

Standards	Findings of Fact and Staff Analysis	Complies with IMC?			APPROVAL	CONDITIONS
		N/A	Yes	No		
IMC Appendix 2, General Design Standards						
1. Site Layout and Overall Design Concepts						
Building Location:	This is an existing structure that is being expanded with a second floor addition. The building currently encroaches into the rear yard setback requirement of 20 feet. The addition will be setback to meet the 20-foot rear setback requirement.		X			
Functional Site Design	This was a former single-family home that was converted into a commercial use; therefore, the structure is located further back from the arterial street to reduce the noise impact of traffic for the residence, and the parking is set adjacent to Newport Way, which was typical with suburban type of development in the past. The parking lot is screened from view along Newport Way by large stands of trees and a grassy area.		X			
Lighting	See main body of Notice of Decision for Lighting analysis		X			
2. Landscape Design and Use of Plant Materials						
Design Elements	A Landscape Plan was submitted for review at ASDP. It shows all existing plants and trees. No trees are proposed to be removed. Existing wood fence is also shown along the rear property line and the south property line. A short section of the northeast corner of the lot also has a 5-foot tall fence. Landscape requirements per IMC 18.12 will be applied to the new pervious areas proposed for the site. See additional staff analysis in the main body of the Notice of Decision. The Landscape Plan will be reviewed as part of the Building Permit.			X		1. Submit a Landscape Plan, Plant Schedule and Irrigation Plan with the Building Permit. Demonstrate how the landscape plan meets the requirements for screening the parking lot per IMC 18.12.100.

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		N/A	Yes	No	
Plant Materials Selection	Plant materials for the new pervious area are not provided at this time. Existing vegetation and trees may already meet the standard or may need to be supplemented with additional plantings to meet the standard.			?	See additional staff analysis and conditions in the main body of the Notice of Decision.
3. Design Harmony and Compatibility					
Building Materials/Components	<p>Scale and Compatibility: Windows, doors and additional second story retains the residential character of the building and consistent with the Multi-family zoning of the adjacent property.</p> <p>Durability/Maintenance: Fiber-cement lapsiding boards are used as the main exterior material. Roof material is fiberglass shingles. These are standard materials used for residential structure and reasonably durable and easy to maintain.</p>		X		
4. Design Components					
a. Colors	The proposed color palette is predominantly neutral earth tones, including a light grey and dark wood for the exterior walls and a complementary roof color (see Attachment 6, Colors and Materials)		X		
b. Modulation	The building is well-modulated, with the mass broken up by recessing parts of the second floor, and providing shed roofs at the first floor of the West and East Elevations.		X		
c. Facade	The massing of the various parts of the building dictates the articulation, which is primarily expressed with the windows and stone veneer applied to the base of the public face of the building. Additional articulation with trim colors and roof colors is likely; however, since proposed exterior color is not provided, this is not known at this point.		X with conditions		2. Additional articulation with the use of a contrasting window trim color and roof color is encouraged, but not required.
d. Ground Level	The north façade has a large blank wall where the		X		

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	stairwell is located but will not be visible to the public since there will be a fence along the north property line which visually screens this north façade from public view.					
e. Corporate Style	The architecture retains the residential character of the existing building.		X			
5. Signage	The Applicant intends to submit a sign application under a separate permit.	X				
6. Transition	The existing structure has a nonconforming rear setback, having encroached into the 20-foot rear setback by approximately 4 feet (see Attachment 5, Site Plan). The residential style of architecture used for this project is compatible with the residential uses of the adjacent property.		X			
D. Nonmotorized and Vehicular Areas						
1. Barrier Free	The handicap access ramp is proposed where it is required by law.		X			
2. Circulation/ Trail Access	This is a small site with adjacent properties that do not need to access the office use proposed.	X				
3. Parking Area Design	The parking area is an existing gravel area with perimeter landscaping provided along the north edge of the property (boundary shared with the elementary school) and the Newport Way street frontage. Screening with trees and vegetation is provided along Newport Way. Due to the angle of the driveway to the property, the north row of parking spaces cannot be screened adequately from Newport Way. Small plants currently exist in a landscape area that serves as a green buffer between Newport Way and the north row of parking spaces. The southern row of parking is screened by the existing large trees and some understory. Based on the Site Plan, the landscape strip between the parking lot and the School District fence is School property. The Applicant is		X with condi- tions			3. The Applicant shall confirm the ownership of the landscape strip proposed that is shown on the Site Plan to be outside of the property line. If this area is owned by the Issaquah School District, the Applicant shall provide written proof of consent from the ISD to convert the gravel area to a landscape area and to remove the existing chain link fence..

