



CITY OF HAYWARD AGENDA REPORT

Meeting Date 11/20/03
Agenda Item 1

TO: Planning Commission

FROM: Carl Emura, Associate Planner

SUBJECT: Variance No. PL-2003-0481 – Manuel Maravilla (Applicant/Owner) – Request to Allow a Garage Extension With a 10-Foot Width Where 11-Feet Is Required

The Property is Located at 422 Elmwood Lane in a Single-Family Residential (RS) District

RECOMMENDATION:

Staff recommends denial of the variance.

DISCUSSION:

On October 23, 2003, the Planning Commission considered a variance application to allow the creation of a tandem garage, where the width of the added portion of the garage would be 10 feet, rather than the required 11 feet. At the meeting, Planning Commission members appeared to be struggling with the issue of findings that are necessary to approve a variance application, and staff was directed to determine if, indeed, findings could be made to support the variance.

Because the applicant intends to increase the size of his home by more than 50 percent and to add two bedrooms, the Zoning Ordinance requires a two-car garage, and the residence now contains only a one-car garage. To meet the requirement, the owner proposes to extend the rear of the existing single car garage to create a tandem two-car garage. However, the interior width of the added portion of the garage would be only 10 feet where at least 11 feet is required.

There is nothing unusual about the property that would prevent the property owner from providing a tandem garage that meets the required dimensions; however, the property owner is seeking a variance so as to not intrude into existing living space. The added garage area could meet all requirements if one of the bedrooms (and closet) was reduced by only 1 foot, resulting in an 8' x 11'6" bedroom. The reduction in the width of the bedroom could easily be accomplished as the bedroom floor is on the same plane as the garage (the house being constructed on a slab).

Staff reviewed the record of the hearing to determine how the Planning Commission intended the findings to be met but could not objectively point to essential supporting evidence. Staff noted comments regarding the potential to use the garage for parking rather than storage, that the addition would improve the character of the neighborhood, and that approving a somewhat

similar variance about five blocks away on Ronald Lane may have set a precedent. However, in order to approve a variance, the Planning Commission must make all the findings listed in the Zoning Ordinance, including the finding that “*There are special circumstances applicable to the property including size, shape, topography, location, or surroundings, or other physical constraints.*” In this regard, staff is unable to make this particular finding. An excerpt of the Zoning Ordinance, Section 10-1.3320, is attached should the Planning Commission wish to explore findings in support of the project.

The Planning Commission should note that the California Government Code Section 65906 sets forth the statutory standards that must be met in order for a municipality to grant a variance. These state standards set the baseline for variances. Local agencies have the authority to impose more stringent requirements for variances but not to reduce the requirements. The City has incorporated the state variance standards into its Zoning Ordinance in the form of the findings that must be made before granting a variance. The state statute contemplates that only a small fraction of every zoning district can qualify for a variance based on special circumstances. Economic or financial hardship, making it more expensive to develop property in a manner consistent with zoning requirements, does not satisfy Government Code Section 65906, if the economic hardship does not relate to the topography or the unique physical condition of the property.

Should the Planning Commission be able to make the appropriate findings, conditions of approval are attached for your review and approval. Condition No. 4 requires significant redesign of the second floor. The purpose of this condition is (1) to preclude conversion of the second floor to a second dwelling unit by eliminating the “entertainment room,” associated wet bar area, and separate outside entry; (2) to provide greater privacy to neighbors by relocating and redesigning windows; and (3) to cause the resulting dwelling to be more in keeping with the scale of surrounding dwellings by eliminating the front balcony and square footage within the second floor. The applicant would still enjoy an additional family room, an additional bathroom, and two additional bedrooms.

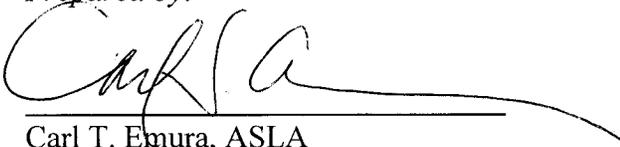
ENVIRONMENTAL REVIEW:

The project is exempt from environmental review as defined by the California Environmental Quality Act (CEQA) Guidelines Section 15305, Class 5 (a) Minor Alterations of Land Use Limitations.

PUBLIC NOTICE:

On November 10, 2003, a Notice of Public Hearing was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor’s records, and the Santa Clara Neighborhood Task Force.

Prepared by:



