



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR 12128 APN: 140-32-502-002

Name of Property Owner: El Capitan MHP, LLC

Name of Applicant: El Capitan MHP, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Bryan J. Dziedziak

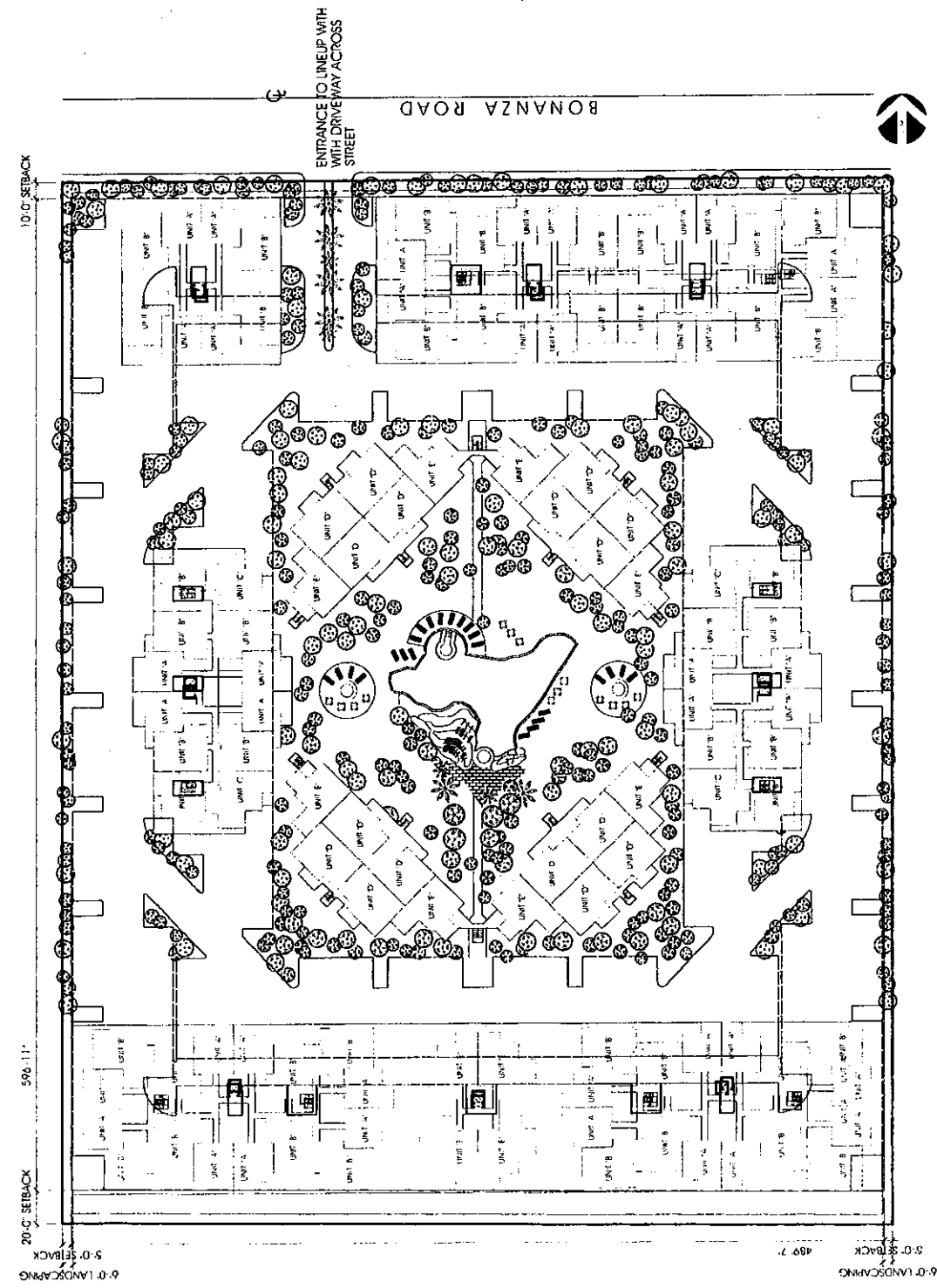
Subscribed and sworn before me

This 28 day of February, 2006

Notary Public in and for said County and State

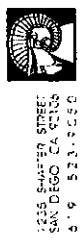
CLARK Nevada





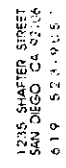
PROJECT INFORMATION

PARKING REQUIREMENTS	
120 1 BEDROOM UNITS x 1.25	= 150
180 2 BEDROOM UNITS x 1.75	= 315
48 3 BEDROOM UNITS x 2.00	= 96
348 TOTAL UNITS/6	= 58
(1) GUEST SPACE PER 6 UNITS	= 6.19
TOTAL PARKING REQUIRED	= 6.19
TOTAL PARKING PROVIDED	= 6.24



This is a detailed street map of the Long Beach, California area. The map is oriented with North at the top. Major streets and highways are clearly marked, including Harbor Blvd, Pacific Coast Hwy, and various local streets like 1st St, 2nd St, etc. The map shows a dense network of roads and some commercial areas. The map is a black and white line drawing, typical of a street map.

