



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **SDR-31641** APN: 139-26-811-094

Name of Property Owner: JUAN J ELIAS

Name of Applicant: \_\_\_\_\_

Name of Representative: \_\_\_\_\_

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: JUAN J ELIAS

Subscribed and sworn before me

This 30 day of October, 2008

M<sup>a</sup> Angelin Solis  
Notary Public in and for said County and State



PLANTIN LEGEND	
	24" BOX TREE
	8 PINE TREE
	5 GALIOS SHRUBS
	GROUND COVER, 1/8 ROCKS

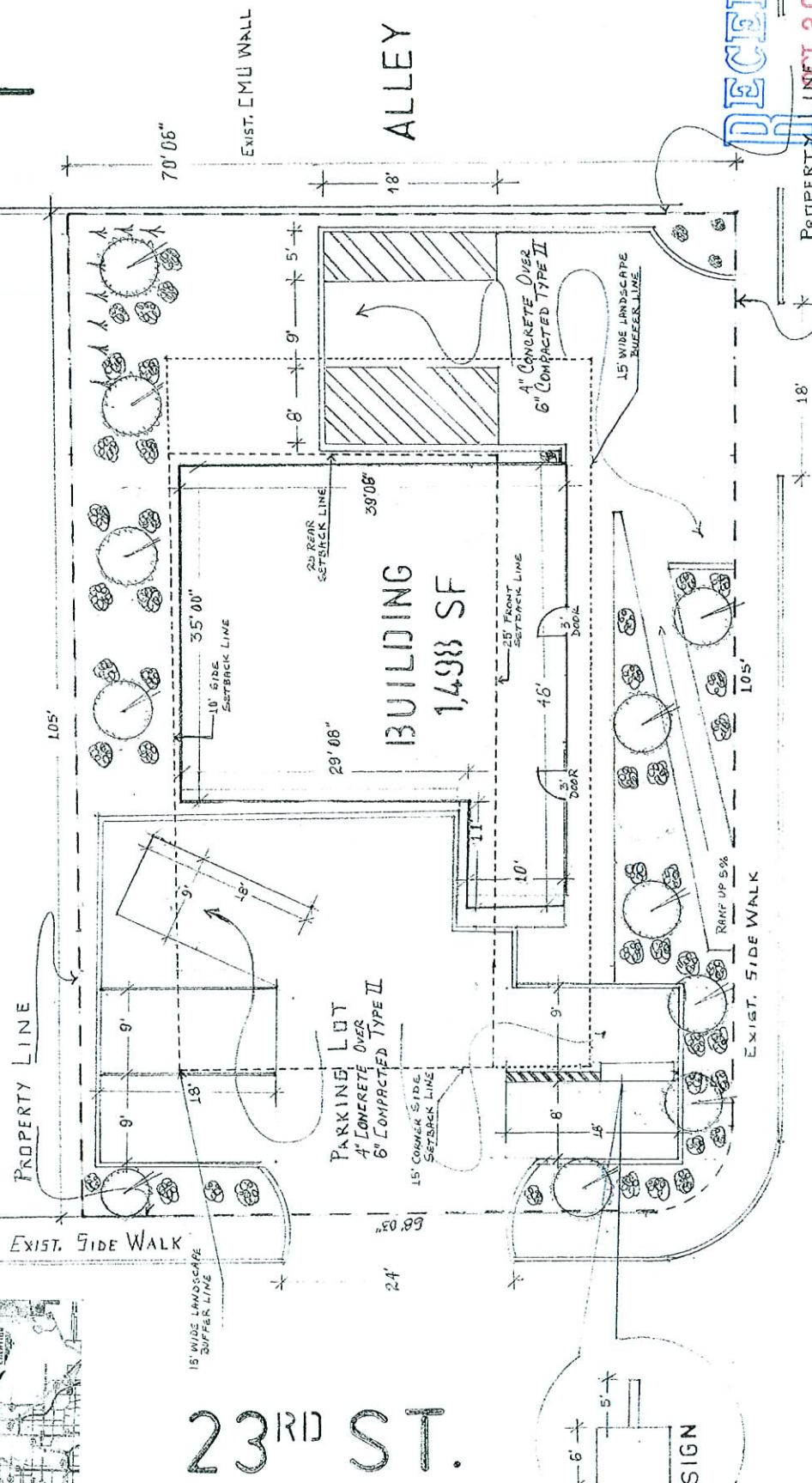
PARKING TABLE	
1	250 SF
1	490 SF = 6 SPACES



R~1



C~1



23<sup>RD</sup> ST.

BONANZA RD.

