

The waiver for height above the allowed 36 ft. should not be granted.

1. Seventy-nine residential units can be built within the allowed 36 ft height.

Applicant states in its plan that limiting the building height to the allowable 36 ft would result in relegating the entirety of the project to studios. In other words, applicant admits that the project is in fact feasible by relegating the entirety of the project to studios. The city should not bear the burden of a project taller than any other project in the city, in order to make the project more desirable for the applicant, to the detriment of neighbors and all other citizens of the city.

- Planning department response to previous appellant that proof was not provided is not proper. Applicant's own statement demonstrates that 79 units can be provided in structure(s) limited to 36 ft height. Further, requiring appellant to provide proof, when a simple calculation shows that it is possible, is not reasonable.
 - If the applicant desires a mix of larger units, it has the option of building fewer units. The 79 units is a maximum allowed and not a mandate.
 - The fact that a 35% density bonus results in a denser project (studios vs 1- and 2-bedroom units) is obvious, and should come as no surprise.
2. The city or county is not required to waive or reduce development standards that would cause a public health or safety problem, cause an environmental problem, harm historical property, or would be contrary to law.

Granting the height waiver means there would be more two-bedroom and one-bedroom units, and fewer studios. The increase in occupancy would result in health, safety and environmental problems, thereby allowing the city to not allow the height waiver.

- The only ingress and egress for vehicles is a single driveway on Rosecrans, close to the Rosecrans – Highland intersection. During rush hour, traffic backs up to the proposed location of the driveway, creating an unsafe intersection (safety issue). Further, the idling cars waiting for egress onto Rosecrans creates both a health issue for close by apartments, and additional pollution (environmental).

- The statement that a traffic study indicates that there would be no more traffic moves than other uses of the property does not provide insight into the timing of those traffic moves. Business traffic tends to be spread throughout the day. On the other hand, residents in the proposed project, commuting to and from work, would add to the already heavy traffic during rush hour on Rosecrans and Highland. It is well known that Rosecrans and Highland feeding into Vista del Mar is a heavily traveled commuter route.

AVERAGE UNIT SIZE FOR 79 UNITS WITHOUT 4TH FLOOR

BASIS:

Remove entire 3rd floor from Applicant's Existing Plan. (Third floor has largest unit area).
Smaller 4th floor remains top floor - becomes new 3rd floor.

The average unit size for 79 units USING APPLICANT'S EXISTING PLAN but eliminating the 3rd floor is 664 sq ft. The 664 sq ft is suitable for a reasonable mix of units. (For example: 58 singles plus 21 one or two-bedroom units). Therefore, a height waiver is not required and should not be granted. Calculations provided below.

The Applicant's justification calculation has the following errors.

- The assumed unit utilization rate of 72% is unreasonably low. The submitted project has a utilization rate of 76%.
- Applicant's calculation subtracts the open space requirement AFTER applying the assumed utilization rate rather than subtracting from net building envelope (BEFORE applying the assumed utilization rate).

Using Applicant's Plan, but Eliminating the 3rd floor, rather than assuming a utilization rate, reduces the unit area from 72,932 to 52,495 ($72,932 - 20,437 = 52,495$).

Allowing 79 units provides an average unit size of 664 sq ft ($52,495 / 79 = 664$), suitable for a reasonable mix of units.

Existing Applicant's Highrose plan:

	Unit Area	Total Area
Lower Level	6,140	8,770
Ground Level	14,613	25,120
2 nd Floor	20,155	24,337
3 rd Floor	20,437	23,784
4 th Floor	11,587	14,206
total	72,932	96,217
Total without 3rd floor	52,495	72,433