LOCATION MAP



THEORY ARCHITECTURE

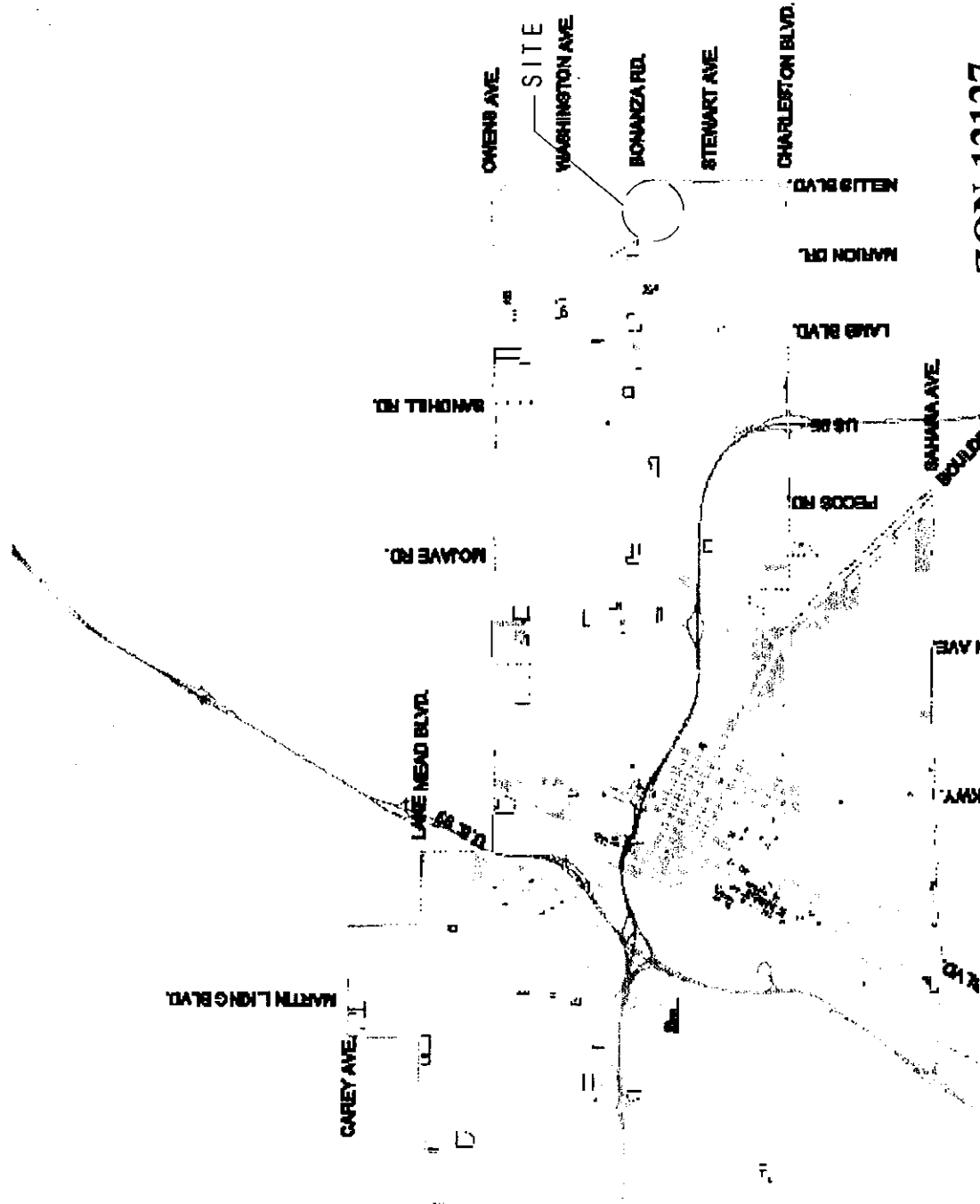
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SDR-12128

04-13-06 PC

Southeast Sector Zoning

- ☐ U - Undeveloped (GPA Designation)
- ☐ R-A - Ranch Acres
- ☐ R-E - Residence Estates
- ☐ R-D - Single-Family Residential Restricted
- ☐ R-PD - Residential Planned Development
- ☐ R-1 - Single Family Residential
- ☐ R-MH - Mobile/Manufactured Home Residence
- ☐ R-CL - Single-Family Compact Lot
- ☐ R-2 - Medium-Low Density Residential
- ☐ R-3 - Medium Density Residential
- ☐ R-4 - High Density Residential
- ☐ R-5 - Apartment
- ☐ R-MH-P - Residential Mobile/Manufacture Home Park
- ☐ P-R - Professional Offices And Parking
- ☐ O - Office
- ☐ N-S - Neighborhood Services
- ☐ C-D - Designated Commercial
- ☐ C-1 - Limited Commercial
- ☐ C-2 - General Commercial
- ☐ C-M - Commercial Industrial
- ☐ M - Industrial
- ☐ C-V - Civic
- ☐ C-PB - Planned Business Park
- ☐ P-C - Planned Community
- ☐ PD - Planned Development
- ☐ TG - Town Center
- ☐ RCI Zoning