Standards	Findings of Fact and Staff Analysis	Complies with IMC?			APPROVAL	CONDITIONS
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	proposing to replace the gravel area in the School property to use as a landscape screen for the parking lot. The Applicant is also installing a new wood fence along the northern property line to screen the parking lot.					
Items 4 -6	Not applicable					
7. Transition of Design Elements and Amenities	The landscape area serves as the main transition from the Newport Way sidewalk and roadway to the interior of the site. The existing landscape area is deep and wide, providing adequate room for large trees and potentially, additional plants to fill in the spaces and provide a solid screen of the parking lot from Newport Way and the north property line shared with the School District property.		X with condi- tions			4. Per Table 18.12.070(B)(3), Type 2 Landscaping shall be provided for the Parking Lot.
E. Service and Storage Areas						
Screening – Service Yards and Outdoor Storage	The dumpster/recycling area is located at the northeast corner of the building and is not provided with screening.			X		5. The trash bins/recycling bins shall be stored inside the building or screened with a permanent structure with access doors, or evergreen shrubs and trees.. Provide the calculations for the required size of waste collection bins for 3 waste streams per the Recology requirements (information provided to the Applicant via email on 4/13/15).
Screening – Mechanical Equipment	An existing 6’ tall fence screens the ground-mounted mechanical equipment from view of the neighboring property to the east and north. No rooftop mechanical equipment will be visible from the neighboring properties.			X		6. To ensure full compliance with the screening requirements, the ground-mounted HVAC units shall be screened with an evergreen tree and hedge planted along the pavement edge, in the pervious area where an existing shed is being removed.

NOTICE OF DECISION

ADMINISTRATIVE SITE DEVELOPMENT PERMIT Windsor Construction Addition

APPLICATION NO: ASDP15-00013

April 26, 2016

I. Application Information

Project name: Windsor Construction Addition

Staff Contact: Amy Tarce, Senior Planner
Development Services Department, 425-837-3097
amyt@issaquahwa.gov

Property Owner: Ken and Kyle Sinner
42618 SE 149th Place
North Bend, WA 98045

Applicant: Michael O'Brien
O'Brien and Associates Architects
605 E. Sunset Way, Suite 100
Issaquah, WA 98027

Request: Approval for Administrative Site Development Permit for second floor addition to an existing residential structure formerly used as a hair salon, to be used as professional office space. Existing parking lot will remain and impervious area will be reduced while additional landscape area will be provided.

<u>Location:</u>	540 Newport Way NW	
<u>Existing Land Use:</u>	The property is currently vacant but most recently used as a hair salon.	
<u>Adjacent Uses:</u>	(see Vicinity Map, Attachment 2)	
North:	Issaquah Valley Elementary School	
South and East:	Village Green (single-family detached condominium housing)	
West:	Newport Springs (residential condominiums)	
<u>Zoning:</u>	"MF-M, Multi-family, Medium" density Residential , Effective April 29, 2013	
<u>Comprehensive Plan</u> (Ord. 2706, Amended effective February 18, 2014):	Subarea: Newport	
	Land Use Designation: "Multi-family residential"	
<u>Project Description:</u>	Remodel of existing 2004 s.f. structure and addition of 1098 s.f. on the second story. The total gross floor building area, when completed, is 3102 s.f., on a lot size of 11,325 s.f. Nine parking spaces are provided at the front of the property. New landscape area will be provided at the northeast corner and the east side (rear of the building) to reduce the nonforming impervious area situation. Additional description provided in Project Narrative in Attachment 3, Project Narrative.	
<u>Attachments:</u>	Attachment 1	Design Checklist and Staff Analysis, ASDP15-00013
	Attachment 2	Vicinity Map and Zoning
	Attachment 3	Project Narrative
	Attachment 4	Public Comments
	Attachment 5	Site Plans, Building Elevations and Landscape Plan
	Attachment 6	Colors and Materials

II. Public Notice

This is a Level 2 ASDP Minor review. Public notice was provided as required. A Notice of Application was mailed out to Parties of Record and surrounding property owners on April 8, 2016. One resident provide comments. Public comments and staff responses are found in Attachment 4.