Typical single per Applicant Plan = 512 sq ft

Typical 1 or 2 Bedroom per Applicant Plan = 1073 sq ft

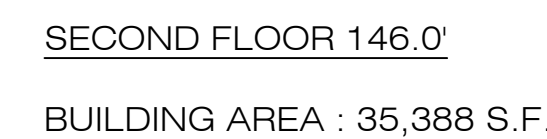
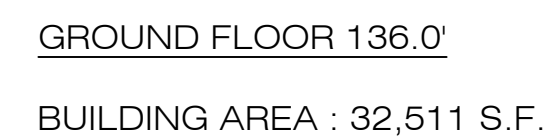
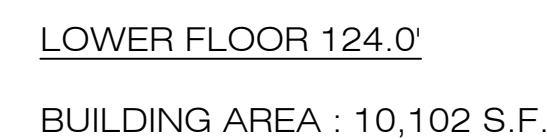
Mix of 79 units without 3rd floor

58 singles plus 21 one or two bedroom

$$(58 \times 512 = 29,696)$$

$$(21 \times 1073 = 22,533)$$

$$(58 + 21 = 79); (29,696 + 22,533 = 52,229)$$



LOWER FLOOR AT 124.0' : 10,102 S.F.
GROUND FLOOR AT 136.0' : 32,511 S.F.
SECOND FLOOR AT 146.0' : 35,388 S.F.

NET BUILDING ENVELOPE TOTAL : 78,001 S.F.

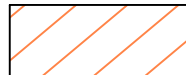
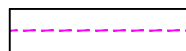
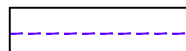
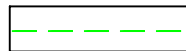
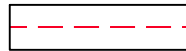
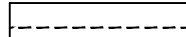
REQUIRED OPEN SPACE:
220 SF/UNIT
220 SF X 79 UNITS = 17,380 SF

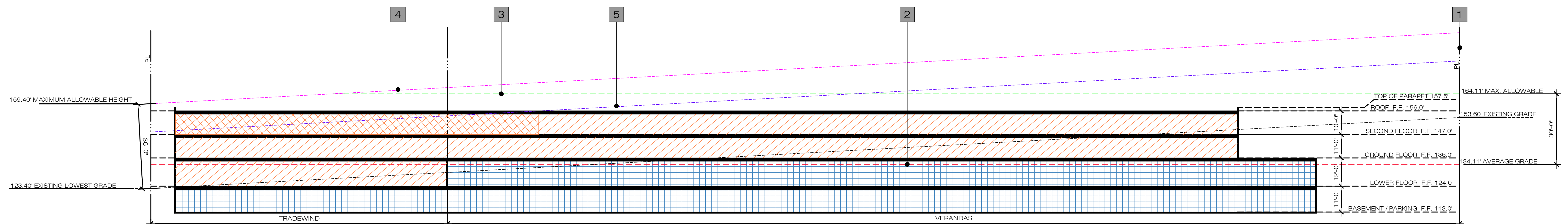
TOTAL B.F.A. (BUILDABLE FLOOR AREA):
NET B.F.A. (BASED ON 72% EFFICIENCY)
 $78,001 \times .72 = 56,160$ SF
 $56,160$ SF - $17,380$ SF = $38,780$ SF

RENTABLE AREA PER UNIT:
38,780 SF / 79 = 490.9 S.F. PER UNIT

NOTES:
THE FOLLOWING SPACES DEDUCTED FROM TOTAL RESIDENTIAL UNIT AS PART OF 72%
CORRIDORS, STAIRS, LOBBIES, TRASH, STORAGE, ENCLOSED AMENITY SPACES

calculation use
72% efficiency

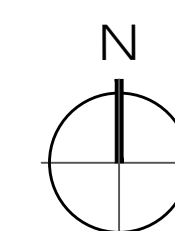
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|---|---|---|-----------------------------------|
| 1 | PROPERTY LINE | | |
| 2 | AVERAGE GRADE HEIGHT | | |
| 3 | MAXIMUM ALLOWABLE HEIGHT
30' ABOVE AVERAGE GRADE |  | BUILDING AREA |
| 4 | MAXIMUM ALLOWABLE HEIGHT
36' ABOVE LOWEST GRADE |  | BUILDING AREA INCLUDED 3' SETBACK |
| 5 | 24' ABOVE AVERAGE GRADE |  | PARKING AREA |
| 6 | RAMP TO PARKING GARAGE | | |
| | |  | 36' LINE ABOVE LOWEST GRADE |
| | |  | 24' LINE ABOVE EXISTING GRADE |
| | |  | 30' LINE ABOVE AVERAGE GRADE |
| | |  | AVERAGE GRADE LINE |
| | |  | EXISTING GRADE LINE |