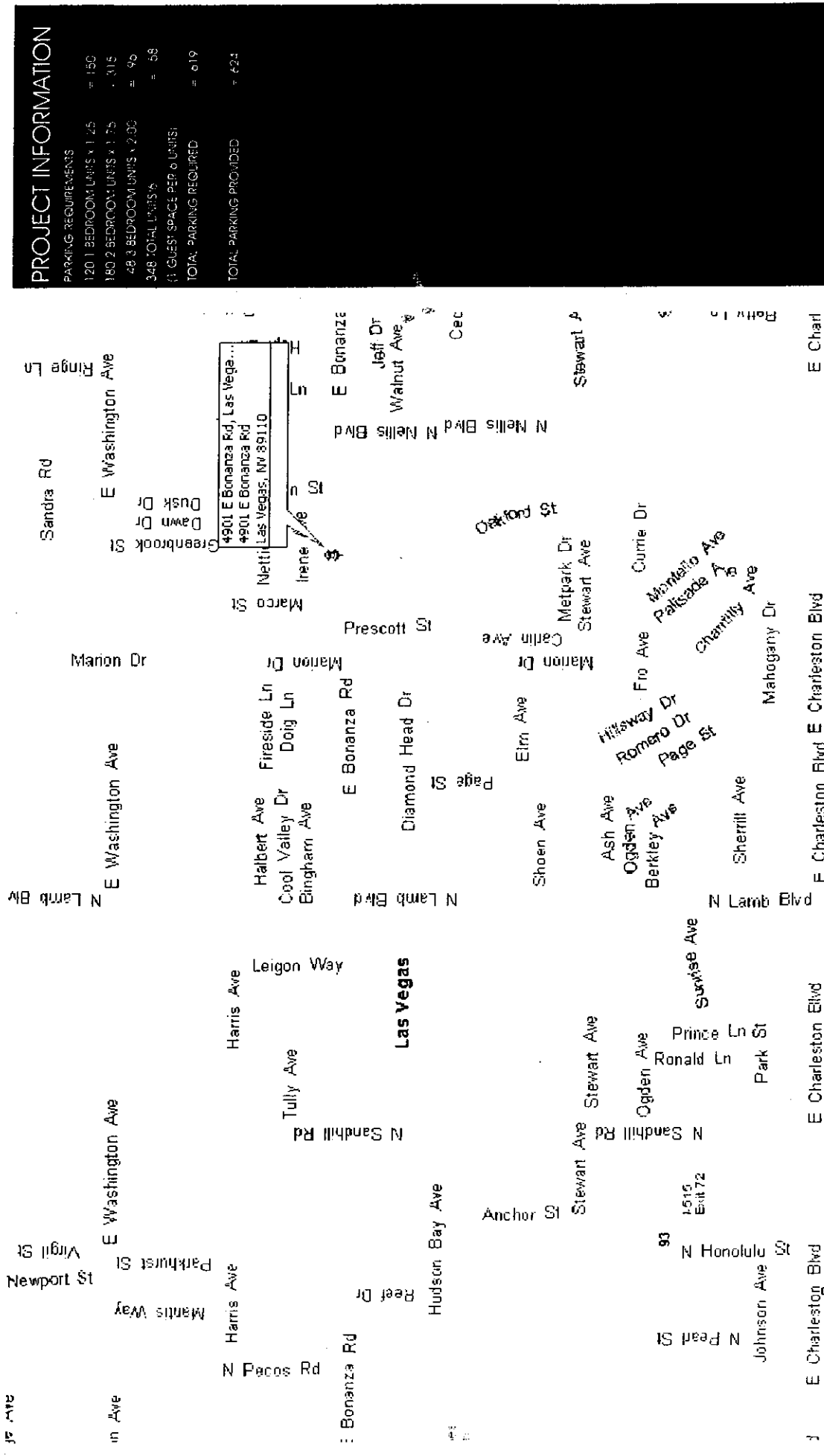
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LOCATION MAP, Southeast Sector



1235 SHAWNEE STREET
 SAN DIEGO, CA 92108
 619 523-9050

THORYK ARCHITECTURE INC



PROJECT INFORMATION

PARKING REQUIREMENTS

120 1 BEDROOM UNITS x 1.25	= 150
180 2 BEDROOM UNITS x 1.75	= 315
48 3 BEDROOM UNITS x 2.00	= 96
348 TOTAL UNITS	= 561
(1 GUEST SPACE PER 6 UNITS)	
TOTAL PARKING REQUIRED	= 619
TOTAL PARKING PROVIDED	= 624