III. Decision

The Development Services Department is the Decision Maker for the Administrative Site Development Permit application. Per IMC 18.04.220, Decision, the final decision shall be made using applicable approval criteria in accordance with the purpose and intent of this chapter. In the case of more than one (1) permit for a project, the decision of all permits shall be made by the decision-maker of the highest level of review. The decision shall be made after the development proposal has been reviewed through the appropriate review process and shall be approval, approval with conditions, or denial:

- A. Approval or Approval with Conditions: A decision of approval or approval with conditions shall be granted only if:
1. The development proposal is consistent with the Comprehensive Plan;
 2. The development proposal meets all applicable codes, rules, regulations and policies; and
 3. The development proposal satisfies the elements of the Design Criteria Checklist (see Chapter [18.07](#) IMC, Appendix 2).

Based upon the application, submitted plans (dated 4/07/2016), architectural plans and project narrative submitted on 12/08/16, listed Attachments, and Findings of Fact and Conclusions contained in this Notice of Decision, the Development Services Department approved the Administrative Site Development Permit application, ASDP15-00013, subject to the notes, terms and conditions of this Notice of Decision.

IV. Approval Criteria (IMC 18.04.390)

The purpose of the Administrative Site Development Permit (ASDP) is to obtain planning level approval with the confidence that the project meets the standards and guidelines contained in the Land Use Code (Issaquah Municipal Code Title 18) using criteria found in Chapter 18.07 including, if applicable, development regulations, the Design Criteria Checklist (Appendix 2), City of Issaquah Streets Standards (adopted on October 15, 2010), adopted engineering and utility standards, and other public safety standards, prior to the preparation of detailed infrastructure, building, and/or engineering or architectural drawings.

V. Determination for Level 2 Review – Change of Use

Three sets of criteria were used to determine the level of review for this proposed expansion to an existing commercial use in. A Level 2 review has been determined to be the appropriate level of review for the Windsor Construction Addition, as follows:

Since this is a change of use from a Personal Grooming Service to a Professional Office, the level of review is determined by comparing the levels of review for the two uses in the underlying zoning. IMC 18.06.130, Table of Permitted Land Uses, indicate that the proposed use, Professional Office, with less than 4,000 s.f. of gross building area, is a Level 3 review in the MF-M zone (see Office/Professional/Financial: Neighborhood Scale). However, Personal Grooming Service is a Level 2 review in the same zone. So, referring to Table 18.040100-3 Change of Use – Levels of Review, shows that if the previous use is a Level 2, and the proposed use requires a level 3 review, the appropriate review level is Level 2.

VI. SEPA

The threshold for SEPA review of development projects is 4000 s.f. of building gross floor area. The proposed building is only 3102 s.f.; thus, this project is exempt from SEPA review.

VII. FINDINGS OF FACT & CONCLUSIONS

A. Consistency with the Comprehensive Plan

Findings of Fact: The Comprehensive Plan is the guiding document for the City's aspirations and goals for future development. The Plan includes policies that require infrastructure and transportation improvements are available as development occurs; establish, improve and adhere to building and design standards, and manage growth consistent with the Growth Management

Act. Policies for Land Use, Transportation, Utility and Public Service, and Economic Vitality are some of the Elements that apply to this project. The Windsor Construction Addition proposes to rehabilitate and expand an existing residential structure that has formerly been converted into a professional service business, into a professional office use on a site that is currently designated as a Multi-family Residential Use.

Staff Analysis: The proposed Windsor Construction Addition proposes to re-use the existing structure for a Professional Office. Professional Office is a use compatible with the Multi-family Residential land use designation for the property.

Conclusion: The proposed Windsor Construction Addition, from a one-story hair salon to a two-story office is consistent with the purpose and intent for the Multi-family Residential use stated in the Comprehensive Plan.

B. Compliance with Zoning and Design Standards

The site is zoned MF-M, Multi-family Medium density (see Attachment 2, Vicinity Map and Zoning), and is subject to development standards in IMC 18.07 and Appendix 2, Design Standards.