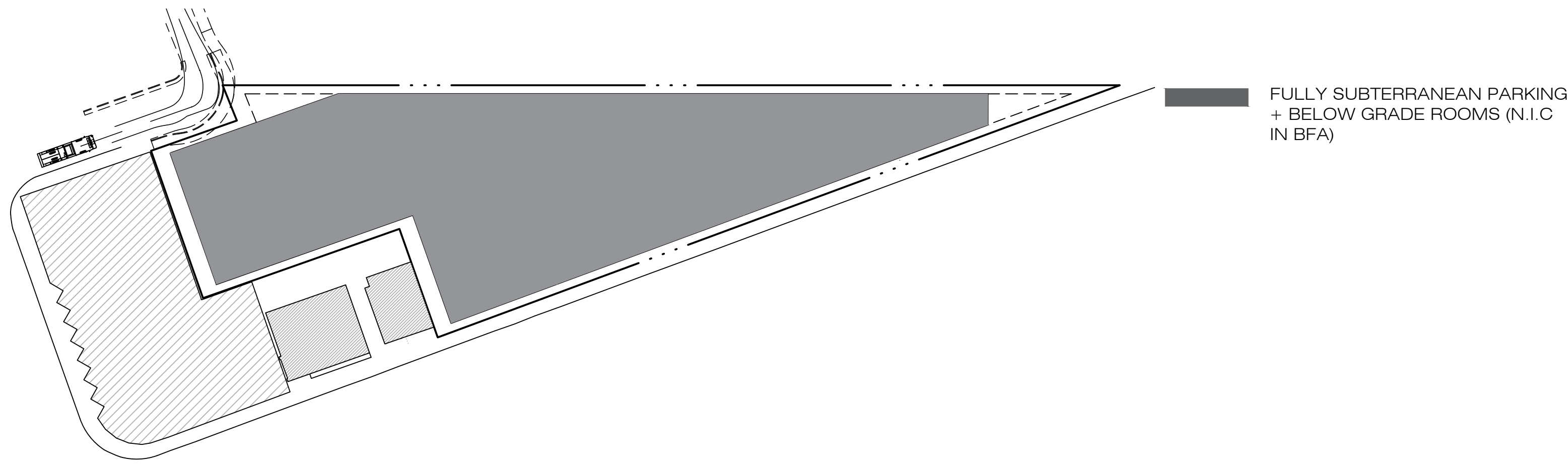


30' OVER AVERAGE GRADE - NO MORE THAN 36' ABOVE ACTUAL GRADE

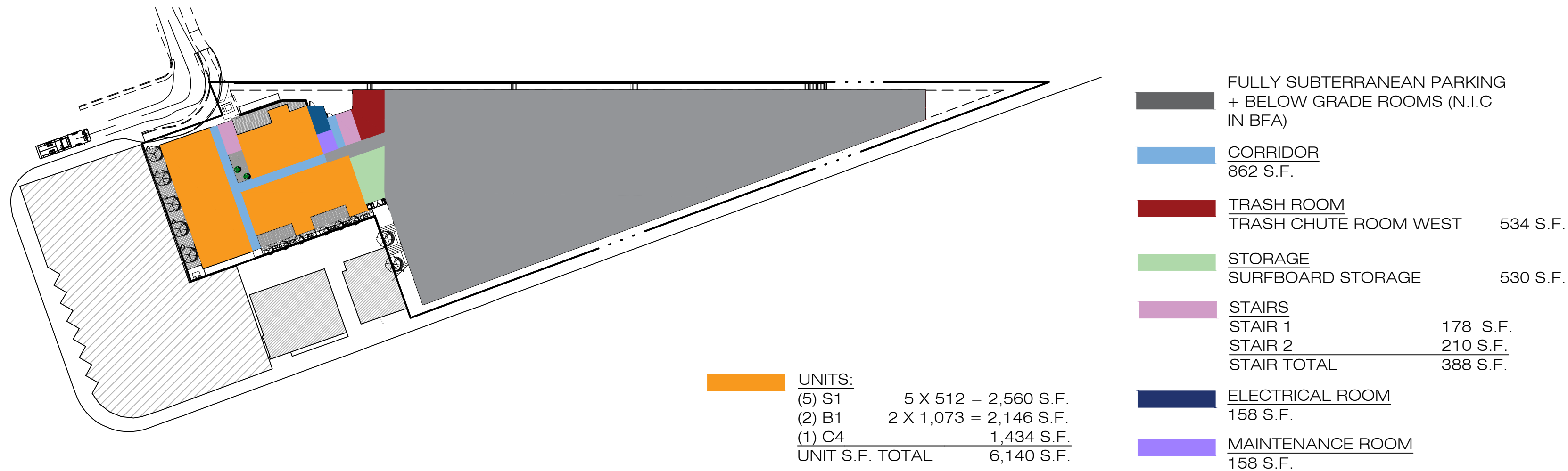