VICINITY PLAN
SCALE: NS



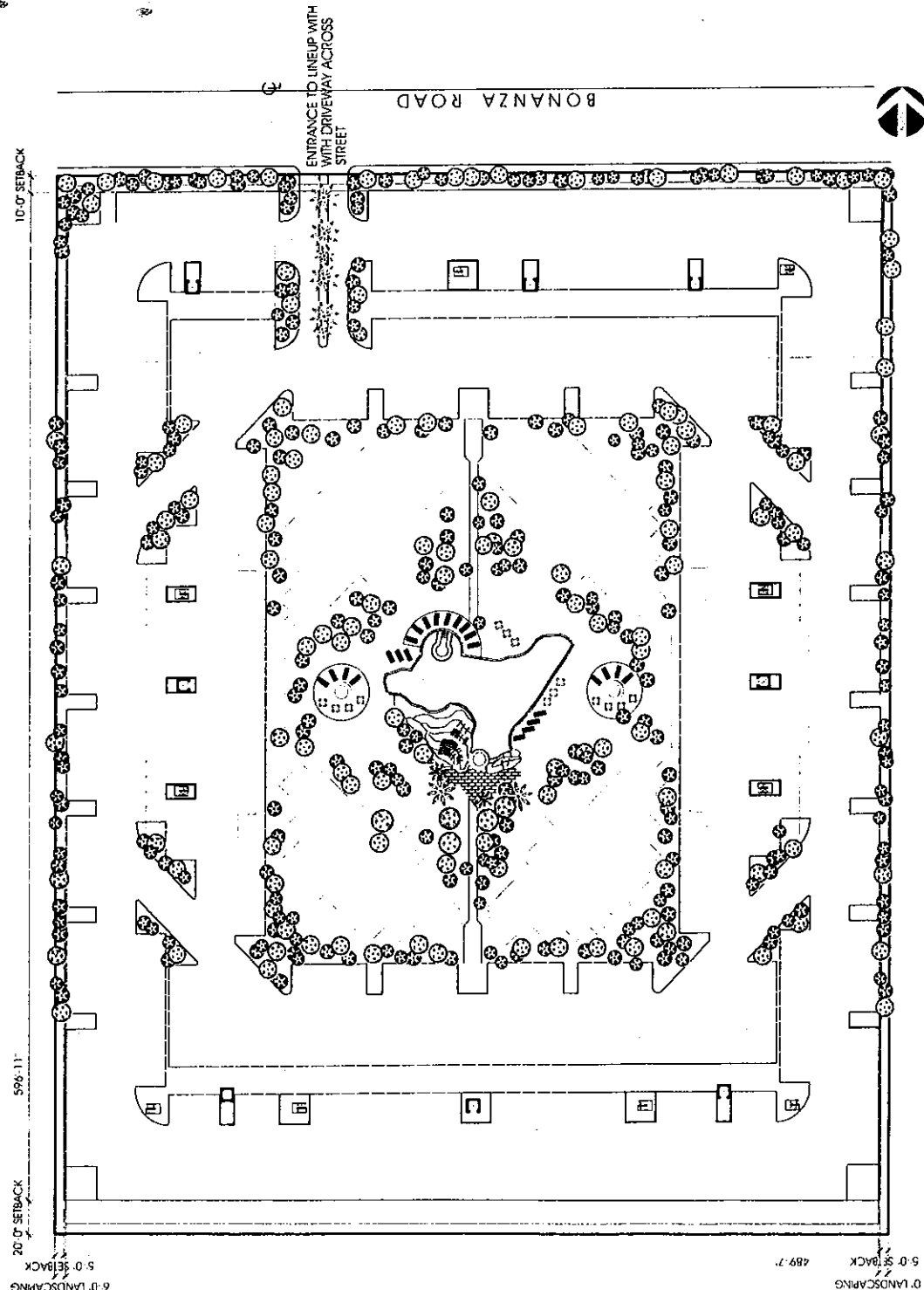
THORYK ARCHITECTURE

ZON-12127

SDR-12128

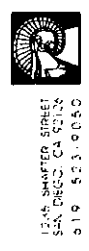
04-13-06 PC

1235 SHAFER STREET
LAS VEGAS, NV 89102
702.735.1234



PROJECT INFORMATION		
PARKING REQUIREMENTS		
120 1 BEDROOM UNITS x 1.25		150
180 2 BEDROOM UNITS x 1.75		315
48 3 BEDROOM UNITS x 2.00		96
348 TOTAL UNITS		561
(1 GUEST SPACE PER 6 UNITS)		
TOTAL PARKING REQUIRED		94
TOTAL PARKING PROVIDED		624