The applicable development standards are as follows:

IMC 18.07 General Standards	Required	Proposed	Complies?
Min. Lot Size	2,500 s.f.	11,325 s.f. (not changing from existing)	Yes
Density	14.5 du/acre	N/A	Yes
Front (building) Setback	10 feet	More than 30 feet	Yes
Side (building) Setback	7 feet	Approx. 15 feet	Yes
Rear (building) Setback	20 feet	16'3" on first floor (existing); 20 feet on second floor	Yes
Pervious Surface, minimum (Max. Impervious Surface Ratio)	50% (50% max. impervious surface ratio)	41.84% (4738 s.f. out of 11,325 gross s.f. of lot area) The existing impervious area is 65.45%	No (see discussion under "Nonconforming Situations")
Base Building Height	40 feet	24'6"	Yes
Min. Lot Width	No minimum	101.75'	Yes

Staff Analysis: The proposal was reviewed for compliance with applicable standards in the Design Standards, Appendix 2 of IMC 18. A Design Review Checklist (Attachment 1) provides the detailed Findings of Fact, Analysis and determination of compliance. Given the limited scope of the proposal, many of the general standards do not apply. The attached checklist only includes applicable standards from Appendix 2. Conditions of approval are provided where the proposal did not meet the design standards.

IMC 18.07.110 Accessory Structures include mechanical equipment, decks porches, walkways, satellite antennae and other minor structural elements. Accessory structures are included in the impervious area calculation, per subsection B.5. The proposed site plan shows an existing accessory structure, a free standing shed, at the north end of the property, to be removed. The removal of the shed allows for the addition of pervious area. The same is true for the removal of the existing decks in the rear yard. IMC18.07.110.B.10 allows minor structural elements such as

decks to intrude into required setbacks, depending on the height of the deck. For decks that are less than 30 inches from the finished grade, the deck may extend within 3 feet of the side or rear lot line. For decks that are above 30 inches, decks may only extend up to 20% of the required setback. The new landing at the exit door meets the required setback for minor structural elements.

Conclusion: The project complies with the Development Standards in IMC 18.07 and Appendix 2, Design Standards, with approval conditions found in Attachment 1, Design Checklist and the following additional conditions:

C. Nonconforming Situations (IMC 18.08)

Findings of Fact: The existing structure encroaches into the required rear setback by 4 feet and the site exceeds the maximum impervious area for the “MF-M, Multi-family Medium” residential zoning district. Thus, the project site is a legal nonconforming lot and structure.

IMC18.08.40.A states, “Development may be permitted on a legal, nonconforming lot in any district provided all pertinent local and state rules and regulations are met, including setbacks, impervious surface ratio, ...landscape requirements, and parking.” Additional clarification is provided in IMC18.08.050.C, Change of a Legal Nonconforming Situation (including Remodel or Alteration of Structure or Site), which states: “A nonconforming situation may be changed, including the remodel or alteration of a structure or site; provided, that the change shall decrease the degree of nonconformity by conforming to the fullest extent practical and feasible with the applicable provisions of this title for the structure and/or site elements subject to change.” Staff used the criteria cited above: 1) decrease in degree of nonconformity and 2) conform to the fullest extent practical and feasible in reviewing the proposal for compliance with the Land Use Code, City’s Street Standards, King County stormwater regulations, and other state regulations.

Staff Analysis: The proposed second-story addition to the existing structure at 540 Newport Way meets the rear setback requirement and the site improvements will increase the pervious area on site by 6.85%, by removing the gravel area at the north side yard, the deck in the rear yard, and adding a small green area by the ADA parking space. This will result in impervious area decreasing to 58.16%, compared to the existing impervious area of 65.45%.

Conclusion: The proposed Windsor Construction Addition will decrease the nonconforming impervious area by 6.85% while respecting the building setbacks for the additional second story.

D. Parking (IMC 18.09)

Findings of Fact: The existing gravel parking lot will continue to be used and the area “HMA” will be incorporated into the parking lot to accommodate the required no. of parking for the office use. The driveway will remain in its present location as well. The parking lot is located at the front of the property and partially visible along Newport Way. Existing large trees and some understory plants provide a landscape screen for the parking lot along Newport Way. There is no screening provided on the north edge of the property. All parking spaces proposed are head-in (90 degree angle from the edge of the parking lot). Wheelstops are provided since there is no raised curb provided for the parking lot. A total of 9 spaces are provided, with one ADA parking space, included in the total 9 spaces.