Carl T. Emura, ASLA
Associate Planner

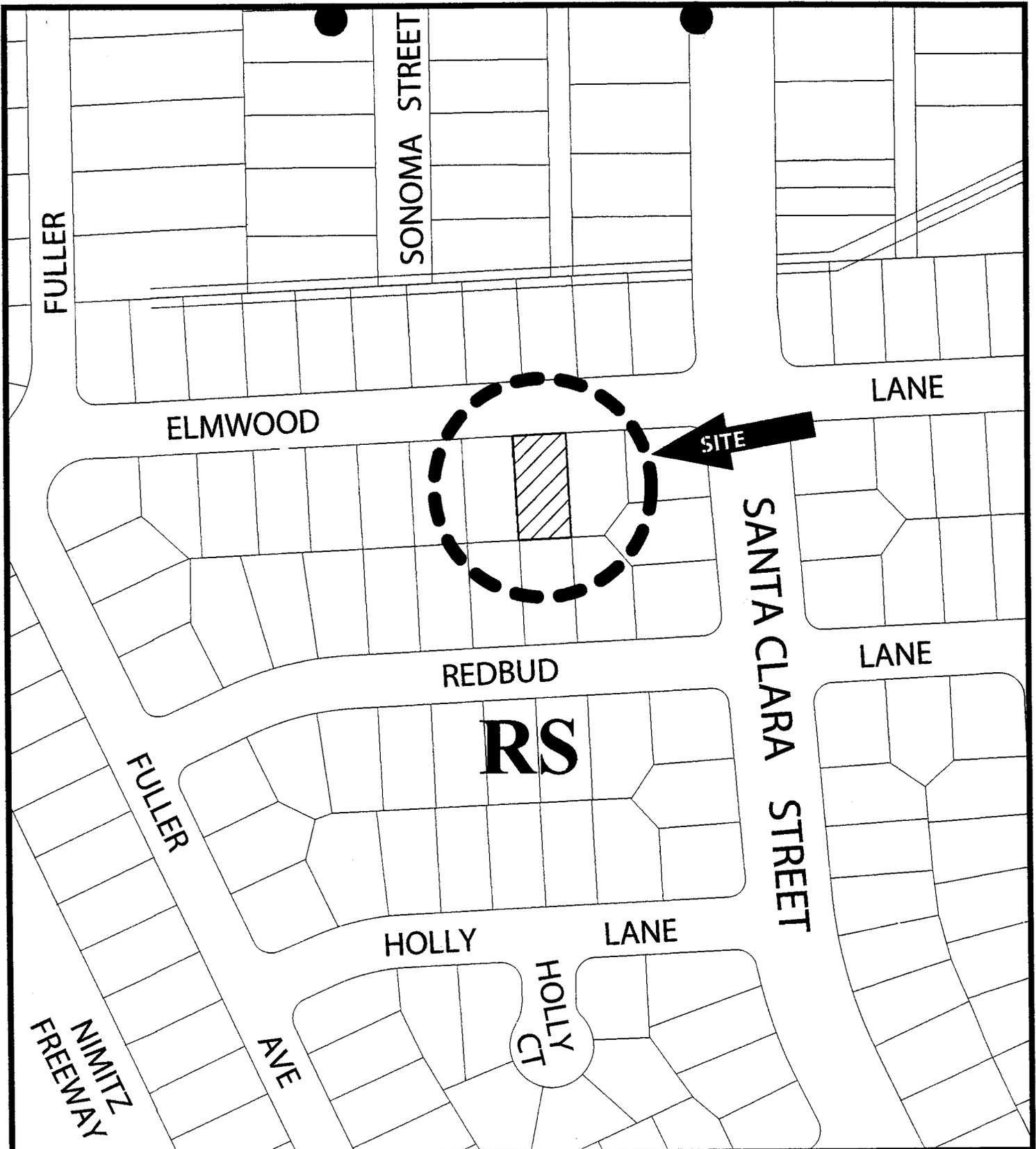
Recommended by:



Dyana Anderly, AICP
Planning Manager

Attachments:

- A. Area Map
- B. Findings for Denial
- C. Planning Commission Agenda Report/Minutes – 10/23/03
- D. Excerpt from Zoning Ordinance
- E. Conditions of Approval (sample)
Plan



Area & Zoning Map

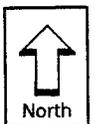
PL-2003-0481 VAR

Address: 422 Elmwood Lane

Applicant: Manuel Maravilla

Owner: Manuel Maravilla

RS-Single-Family Residential,RSB4,RSB6



**CITY OF HAYWARD
PLANNING DIVISION
October 23, 2003**

VARIANCE NO. PL-2003-0481 – Manuel Maravilla (Applicant/Owner)– To allow for a reduction in the interior garage width from 11'-0" to 10'-0"

The site is located at 422 Elmwood Lane in the Single Family Residential (RS) District, (APN: 431-0076-027).

FINDINGS FOR DENIAL

- A. Administrative Use Permit PL 2003-0481, will have no significant impact on the environment, cumulative or otherwise, and the project reflects the City's independent judgment and is exempt from CEQA review under Section 15305, Class 5a, Minor Alterations in Land Use Limitations.
- B. There are no special circumstances applicable to the property in that the lot is typical of single-family residential lots in Hayward.
- C. Strict application of the Zoning Ordinance does not deprive such property of privileges enjoyed by other single-family properties in Hayward in that a variance for a reduction of the garage width from 11-feet to 10-feet are not common outside of the downtown core where maximizing density is a goal.
- D. The variance would constitute a grant of a special privilege inconsistent with the limitations upon other single-family properties in Hayward in that a variance for a reduction of the garage width from 11-feet to 10-feet are not common outside of the downtown core where maximizing density is a goal.



CITY OF HAYWARD AGENDA REPORT

Meeting Date 10/23/03
Agenda Item 1

TO: Planning Commission

FROM: Carl T. Emura, Associate Planner

SUBJECT: Variance No. PL-2003-0481 – Manuel Maravilla (Applicant/Owner) – Request to Allow a Garage Extension With a 10-Foot Width Where 11-Foot Is Required

The Property is Located at 422 Elmwood Lane in a Single-Family Residential (RS) District

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Find that the proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA) guidelines, and
2. Deny the application for the variance.