THE OPEN SPACE DISTRIBUTION IS NOT REFLECTED INTO THIS CALCULATION.

BUILDING ENVELOPE BASE MODEL



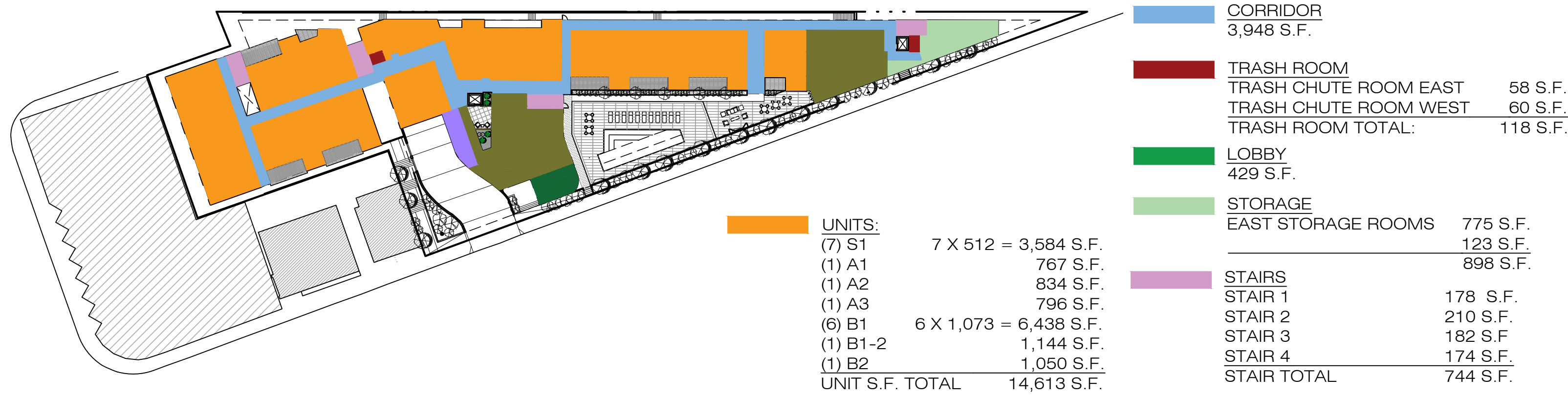


BASEMENT FLOOR - LEVEL 113.0'