The purpose of the parking standards, according to IMC18.09.010.A, is to assure adequate off-street parking, reduce on-street parking, increase traffic safety, maintain smooth traffic flows,

and reduce the visual impact of parking lots. Three specific sections of the Parking Chapter in the IMC that are applicable to this proposal are as follows:

IMC 18.09.040 Off-street parking standards

The required minimum parking spaces for an office use such as proposed for this site, is 1 space for every 300 s.f. of office space.

IMC18.09.090 Parking area standards. This section specified the parking space dimensions as well as paving material, driveway location, location of barrier-free spaces and landscape screening for parking areas. Parallel stall dimensions is 8’ by 23’.

IMC18.09.090.L, Landscaping and Screening. Parking area landscape screening is provided in IMC 18.12.

Staff Analysis:

Off-street parking required: With a gross building area of 2719 s.f., as defined by IMC 18.09.040.B, the total required parking is 9 spaces.

IMC18.09.090.A The purpose of Required Standard Spaces and Aisles: provide safe access and adequate parking area for vehicles, including public safety vehicles.

IMC18.09.090.G Standard aisle widths and radius shall permit accessibility to vehicles, including public safety vehicles. Driveway design is reviewed for compliance with the City’s Street Standards. Aisle width for 90-degree parking configuration is 24-feet for double-loaded parking lots, such as what is proposed.

	Stall Dimensions req’d for 90-degree head in parking	Proposed	Quantity
Standard Stalls	9’ x 20’	7 – 9’ x 20’, and 1 – 8’ x 20’ per ADA standard	89%
Compact Stalls (up to 60% allowed)	9’ x 15’	1 – 9’ x 15’	11%
Total parking spaces		9	100%

Conclusion: The project complies with the Parking standards in IMC 18.09 subject to approval conditions found in Attachment 1, Design Checklist and Landscape requirements for the Parking Lot.

E. Landscaping (IMC 18.12)

Findings of Fact: Landscape requirements for each land use district is found in Table 18.12.0060(A). This Table, specifies types of landscape required for the Street Frontage, the Perimeter of the property, and Landscape Buffers where applicable, for each Land Use Type. For MF-M zoning, Type 3 landscaping is required for the Street Frontage and the Perimeter of the property. No Landscape Buffer is required since all adjacent uses to the Windsor Construction Addition project site is zoned MF-M as well, or CF-F, Community Facilities, which is considered a more intense land use.

Additional landscape requirements for parking areas with less than 25 spaces are shown in the next table, Table 18.12.060(B), which indicates that a Type 2 landscape is required for the Street Frontage and the perimeter of parking lots. A Type 2 landscape functions as a visual screen, and described more fully in Table 18.12.070(B)(3). The purpose of a Type 2 landscape is to separate uses and land use districts, typically found between commercial and industrial zones, multifami-

ly and single family zones, or commercial and residential zones. The Table also directs to additional landscape requirements for parking lots found in IMC 18.12.100.

According to Table 18.12.070 (B)(3), the purpose of Type 3 Landscaping is to provide a visual buffer to separate and soften the appearance of uses and typically found along street frontage or between multi-family developments. It requires a min. of 30% evergreen trees and 30% evergreen shrubs, with ground cover spaced and sized to cover the landscape area within 3 years. It also specifies that landscape requirements for setbacks should provide the Type 3 landscape type for the first 10 feet of setback from the right-of-way or property line.

Landscape areas exist along the perimeter of the Windsor project site and the street frontage; however, the planting and vegetation may not meet the required Type 2, Visual Screen and Type 3, Visual Barrier specified in the Landscape standards. The proposed landscape plan shows existing shrubs along the north and south perimeter of the parking lot, and existing large trees along the street frontage and smaller bushes at the northwest corner of the lot. In addition, fences 6-foot tall screen the property at the south, east, and the north partially. The north fence almost lines up with the building width, and is 5 feet tall.

Staff Analysis:

There are two types of landscape requirements that this project is required to comply with: perimeter landscape for visual screening, and parking lot landscaping. For parking lot screening, the Design Standards provide other options such as a permanent screen wall, fence or trellis, in lieu of a 100% solid evergreen planting. The applicant may opt to extend the 5-foot tall wood fence on the northern property line to screen the parking lot from view of the elementary school and the southbound traffic on Newport Way.