DISCUSSION:

The property is a typical single-family residential lot, 50 feet wide by 100 feet deep. The approximately 1694 square-foot house (includes garage) was approximately 1032 square feet when constructed in 1950. The increase in size is due to the addition of a 220 square-foot screened porch and a 340 square-foot master bedroom. The house has a kitchen, living room, three bedrooms, two bathrooms, and a screened porch. A 10-foot-wide attached single-car garage is located on the east side of the house and is set back 5 feet from the side property line.

The applicant, Manuel Maravilla, proposes to almost double the living space by adding 1000± square feet on a second floor, a 90 square-foot second-story deck toward the rear and a 96 square-foot balcony toward the front, for a total of 1176 square feet. The proposed addition consists of a family room, an “entertainment room,” two bedrooms, a bathroom and a balcony.

In order to add bedrooms or to increase the square footage of the original dwelling by 50 percent or more, a two-car garage is required. The City Council adopted this ordinance in order to reduce parking impacts on the street in many of Hayward’s neighborhoods.

The assumption is that a significant increase in the size of a dwelling or the addition of bedrooms increases the probability that additional vehicles will be associated with the dwelling. Many of Hayward's neighborhoods, including the Elmwood Street neighborhood, were constructed in the 1950s when only a one-car garage was required. The result has been that parking on the streets has become problematic as streets are crowded with parked vehicles and there is limited space for the residents and their guests to park. It was recognized that, with the adoption of the ordinance, not all homeowners would be able to significantly increase the size of their homes or to add bedrooms.

In order to meet the requirements of the ordinance calling for a two-car garage, the applicant is proposing to extend the garage to create a two-car tandem garage. However, the applicant is unable to meet the requirement calling for a minimum interior garage width of 11 feet and requests that he be able to maintain the existing garage width of 10-feet. The applicant indicates that widening the interior garage width to 11-feet would intrude into the dwelling, making the existing small bedroom (9'x 11'-6") too narrow and increasing the cost of construction without providing any proportional benefits.

The Commission recently approved (July 2003) a similar variance for a reduction in the required garage width to 10 feet for a tandem garage extension at 23681 Ronald Lane, which is five blocks away from the subject property. That project involved a 450 square-foot, one-story addition consisting of a family room and a master bedroom. The variance also involved a reduced side yard setback for the garage (3'-6" where 5'-0" is required). In that instance, the rear half of the garage had a width of 11-feet. For subject application, there is no request for a variance to extend the garage into the required side yard.

In staff's opinion, the required finding that "*there are special circumstances applicable to the property*" cannot be made. Also, Elmwood Lane is congested with on-street parking, many of the Elmwood Lane homes have converted garages, and there is room for only one vehicle in the driveway of subject property as well as most of the homes on that street. If the Planning Commission is supportive of the variance, appropriate findings and conditions of approval must be returned for adoption.

Environmental Review:

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15305, Class 5 (a), Minor Alterations of Land Use Limitations.

Public Notice:

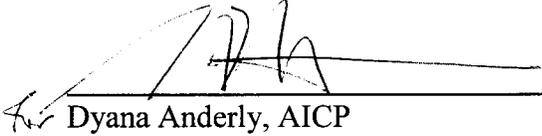
On October 13, a Notice of Public Hearing was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records and the Santa Clara Neighborhood Task Force. Staff received two public comments in support of the variance and none opposing it.

Prepared by:

A handwritten signature in black ink, appearing to read 'Carl T. Emura', written over a horizontal line.

Carl T. Emura ASLA
Associate Planner

Recommended by:

A handwritten signature in black ink, appearing to read 'Dyana Anderly', written over a horizontal line.

Dyana Anderly, AICP
Planning Manager

Attachments:

- A. Area Map
- B. Findings for Denial
- C. Comments in Support of Variance Plans

Carl Emura

From: ken.price@comcast.net
Sent: Monday, August 18, 2003 6:56 PM
To: Carl Emura
Subject: Aplication PL-2003-0481 VAR

Mr. Emura:

I have received your Notice of the subject application. This area of the city can use improvement in its housing stock and I can see no problem in approving this Variance and would support such approval.
Ken Price

public comment 2

From: rmbowers@comcast.net
Sent: Saturday, August 16, 2003 12:44 PM
To: Carl Emura
Subject: PL-2003-0481 VAR

Mr. Emura;

I recommend that you issue the varience so that Mr. Maravilla of 422 Elmwood Lane can improve his home and our "Santa Clara Area" neighborhood.

Thank you,

Mick Bowers

ATTACHMENT C



response and investigation.

Planning Manager Anderly said she did not know, however at this point, there had been no permits issued.

Commissioner McKillop asked whether, were there any illegal activities in the building and construction would the Building Department have the right to red-tag the project.

At this point, Assistant City Attorney Conneely reminded the commissioners this is public comment and owner is not present, so the best thing is to wait for the report.

Commissioner Bogue asked when to expect the report.

Planning Manager Anderly said by the next meeting and she will also share this information with the neighbors.

