvin Court and install standard electrolier at the curved portion of the street.
63. The applicant shall install a standard electrolier at the northwest corner of Melvin Court and Mission Boulevard, 5 feet from the existing fire hydrant.
64. The applicant shall construct a wheel chair ramp at the northwest corner of Melvin Court and Smalley Avenue and dedicate additional right-of-way.
65. The applicant shall install curb, gutter on the Melvin Court frontage of the property, details subject to approval of the City Engineer.
66. The four existing parcels shall be combined into a single parcel prior to issuance of a building permit, details subject to approval of the Planning Director and the City Engineer.



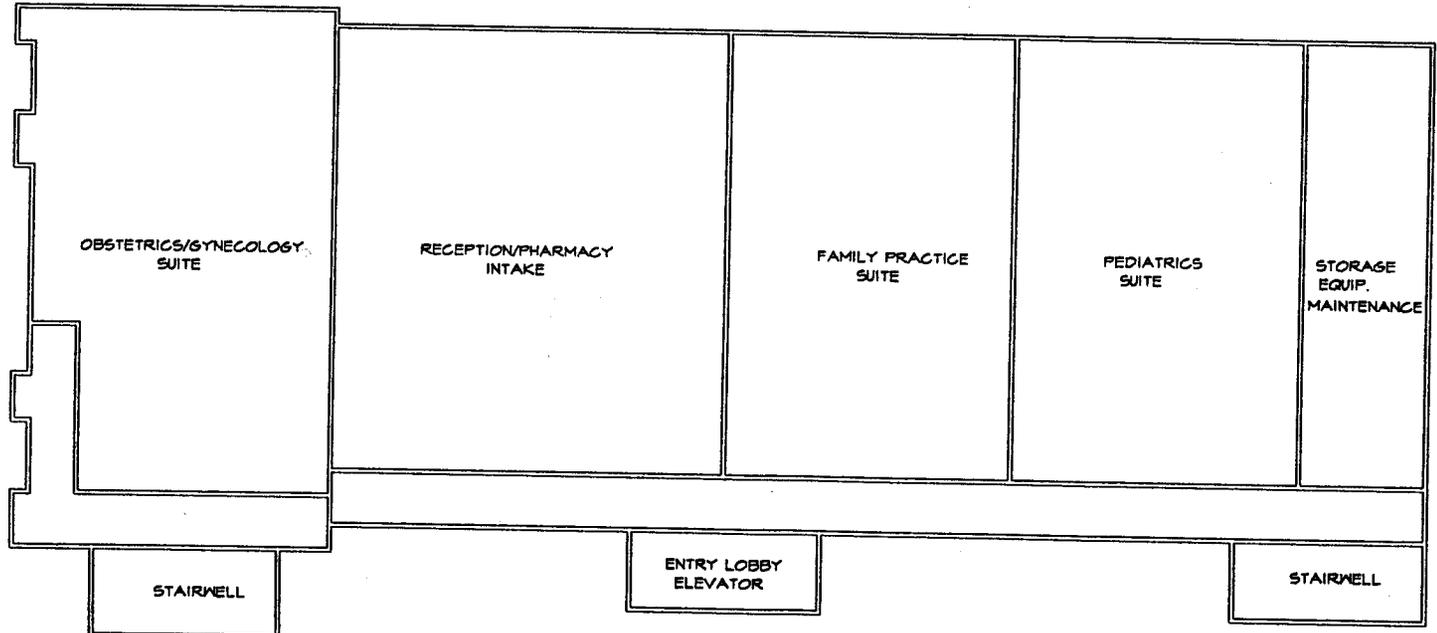
# CONCEPTUAL LANDSCAPE PLAN

- NOTES:
1. TREES TO BE 2 1/2" DIA
  2. SHRUBS TO BE 2" DIA
  3. GROUND COVER TO BE 2" DIA
  4. ALL IRRIGATION TO BE EXCEPT FOR TURF ARE