RECEIVED  
 APPROVED BY: [Signature]  
 DATE: 9/23/08  
 PROJECT: 12/18/08 PC  
 DRAWING NUMBER: SDR-31641

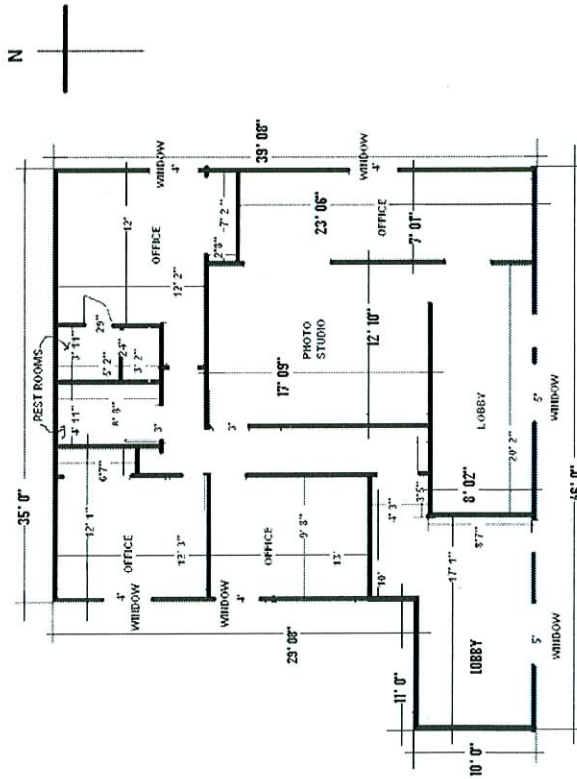
SITE / LANDSCAPE	
SCALE: 1/8" = 1'	APPROVED BY:
DATE: 9/23/08	REVISION:
PROJECT: PHOTO STUDIO	
OWNER: JUAN ELIAS	

SDR-31641  
 12/18/08 PC  
 2301 E. BONANZA RD.

TWENTY THIRD STREET

ALLEY WAY

RECEIVED  
OCT 30 2008

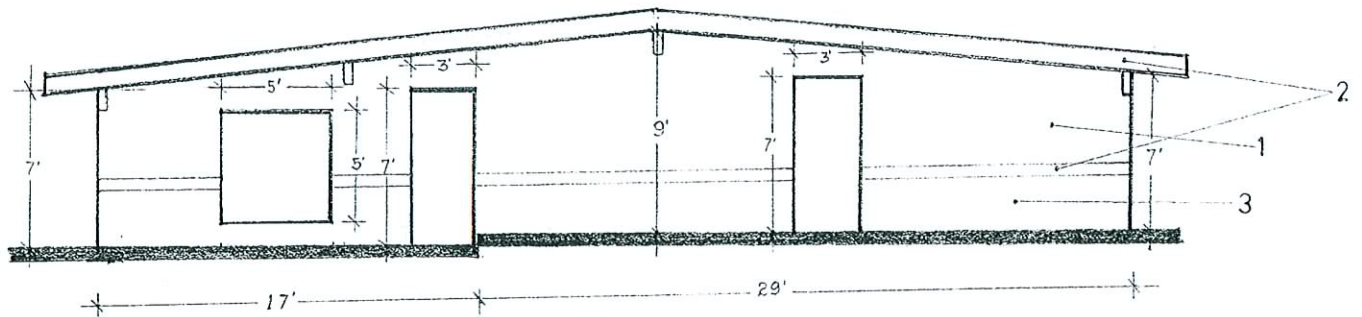


N

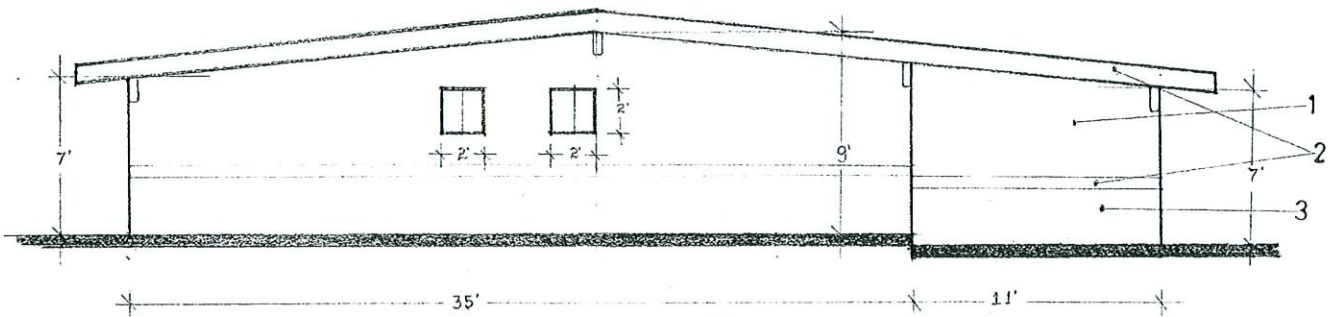
BONANZA RD.