AGENDA

1. **Variance No. PL-2003-0481 – Manuel Maravilla (Applicant/Owner)** – Request to Allow a Garage Extension With a 10-Foot Width Where 11-Feet is Required – The Property is Located at 422 Elmwood Lane
2. **Variance No. PL-2003-0462 – Marlene Milani (Applicant) / Julio and Rubi Magana (Owner)** – Request for a Variance to Allow a Garage with a 14-Foot Front Yard Setback Where 20-Feet is Required and a 3'-10' Side Yard Setback Where 6'-8" is Required - The property is Located at 24025 Second Street

PUBLIC HEARINGS

1. **Variance No. PL-2003-0481 – Manuel Maravilla (Applicant/Owner)** – Request to Allow a Garage Extension With a 10-Foot Width Where 11-Feet is Required – The Property is Located at 422 Elmwood Lane

Associate Planner Emura described the property and the existing building. He explained the applicant's plan to enlarge and extend the second floor. According to City rules, the additional bedrooms and increase in size will require a two-car garage. The owner is proposing a tandem garage to extend the existing garage into what was once a sun porch. The owner has asked for a variance on the existing garage since current zoning requires 11-foot interior. Staff is asking for a denial of the variance, while noting that the Commission approved a similar variance on Ronald Lane, several blocks away. Staff could find no special circumstances for this property. He also mentioned two emails in support of the improvements to the house.

Commissioner Fraas noticed that there were no other two-story houses in this area, except for one four houses down and was that done by permit.

Planning Manager Anderly explained that several years ago there were no design standards for single-family dwellings so it had to be before 1985.

Commissioner Sacks asked whether this is another situation where the driveway does not hold a whole car.

Associate Planner Emura said the current driveway is set back 19-feet so it can accommodate a car.

Commissioner McKillop asked what the difference between this proposal and the one granted in July.

Planning Manager Anderly explained that this is almost doubling the size of their living space.

Commissioner McKillop asked whether that variance was also for a garage.

Associate Planner Emura explained the difference and the need for their variances. This applicant indicates he would widen the garage to 11-feet just beyond the area of the house. That applicant was not adding as much square footage in that case. This is considerably more space.

Commissioner Halliday asked when the former addition approved. The one that made this house 1,600 square feet instead of 1032 square feet.

Associate Planner Emura said he did not know when it was expanded. But there are building permits for those expansions. Had it been added since the Design Guidelines were enforced, it would have needed further garage space.

Commissioner Fraas asked whether the existing garage is 10 feet.

Associate Planner Emura explained that the interior dimension is 10 feet.

Commissioner Halliday asked if property was expanded to current size and the design guidelines were in effect at that time, would they be required to another garage space.

Associate Planner Emura said that no, that would satisfy the 2-car garage requirement.

The public hearing opened at 8:18 p.m.

Manuel Maravilla, owner of the property, said he would respond to questions.

Commissioner Fraas asked whether they already park in the garage.

Mr. Maravilla said, no he uses it for storage. However, a car would fit.



Commissioner Thnay asked how many cars they own, and with the addition would they have more people move into the house or would it be the same number of people.

Mr. Maravilla said they presently have three cars. They are expanding the house for the family to have more space.

Commissioner Thnay asked if the City grants the expansion, would you park in the tandem garage.

Mr. Maravilla responded that they would. It would give more space for their family.

Commissioner Sacks said currently they have three vehicles at the house, and they do not anticipate more vehicles moving in. Since he currently uses it for storage, with more space in the house, will the storage go elsewhere and the cars would go into the garage.

Mr. Maravilla said yes.

Juan Gonzalez said he was the designer and they were trying to give the family more room in the house since they have three grown children.

The public hearing was closed at 8:23 p.m.

Commissioner Thnay said it looks like the total space is 2,870 square feet so a two-car garage would be in that range. He said it is a good thing if the expansion goes. It seems like it would be beneficial to the City to compromise with the expansion. He said this would be taking two cars away from the street. It seems like a good idea and staff doesn't seem to be objecting nearly as much.

Commissioner Bogue said he agreed with the staff report that this is inappropriate. He said this would tend to cause a situation where the front will not be used for car, but for storage. He believed that the intent which is doubling the size of the house, with no further parking. The intent of the requirement for a two-car garage, would be to have 20' width, brings it up to the standard four spaces. Two spaces in the garage and two in the driveway. He **moved**, seconded by Commissioner Halliday, to approve the staff recommendation.

Commissioner Halliday said she seconded the motion although she usually would say find ways for people to expand their houses in the older neighborhoods. That other was expanded to add a bedroom, this has already been done on this house. Whereas, in this instance, this is doubling the size of the house. She added that the garage is the only thing the Commission can do. Given the plan for the size of the house, she said, she would stick to the rules. Approving this would be setting a precedent and creating a potential for doubling the people on the streets without adding any real usable parking.

Commissioner McKillop said the issue is whether or not to allow the variance on the size of the garage, not the size of the extension. She said she would not support the motion.

Commissioner Thnay said this is almost the size of his own house, and still people park in the streets. He said the size of the garage is basically irrelevant, the question is whether or not the garage is used. Not everyone will double his or her space. A lot of situations prevent this from happening. He said he would not support the motion.

Assistant City Attorney Conneely explained that the question is whether there are special circumstances to grant a variance for this lot.

Commissioner Sacks also noted that this is about the variance only for the garage. Although she thought this is way too much house for the neighborhood, adding that she wished the Commission could say, people have to use their garage to park their cars. There are many issues in this case. This is another example of why the neighborhood must sit down and look at itself. And examine things like the size of houses, parking, and the number of vehicles per residence. She said she would vote for the motion.

Commissioner Bogue agreed that it is about the variance and this house and lot being typical. As a result the options are limited and based on what is there. Additions set a new standard as to what else has to be done. He maintained that there are no grounds for a variance. This decision should not be based on one other decision. If it is inappropriate at this time, there is no reason to continue.