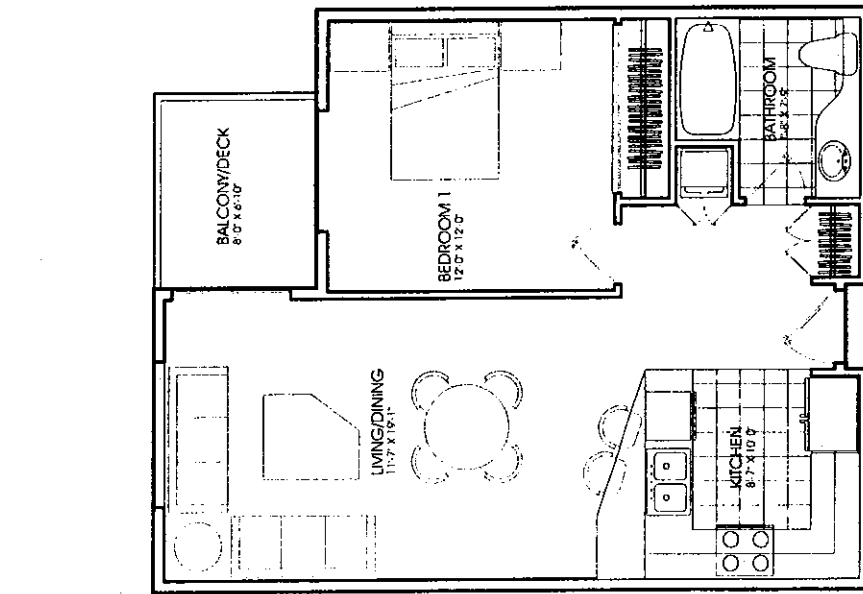
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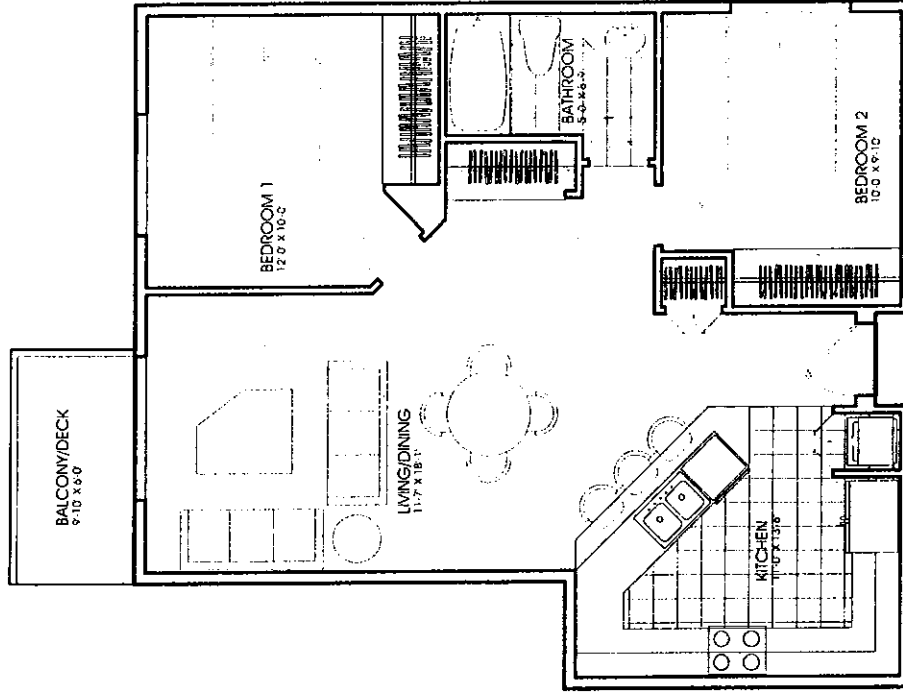
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LANDSCAPE PLAN



UNIT "A"



UNIT "B"