<b>FLOOR PLAN</b>		ADDRESS: 2301 E. BONANZA RD.
PROJECT: PHOTO STUDIO		OWNER: JUAN ELIAS
SCALE:	REVISED:	APPROVED BY: <b>SDR-31641</b>
DATE:	PLACING NUMBER:	

12/18/08 PC



SOUTH ELEVATION



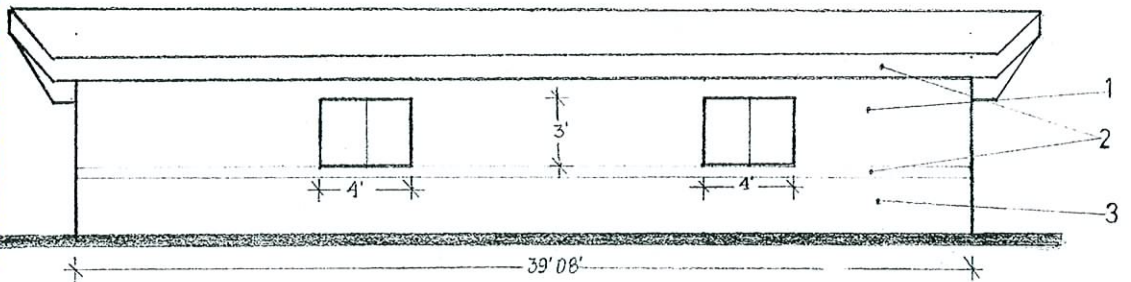
NORTH ELEVATION

**COLORS LEGEND**

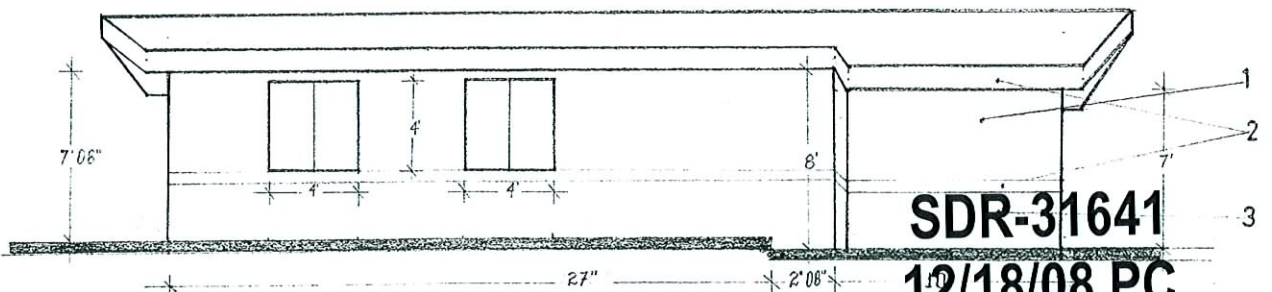
1	FRAZEE CW055W HONEYWIND
2	FRAZEE 8654M ELKHORN CACTUS
3	FRAZEE 8656N GREEK OLIVE

**BUILDING MATERIAL:**  
STUCCO

**RECEIVED**  
OCT 30 2008



EAST ELEVATION



WEST ELEVATION

**SDR-31641**  
**12/18/08 PC**

2301 E. BONANZA RD.

<b>ELEVATIONS</b>	
SCALE: 1/4" = 1'	APPROVED BY:
DATE: 9/23/08	DRAWN BY:
OWNER: <b>JUAN ELIAS</b>	REVISION:
PROJECT: <b>PHOTO STUDIO</b>	DRAWING NUMBER: <b>2</b>

<b>SDR 31641</b>				
<b>Juan Elias</b>				
<b>2301 East Bonanza Road</b>				
Proposed 1.5 thousand square foot photo studio.				
<b>Traffic produced by proposed development:</b>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.5	11.01	17
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2
<i>(heaviest 60 minutes)</i>				
<b>Previous Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1.5	9.57	14
AM Peak Hour			0.75	1
PM Peak Hour			1.01	2
<i>(heaviest 60 minutes)</i>				
<b>Net Increase</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>		<b>TOTAL</b>
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.5		3
AM Peak Hour				1
PM Peak Hour				0
<i>(heaviest 60 minutes)</i>				
<b>Existing traffic on all nearby streets: count data not available for 23rd Street</b>				
<b>Bonanza Rd.</b>				
Average Daily Traffic (ADT)	28,059			
PM Peak Hour	2,245			
<i>(heaviest 60 minutes)</i>				
<b>Eastern Ave.</b>				
Average Daily Traffic (ADT)	45,147			
PM Peak Hour	3,612			
<i>(heaviest 60 minutes)</i>				

<b>Traffic Capacity of adjacent streets:</b>				
	Existing Street Capacity			
Bonanza Rd.	32775			
Eastern Ave.	51800			
This project will add approximately 3 trips per day on Bonanza Rd. and Eastern Ave. This will increase expected volumes by less than 1 percent on both of these streets. Currently Bonanza is at about 86 percent of capacity and Eastern is at about 87 percent of capacity.				
Based on Peak Hour use, this development will add roughly 3 additional cars into the area; which works out to about 1 every 20 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				