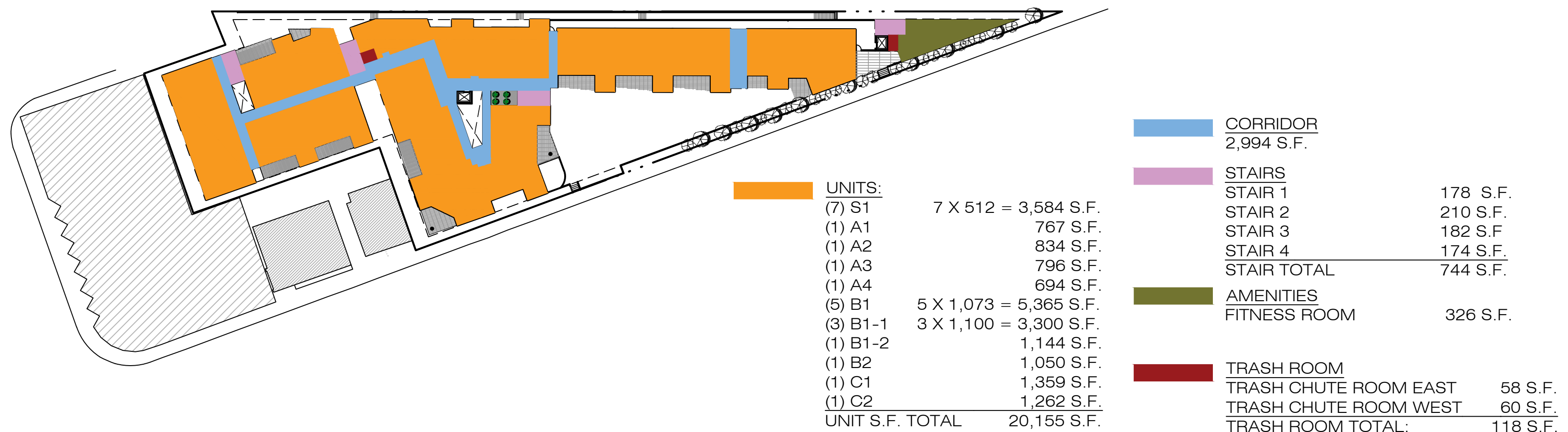
LOWER FLOOR - LEVEL 124.0'

LOWER LEVEL 124' UNITS + CORRIDOR + TRASH + STORAGE + STAIR + ELECTRICAL + MAINTENANCE
LOWER LEVEL B.F.A.: 6,140 + 862 + 534 + 530 + 388 + 158 + 158 = 8,770 S.F.



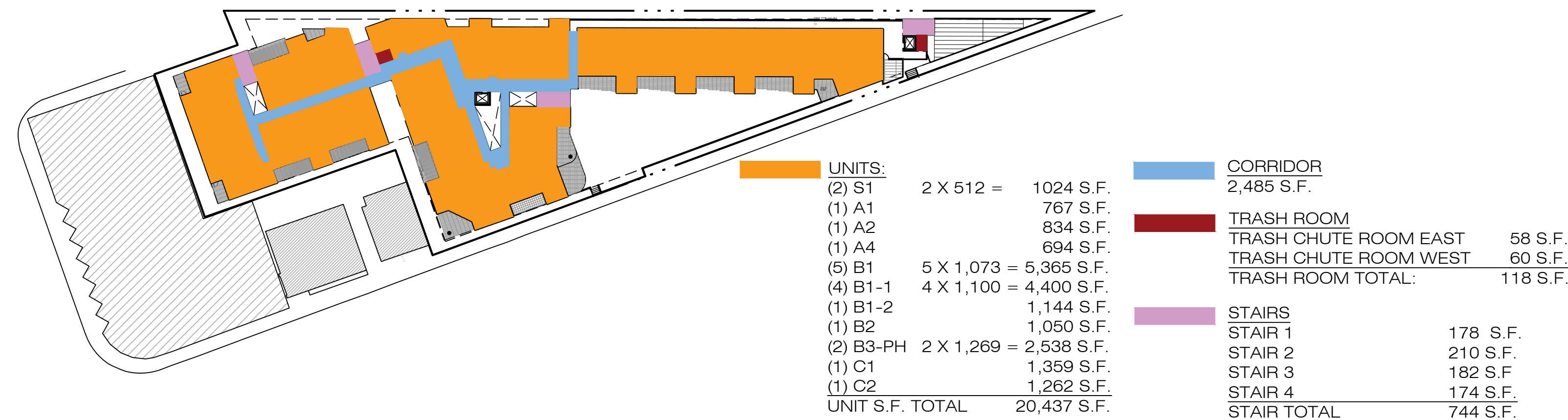
GROUND LEVEL - 136.0'