Chairperson Zermeño said it is not the fault of the owners that their property is not car-friendly. He then encouraged support for the one-foot variance. This structure will improve the street. He said he wanted to assume the garage would be used for cars. This is a growing family, which needs more space.

The motion failed by the following roll-call vote:

AYES:	COMMISSIONERS Halliday, Sacks, Bogue
NOES:	COMMISSIONERS Fraas, McKillop, Thnay
	CHAIRPERSON Zermeño
ABSENT:	None
ABSTAIN:	None

Commissioner McKillop **moved**, seconded by Commissioner Thnay, to find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) guidelines, and direct staff to bring back findings for approval.

Commissioner Bogue asked for a friendly amendment to have the conditions to include parking space to be used for parking and not as a living space, and maintenance of the landscaping as well as a possibility to widen drive-way to accommodate a fourth car. This was agreed to.

Associate Planner Emura added that the applicant had agreed to expand the garage addition beyond the back of the house.



Chairperson Zermeño suggested staff encourage the applicant to expand the extension in order to have storage available.

Assistant City Attorney Conneely asked for a clarification of the motion as to whether or not this would approve the variance or whether it would come back with conditions for approval.

Commissioner McKillop explained this was not approving the variance but rather requesting staff to bring back findings for approval, in order to review and see whether approval is warranted.

Commissioner Halliday said she would support the motion on that basis.

The motion passed ⁴⁻³ 4-3, with Commissioner Bogue voting "No"

~~2. Variance No. PL-2003-0462 – Marlene Milani (Applicant) / Julio and Rubi Magana (Owner) – Request for a Variance to Allow a Garage with a 14-Foot Front Yard Setback Where 20-Feet is Required and a 3'-10' Side Yard Setback Where 6'-8" is Required - The property is Located at 24025 Second Street~~

~~This item was continued to a date uncertain.~~

ADDITIONAL MATTERS

~~3. Oral Report on Planning and Zoning Matters
Planning Manager Anderly commented that Operation Paintball has not come back for further inspection. They did get permission for a courtesy inspection but have not called further. It's moving along but not as quickly as the City of Hayward expected.~~

~~Commissioner Bogue asked whether item two was coming back on a date certain or whether it would be re-noticed.~~

~~Planning Manager Anderly said it is not a date certain so it will be re-noticed.~~

~~4. Commissioners' Announcements, Referrals~~

~~Commissioner Halliday commented that she as well as Commissioners Sacks and Bogue were at Centennial Hall for a ceremony by Alameda County Flood control.~~

~~Chairperson Zermeño asked about having a work session on neighborhoods.~~

~~Commissioner Fraas said there are the neighborhood plans.~~

~~Commissioner Sacks explained that those are in the past; the problems now are looking into the~~

**CITY OF HAYWARD
PLANNING DIVISION
VARIANCE NO. PL-2003-0481
November 20, 2003**

Excerpt From Zoning Ordinance

The approving authority may approve or conditionally approve an application when all of the following findings are made:

- A. There are special circumstances applicable to the property including size, shape, topography, location, or surroundings, or other physical constraints.
- B. Strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity under the same zoning classification.
- C. The variance does not constitute a grant of a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

**CITY OF HAYWARD
PLANNING DIVISION
VARIANCE
November 20, 2003**

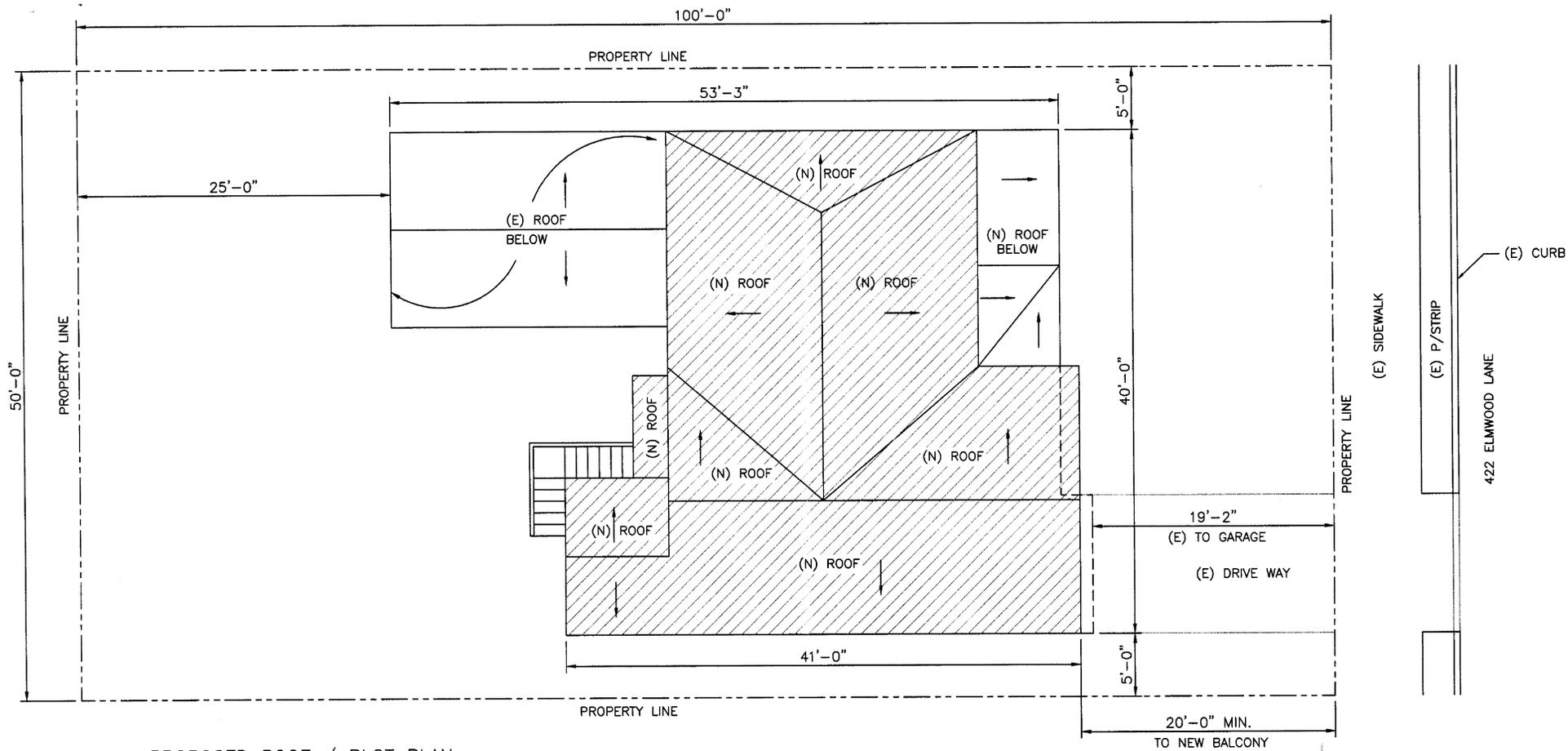
VARIANCE NO. PL-2003-0481 – Manuel Maravilla (Applicant/Owner)– Request to Allow a Garage Extension With a 10-Foot Width Where 11-Feet Is Required.