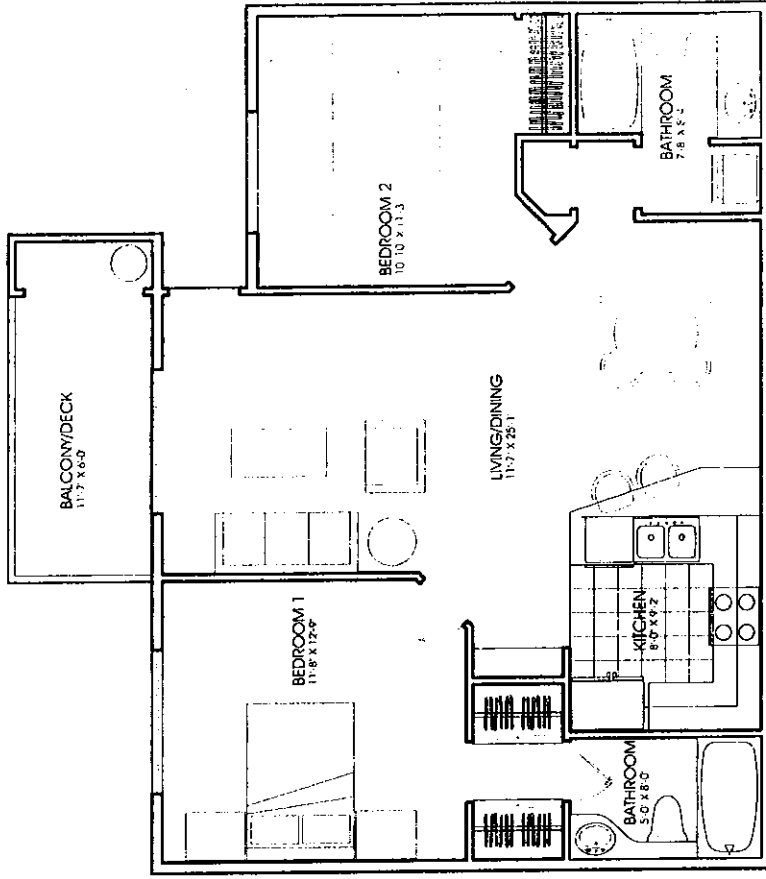
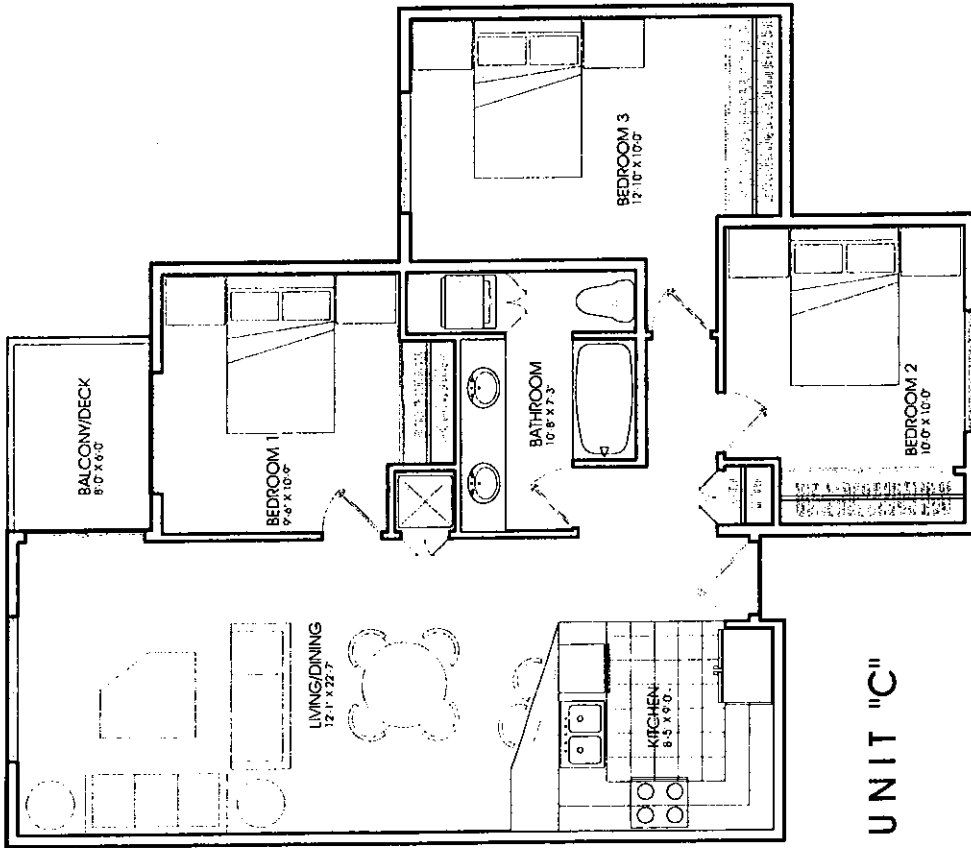
UNIT PLANS

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1235 SHAFTER STREET
SAN DIEGO, CA 92106
619 523-9059

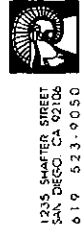
THORYK ARCHITECTURE INC

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04-13-06 PC



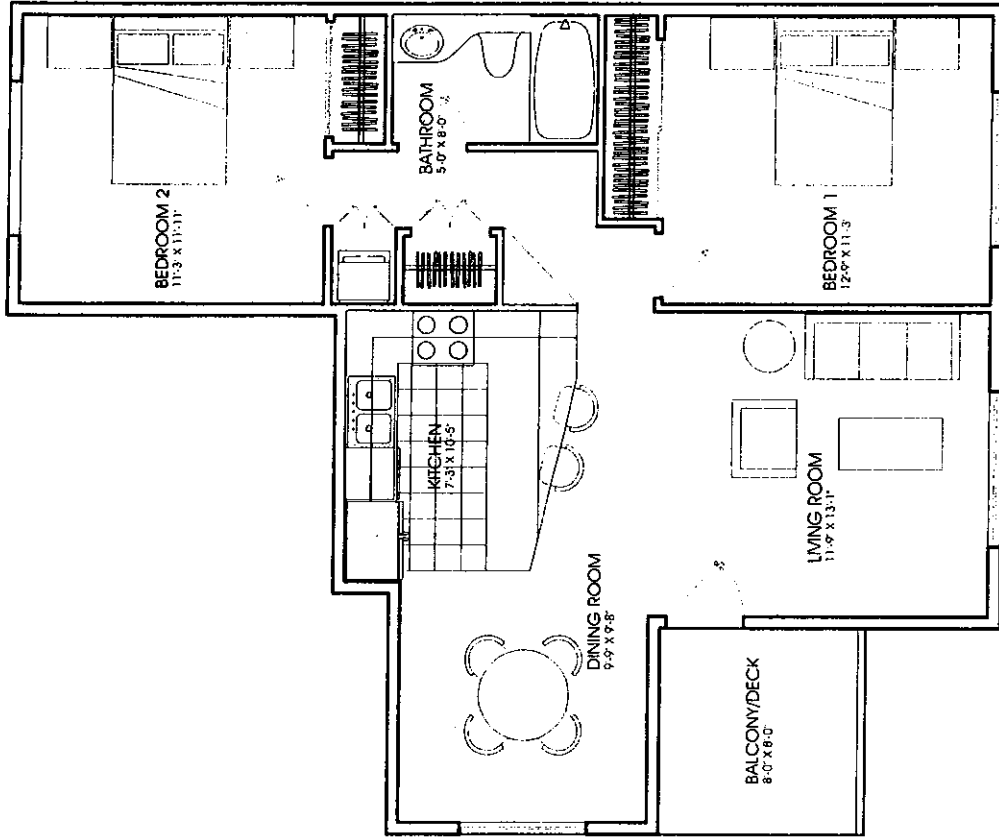
UNIT PLANS

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UNIT "E"