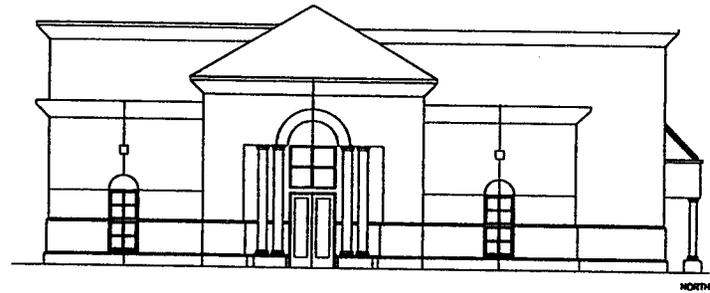
**SECOND FLOOR SCHEMATIC AREA PLAN**

SC. 1/8"=1'-0"

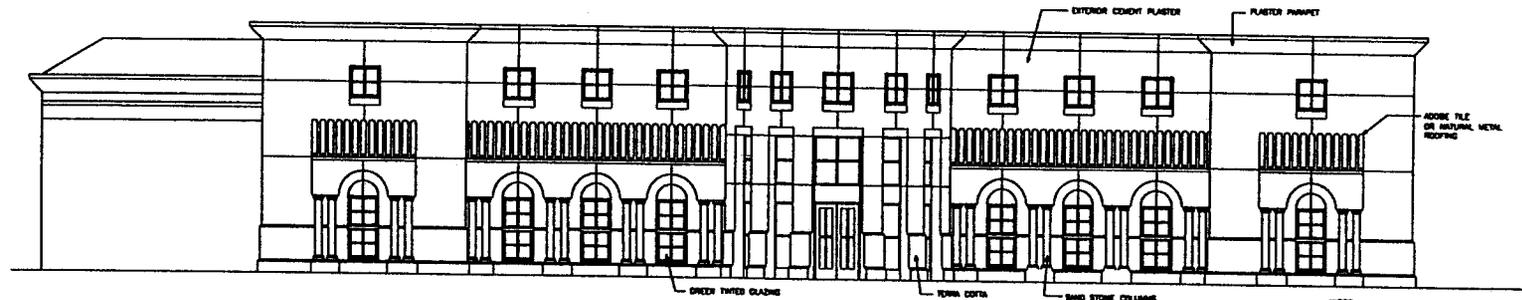


**FIRST FLOOR SCHEMATIC AREA PLAN**

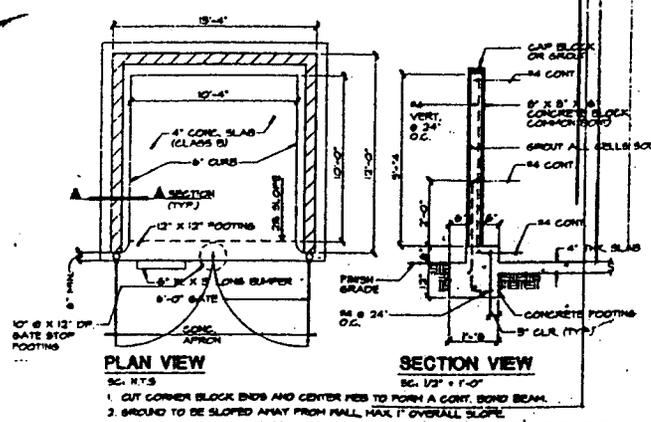
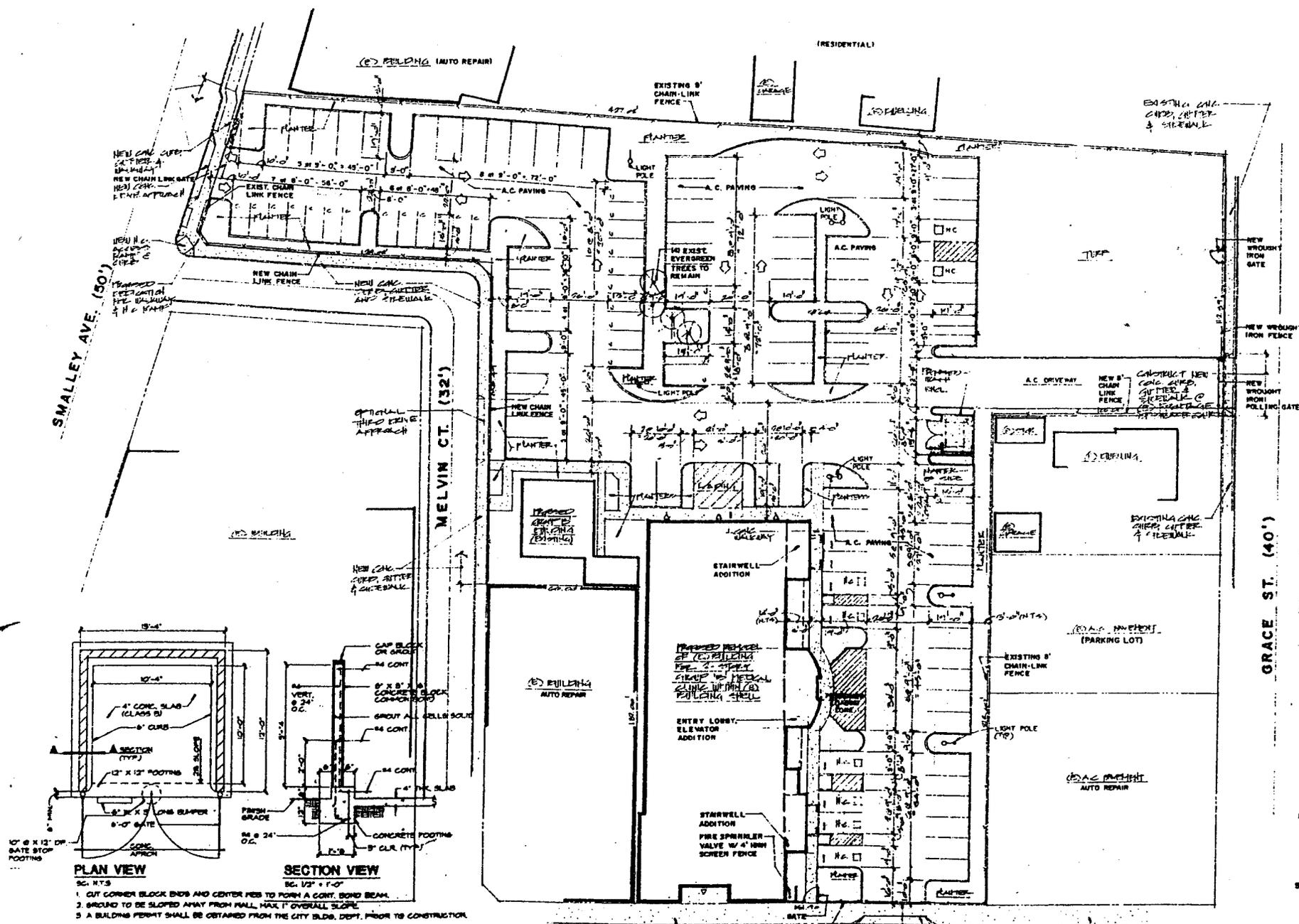
SC. 1/8"=1'-0"



Mission Street Preliminary Elevation



Preliminary Exterior Building Elevation



**TRASH ENCLOSURE DETAIL**  
 SC. N.T.S.  
 SC. 1/2" = 1'-0"  
 1. CUT CORNER BLOCK ENDS AND CENTER PEB TO FORM A CONT. BOND BEAM.  
 2. GRADING TO BE SLOPED AWAY FROM WALL, MAX. 1" OVERALL SLOPE.  
 3. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY BLDG. DEPT. PRIOR TO CONSTRUCTION.

1  
B

**PROPOSED SITE PLAN**  
 SC: 1" = 20' - 0"



MISSION BLVD. (80')

GRACE ST. (40')

SMALLEY AVE. (50')

MELVIN CT. (32')

B  
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