GROUND LEVEL 136.0' UNITS+ CORRIDOR + TRASH + LOBBY + STORAGE + STAIRS + MECH/MAINT. + AMENITIES
GROUND LEVEL B.F.A. 14,613 + 3,948 + 118 + 429 + 898 + 744 + 331 + 4,039 =25,120 S.F.



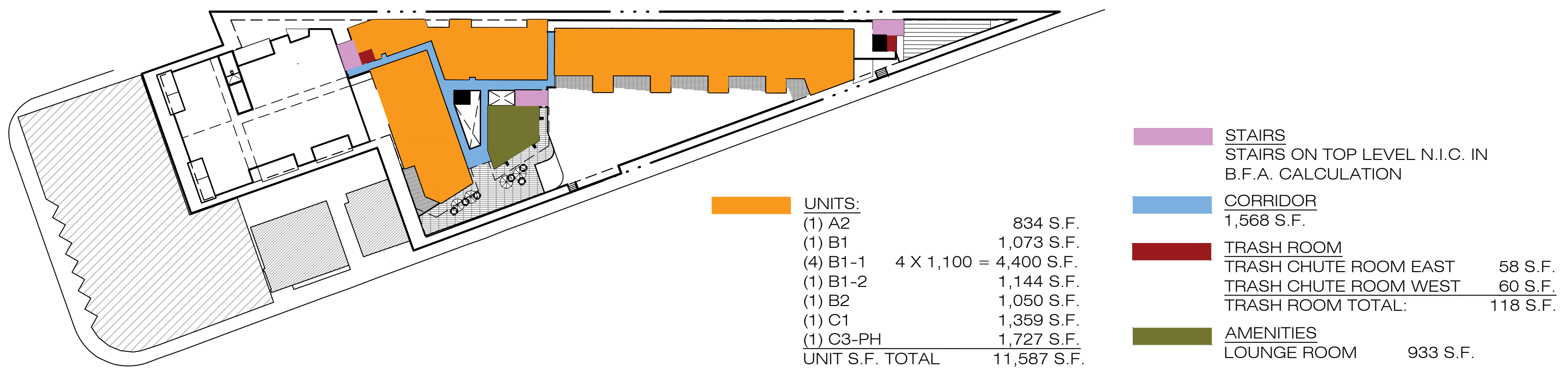
SECOND LEVEL - 147.0'

SECOND LEVEL 147' UNITS + CORRIDOR + STAIRS + AMENITIES + TRASH
SECOND LEVEL B.F.A.: 20,155 + 2,994 + 744 + 326 + 118 =24,337 S.F.



THIRD FLOOR - 157.5'

THIRD LEVEL 157.5' UNITS+STAIR+TRASH+CORRIDOR 156.0'
THIRD LEVEL B.F.A. 20,437 + 744 + 118 + 2,485 =23,784 S.F.



FOURTH FLOOR - 168.0'

FOURTH LEVEL 168.0' UNITS + STAIRS + CORRIDOR + TRASH ROOM + AMENITIES
FOURTH LEVEL B.F.A.: 11,587+0 +1,568 +118 + 933 =14,206 S.F.

TOTAL B.F.A. BASEMENT LEVEL 118' LOWER LEVEL 124'+GROUND LEVEL 136'+SECOND LEVEL 146'+THIRD LEVEL 156'+FOURTH LEVEL 166'
0 + 8,770 + 25,120 + 24,337 + 23,784 + 14,206 = 96,217