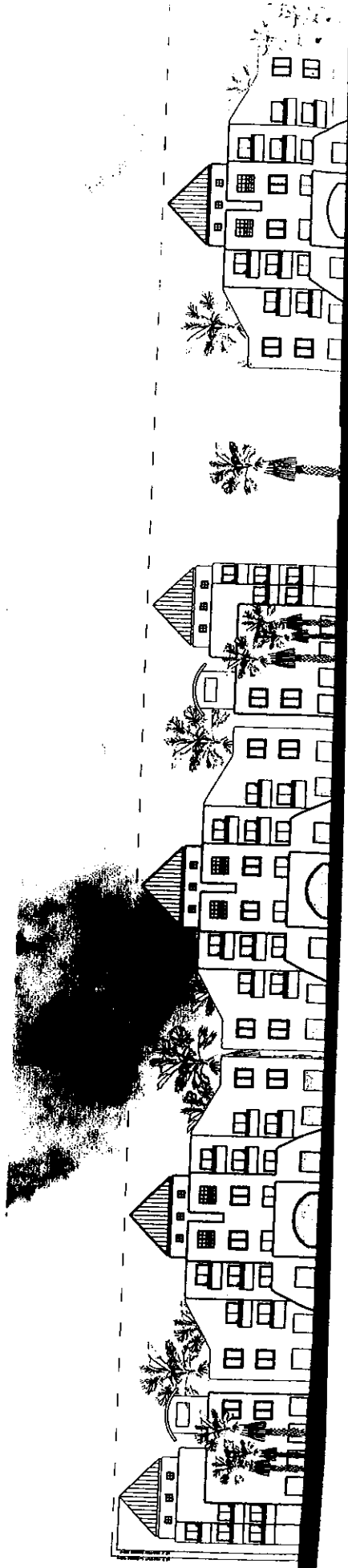
UNIT PLANS

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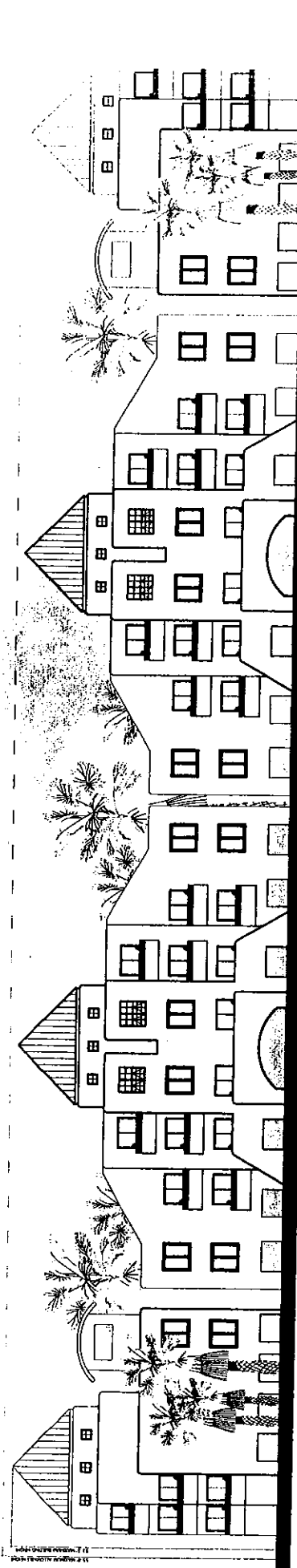


