



Case Number: **VAR-27318** APN: 139-36-210-013

Name of Property Owner: Joe & Anne L Pittman Living Trust

Name of Applicant: P Kumar & Ritu Chopra

Name of Representative: P Kumar & Ritu Chopra

 Yes ✓ No

City Official: N/A

Partner(s): N/A

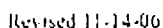
APN: _____

Signature of Property Owner: C. M. [Signature]

Print Name: Sean T. Collins

This 14 day of March, 2008

Notary Public in and for said County and State



NOTES:

LOT SIZE = 75'-0" X 150'-0" = 11250 SQ. FT.
BUILDING SIZE = 2950 SQ. FT.

PARKING CALCULATIONS

PARKING REQUIRED FOR RESTAURANT
1 PER 100SF = 17 PARKINGS
PARKING REQUIRED FOR LAUNDROMAT
1 PER 250SF = 5 PARKINGS
ADA PARKING REQUIRED = 1 PARKING
TOTAL PARKING REQUIRED = 22 PARKINGS

PARKING IN THE ADJACENT
KFC LOT = 25 PARKINGS
KFC HAS A VARIANCE FOR 21 PARKINGS
PER CITY RECORDS

PARKING USED FROM ADJACENT KFC
LOT BECAUSE OF THE RECIPROCAL
AGREEMENT OF EGRESS, INGRESS
AND PARKING = 4 PARKINGS
REGULAR PARKING PROVIDED = 10 PARKINGS
COMPACT PARKING PROVIDED = 6 PARKINGS
ADA PARKING PROVIDED = 1 PARKING
TOTAL PARKING PROVIDED = 21 PARKINGS

LOADING ZONE REQUIRED

REQUEST VARIANCE FOR 18 PARKINGS &
ZERO LOADING ZONE.

REQUEST WAIVERS FOR LANDSCAPING OF
10'-0" INSTEAD OF 15'-0" IN THE NORTH
AND NO LANDSCAPING ON EAST, WEST AND
SOUTH. EXISTING LANDSCAPING ON EAST AND
SOUTH SIDE ON ADJACENT PROPERTY.

LEGEND:

- PROPOSED LANDSCAPE AREA
- PROPOSED TREE ON THE NORTH SIDE IN 24" BOX

VICINITY MAP



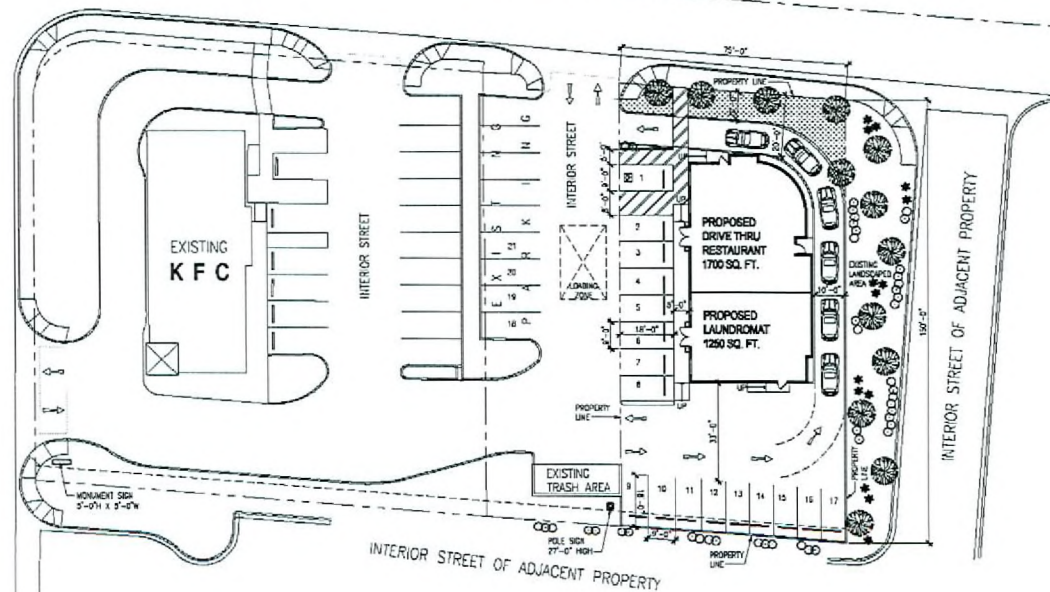
PROJECT SITE

GRAPHIC SCALE: 1" = 40'-0"



EASTERN AVENUE

CEDAR AVENUE



SITE PLAN

SCALE: 1" = 30'-0"

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A1.1

RECEIVED
MAR 11 2008

VAR-27318
04/24/08 PC

STAMP

PROJECT OF RECORD

STAMP

CONSULTANT PROJECT OF RECORD

REVISIONS

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