The site is located at 422 Elmwood Lane in the Single Family Residential (RS) District (APN 431 0076 027).

CONDITIONS OF APPROVAL

1. The Variance Application No. PI-2003-02481, to allow a garage extension with a 10-foot width where 11 feet is required, is approved by the Planning Commission on November 20, 2003 subject to these conditions of approval and the plans, labeled Exhibit "A".
2. This approval is void one year after the effective date of approval unless a building permit application has been submitted and accepted for processing by the Building Official and the building permit has not expired. Any modifications to the approved site plan or conditions shall require prior review and approval from the Planning Director.
3. No storage, appliances or other obstructions shall be allowed which would prevent the parking of two cars and disembarking within the tandem garage. Prior to issuance of a building permit, a covenant with the land shall be recorded that reflects this requirement.
4. The addition shall be redesigned as follows:
 - (a) by removing the direct exit from the second floor to the rear yard
 - (b) by relocating and redesigning second floor windows in consideration of the privacy of neighbors
 - (c) by eliminating the front balcony and redesigning the front porch so that support posts are not in front of a window
 - (d) by eliminating the "entertainment" room and associated wetbar and appliance hookups
 - (e) by creating a second floor with a smaller floor area than the first floor, e.g., by creating a vaulted ceiling in the existing living room thereby reducing the second floor bulk on the side of the house.
5. Any broken sidewalk along the property frontage that creates tripping hazard shall be removed and replaced.

6. Prior to final inspection/occupancy of the addition, all improvements and conditions of approval shall be completed to the satisfaction of the Planning Director.
7. A 15-gallon street tree (type subject to approval by the City Landscape Architect) shall be planted per the City tree planting detail SD-122. The street tree shall be planted a minimum of 5-feet from any utility. Within 60 days of completion of exterior construction, the front yard shall be replanted with ground cover, shrubs and trees in accordance with a plan submitted by the owner and approved by the City Landscape Architect. All landscaping shall be maintained in a weed-free condition.
8. The front chain link fence shall be replaced with a 3-foot high decorative fence. Decorative fence shall be approved by the Planning Director.



PROPOSED ROOF / PLOT PLAN

SCALE: 1/8" = 1'-0"

NORTH

Project #
PL-2003-0481 VAR

INDEX OF DRAWINGS		PROJECT INFORMATION		LOT COVERAGE		NEW SECOND FLOOR & GARAGE ADDITION TO:		REVISIONS
A0	ROOF/PLOT PLAN, INDEX OF DRAWINGS, PROJECT INFORMATION	ADDRESS	422 ELMWOOD LANE HAYWAD CA. 94541	LOT SIZE	5,000 SFT	422 ELMWOOD LANE HAYWARD, CA 94541		
A1	PROPOSED FIRST FLOOR PLAN			(E) LIVEABLE SFT	1141 SFT			
A2	PROPOSED SECOND FLOOR PLAN	LOT/PARCEL	431-76-27	(E) GARAGE SFT	211 SFT			
A3	EXISTING FLOOR PLAN / FRONT ELEVATION & NEW FRONT ELEVATION	ZONING DISTRICT	RS	(N) GARAGE ADDITION SFT	235 SFT	DRAWN BY: JUAN GONZALEZ 885 KELLOGG AVE HAYWARD CA 94544 <i>Juan M. Gonzalez</i> (510) 690-9432		A0
A4	EXISTING AND PROPOSED EXTERIOR ELEVATIONS	MAXIMUM LOT COVERAGE:	40 PERCENT	(N) SECOND FLOOR ADDITION SFT	1128 SFT	OWNER: MANUEL & MARIA MARAVILLA		
				LOT COVERAGE	76 %	ISSUED DATE: 11/05/2003		1 OF 5