INTERPRETATION: Interior parking lot landscaping is not required, as prescribed in Table 18.12.100 – Additional Landscape Requirements for Parking Areas, because this requirement is meant to break up large expanses of continuous rows of parking spaces. Since the proposed parking area has no more than 6 spaces in a row, this requirement is waived.

Conclusion: The proposed parking for the Windsor Construction Addition complies with the Parking Standards at this phase of review, subject to approval conditions for screening of parking lot.

F. Outdoor Lighting (IMC18.07.107)

Findings of Fact: The purpose of the Outdoor Lighting standards is to protect adjacent uses, natural area, pedestrians, and/or vehicular traffic from excessive spillover light and glare generated by exterior building and or site lighting. Outdoor lighting levels are prescribed in Table 18.07.107.E1, Outdoor Lighting Standards. Exterior lighting levels for the MF-M zone is 5 footcandles. Light spillover limits is 0.8 footcandles. Additional lighting standards applicable to this project can be found in the Design Standards Checklist (Attachment 1).

Staff Analysis: This is a very small project. Exterior lighting required will primarily be for pedestrian safety in the parking lot and building entries. Safety lighting, will be reviewed at the building permit phase.

Conclusion: The project is required to meet all applicable exterior lighting standards. The details of the lighting fixture and exterior light levels will be reviewed for compliance with IMC 18.07.107 and the Olde Town Design Standards at the construction permit.

G. Other Standards and Requirements

a. SIGNS

Signs will require a separate permit and will be required to meet IMC 18.11.

b. ENGINEERING AND SITE UTILITY REQUIREMENTS

Site Access

- 1. A gravel parking lot is acceptable, provided the first 20' of the driveway behind the right-of-way, is paved.**
- 2. Driveways shall be angled 90 degrees to the street, unless designated as right turn only with approval of the engineer.**
- 3. Driveways intersection with an arterial must be right turn only unless the driveway is signalized.**
- 4. Site distance requirements must be met per the Street Standards Section B - Access Control (Driveway). Obstructions such as power poles, fire hydrants, trees cannot be located within 15' of a driveway edge, unless they meet the Obstruction Criteria, Section D of the Street Standards.**

Stormwater:

- 5. A Side Sewer Permit shall be submitted to connect to the sewer main on Newport Way NW. A Traffic Control Plan is required to demonstrate how traffic impacts to Newport Way will be mitigated during construction activity.**
 - 6. On-site stormwater management has been reviewed at a preliminary level and will be reviewed at construction permit for full compliance. Due to the small lot and scope of this project, a separate site work permit review will not be required. Site and landscape details will be reviewed with the building permit.**
- ### c. IMPACT FEES
- 7. Park, Fire, School and Transportation Impact Fees shall be paid by the Applicant prior to issuance of the Building Permit. The actual fee amounts will be based on the adopted fee schedule at the time of building permit issuance.**

ASDP15-00013 – CONDITIONS OF APPROVAL

Pursuant to the Issaquah Municipal Code Article 18, including Appendix 2, Design Standards, the following Conditions shall apply to the project.

ASDP Conditions

1. Submit a Landscape Plan, Plant Schedule and Irrigation Plan with the Building Permit. Demonstrate how the landscape plan meets the requirements for screening the parking lot per IMC 18.12.100.

2. Additional articulation with the use of a contrasting window trim color and roof color is encouraged, but not required.
3. The Applicant shall confirm the ownership of the landscape strip proposed that is shown on the Site Plan to be outside of the property line. If this area is owned by the Issaquah School District, the Applicant shall provide written proof of consent from the ISD to convert the gravel area to a landscape area, to serve as a landscape screen or buffer for the parking lot, and to remove the existing chain link fence.
4. Per Table 18.12.070(B)(3), Type 2 Landscaping shall be provided for the Parking Lot.
5. The trash bins/recycling bins shall be stored inside the building or screened with a permanent structure with access doors, or evergreen shrubs and trees. Provide the calculations for the required size of waste collection bins for 3 waste streams per the Recology requirements (information provided to the Applicant via email on 4/13/15).
6. To ensure full compliance with the screening requirements, the ground-mounted HVAC units shall be screened with an evergreen tree and hedge planted along the pavement edge, in the pervious area where an existing shed is being removed.
7. Park, Fire, School and Transportation Impact Fees shall be paid by the Applicant prior to issuance of the Building Permit. The actual fee amounts will be based on the adopted fee schedule at the time of building permit issuance.