1235 SHAFTER STREET
SAN DIEGO, CA 92106
619 523-9050

THORYK ARCHITECTURAL
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BONANZA STREET ELEVATION



PARTIAL BONANZA STREET ELEVATION

ELEVATIONS

SCALE : SCALE



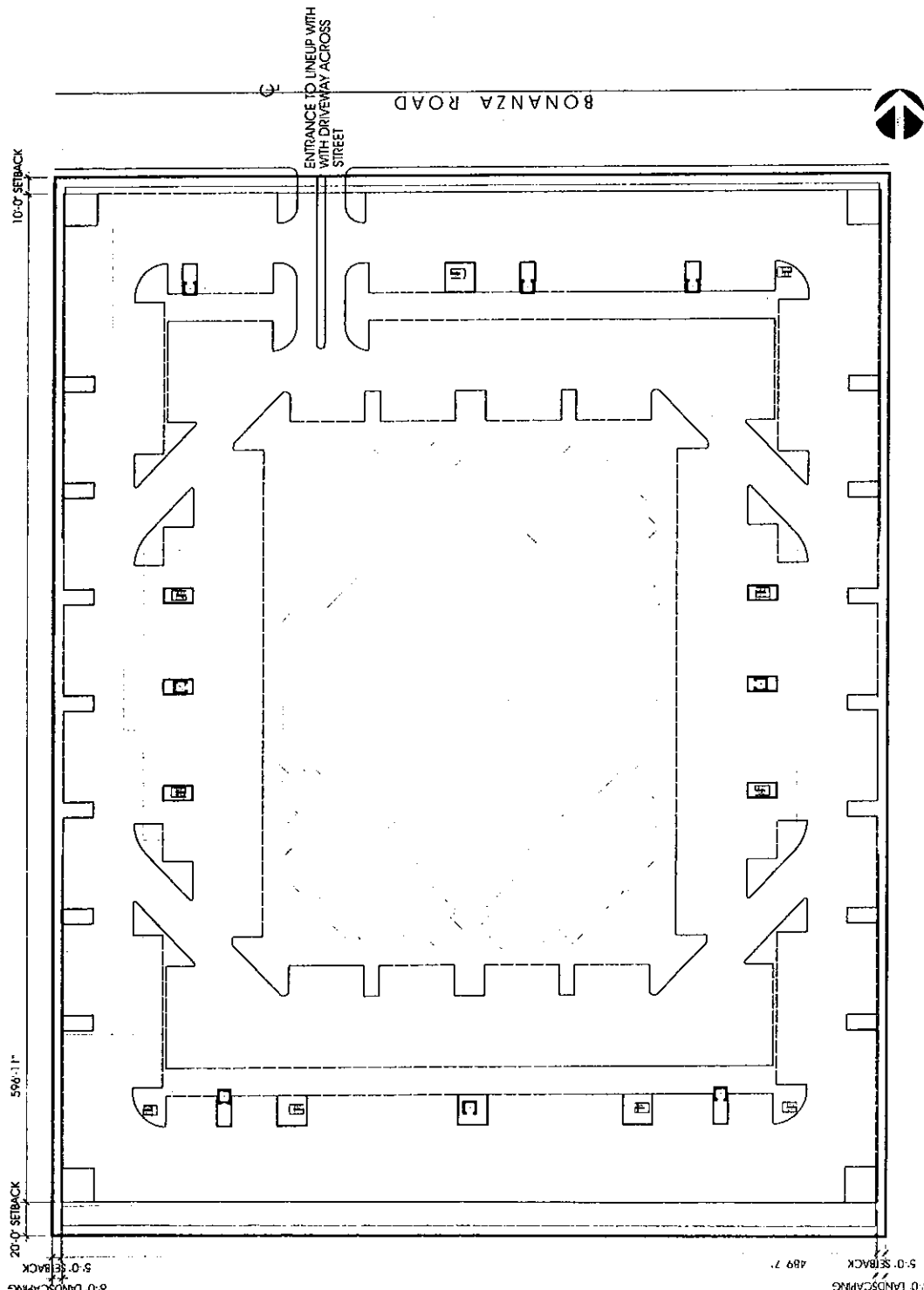
1235 SHAFER STREET
SAN DIEGO, CA 92106
619 523-9050

THORYK ARCHITECTURAL INC

ZON-12127

SDR-12128

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PROJECT INFORMATION

PARKING REQUIRED (TOTAL)	624
1,800 SLEEPING SPACES	1,800
1,800 BEDROOM UNITS	1,800
48 3-BEDROOM UNITS	48
348 TOTAL UNITS	348
(1 GUEST SPACE PER 6 UNITS)	58
TOTAL PARKING REQUIRED	619
TOTAL PARKING PROVIDED	624



1245 SHAFER STREET
SAN DIEGO, CA 92101
619 523-0000

THORYK ARCHITECTURE INC

ZON-12127
SDR-12128
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PARKING LAYOUT PLAN

SDR 12128				
El Capitan MHP, LLC				
4901 E Bonanza				
Proposed 348 unit condominium development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	348	5.86	2,039
AM Peak Hour			0.44	153
PM Peak Hour			0.52	181
(heaviest 60 minutes)				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MOBILE HOME [OCC. DWELL]	70	4.99	349
AM Peak Hour			0.44	31
PM Peak Hour			0.59	41
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	348		1,690
AM Peak Hour				122
PM Peak Hour				140
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Bonanza Road				
Average Daily Traffic (ADT)	23,468			
PM Peak Hour	1877			
(heaviest 60 minutes)				
Nellis Boulevard				
Average Daily Traffic (ADT)	51,306			
PM Peak Hour	4104			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			

	Capacity			
Franklin Avenue	32585			
Eastern Avenue	51700			
This project will add approximately 1,690 trips per day on Bonanza and Nellis. This will				
increase expected volumes by about 7 percent on Bonanza and about 3 percent on				
Nellis. Bonanza is at about 72 percent of capacity and Nellis is at about 99 percent of				
capacity.				
Based on Peak Hour use, this development will add roughly 140 additional				
car into the area; which works out to about two every minute.				
Note that this report assumes all traffic from this development uses all named streets.				