NEW SECOND FLOOR ADDITION TO:
422 ELMWOOD LANE
HAYWARD, CA 94541

REVISIONS

DRAWN BY: JUAN GONZALEZ 885 KELLOGG AVE
 HAYWARD CA 94544
Juan M. Gonzalez (510) 690-9432

A2
 2 OF 3

OWNER: MANUEL & MARIA MARAVILLA
 ISSUED DATE: 11-05-2003

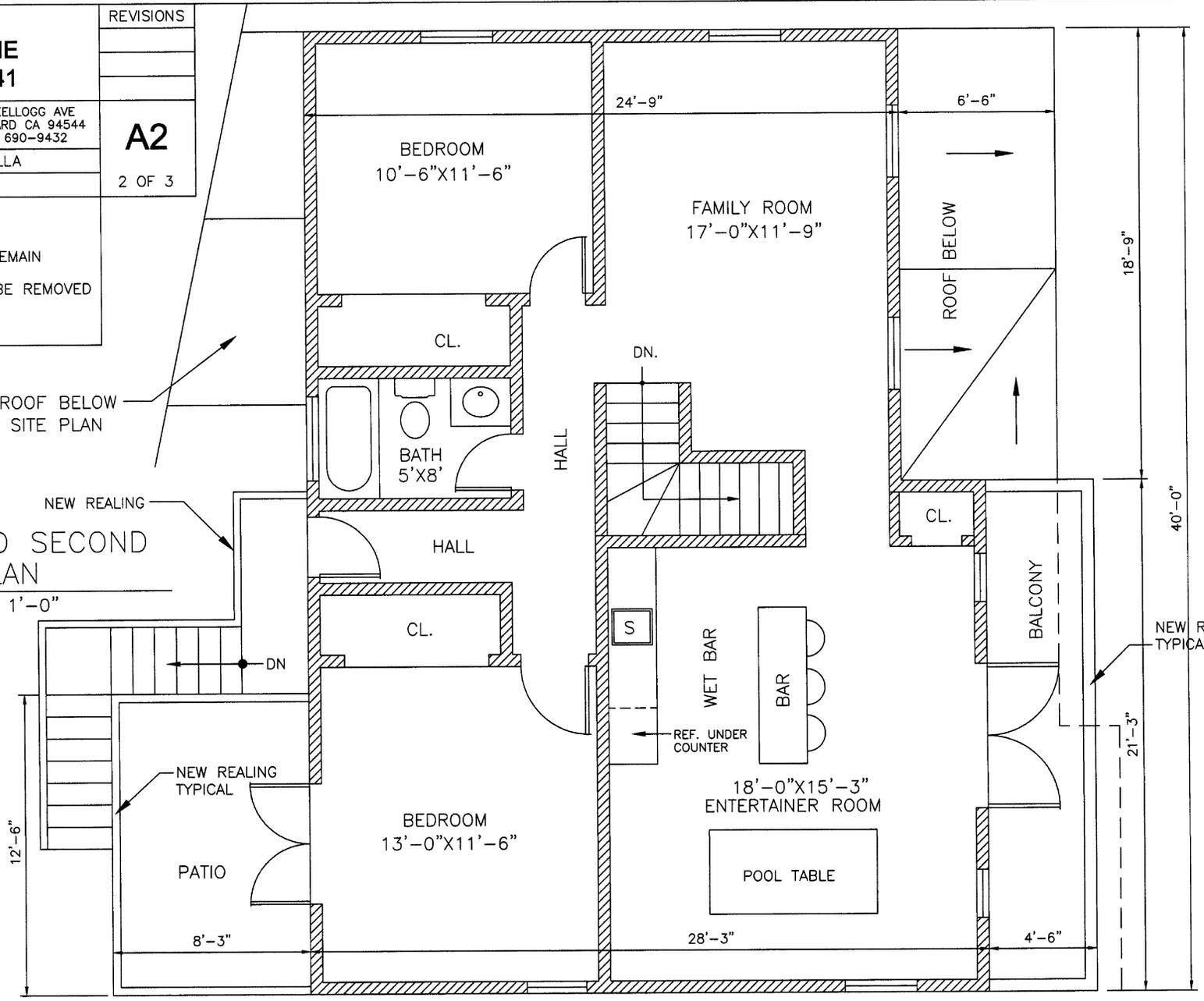
WALL LEGEND:
 _____ EXISTING WALL TO REMAIN
 - - - - - EXISTING ITEMS TO BE REMOVED
 // // // NEW WALLS

(E) ROOF BELOW
 SEE SITE PLAN

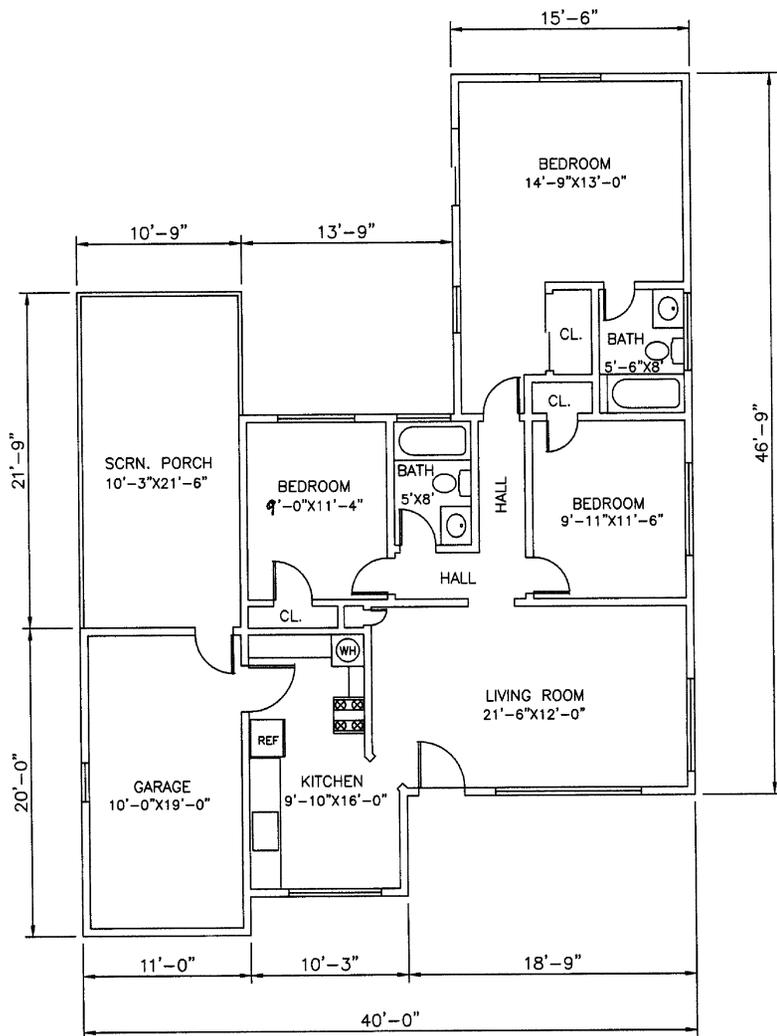
NEW REALING

PROPOSED SECOND FLOOR PLAN

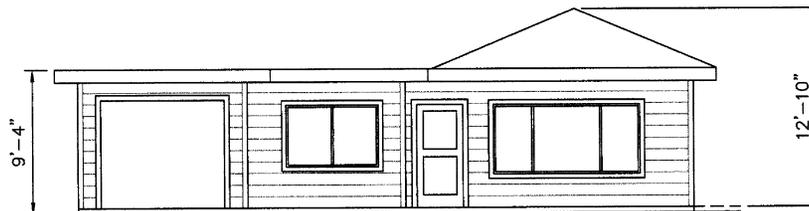
SCALE: 1/4" = 1'-0"



NEW REALING TYPICAL



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH



EXISTING NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

NEW SECOND FLOOR ADDITION TO:

**422 ELMWOOD LANE
HAYWARD, CA 94541**

DRAWN BY: JUAN GONZALEZ 885 KELLOGG AVE
Juan M. Gonzalez HAYWARD CA 94544
(510) 690-9432

OWNER: MANUEL & MARIA MARAVILLA

DATE: 11-05-2007

REVISIONS

A3

4 OF 5



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

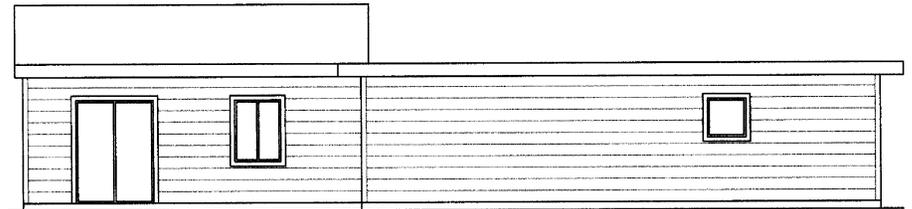


PROPOSED SOUTH ELEVATION (REAR)

SCALE: 1/8" = 1'-0"

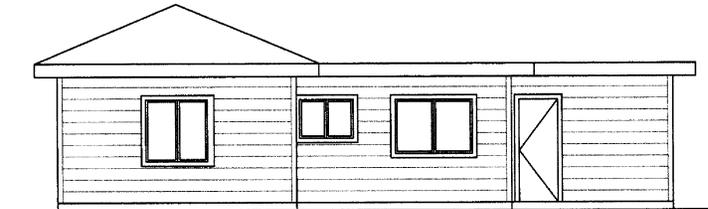


PROPOSED WEST ELEVATION



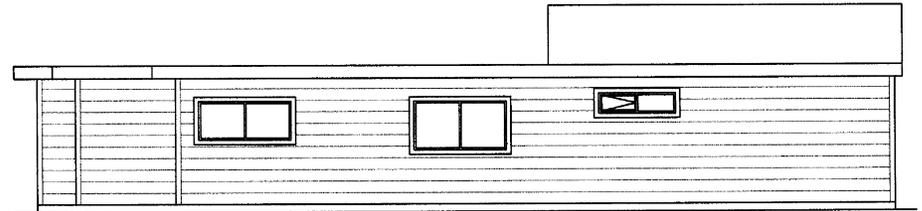
EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION (REAR)

SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"

NEW SECOND FLOOR ADDITION TO:

**422 ELMWOOD LANE
HAYWARD, CA 94541**

DRAWN BY: JUAN GONZALEZ 885 KELLOGG AVE
Juan M. Gonzalez HAYWARD CA 94544
(510) 690-9432

OWNER: MANUEL & MARIA MARAVILLA

DATE: 11-05-2007

REVISIONS

A4

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