

M E M O R A N D U M

DATE: February 18, 2018

TO: Christine Greene, Development Planning Division

FROM: *KY* Kyin Yin, Development Services Division

SUBJECT: *PLN2017-00094, Conditional Use Permit, Andrew's Cafe
11882 Main St, Sunol*

We received and reviewed the revised plans, regarding the above subject application to allow construction of a new restaurant (replacing existing Sunol Railroad Café) in a SD (Sunol Downtown District) Zoning, located at 11882 Main Street, south side, approximately 350 feet west of Bond Street, Sunol, bearing County Assessor's designation: APN 096-0140-016-.

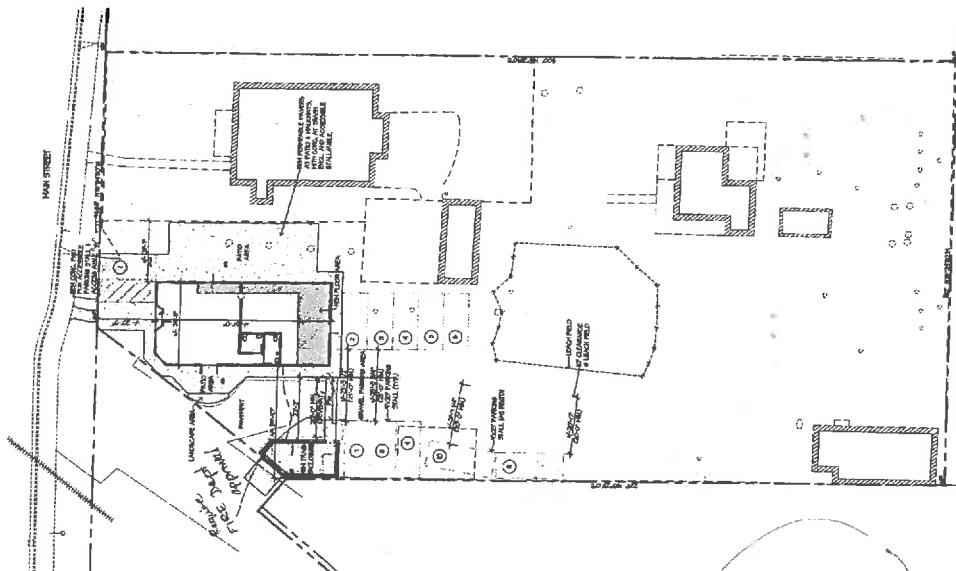
Should this application receive favorable consideration by the Planning Department, please consider the following recommendations in establishing the conditions of approval:

1. Any right-of-way dedication, road improvements, and any necessary relocation of utility facilities shall be at no cost to the County.
2. Note on the plans: "The Developer or the Contractor shall obtain an encroachment permit, or permits, from the Permit Center before beginning work within the right-of-way of any public roadway under the jurisdiction of the County."
3. Include the Stormwater note and Impervious/Pervious Area Summary Table per attached example on the plan.
4. Design of the proposed parking, site entrance, parking and turn-around areas shall be reviewed and approved by the Fire Department prior to the building permit.
5. On-site driveway and parking area structural pavement section are required designed by a civil engineer. The minimum structural section should be 2 inches asphalt concrete over 6 inches aggregate base, or equivalent.
6. Require that the project be designed to provide access for the handicapped.
7. The improvement plans should show topography, contours, and spot elevations.
8. Design of the proposed new trash enclosure and the alternative connection detail must be approved by the Cleanwater Permit Section.
9. Parking space sizes should conform to the County minimum of 9' x 18' for compact vehicles, 9' x 20' for standard vehicles, and 14' x 20' for handicapped parking.
10. Adequate provisions for silt and erosion control in both construction and post construction phases of development should be provided.
11. All paved slopes should have a minimum 0.5 percent grade.

12. The developer shall design all landscaping irrigation so runoff is minimized. Design of landscaping shall consider that the use of pesticides and fertilizers shall be minimized to prevent storm water contamination (i.e., native and/or pest resistant plants).
13. The applicant shall provide measures to prevent the discharge of contamination materials into public drainage facilities during both construction and post-construction periods. It is the responsibility of the applicant to comply with Federal, State, or local water quality standards and regulations.
14. Source control of potential pollutants, such as “good housekeeping” practices shall be used during construction to prevent construction related contaminants from entering the storm drain system.
15. Outdoor storage of potential pollutants or storm water contaminants must be under a roof, cover, or temporary tarp during the rainy season.
16. All work must be in compliance with Alameda County ordinances, guidelines, and permit requirements.
17. Due to the limited information provided, we completed only the preliminary review. When road improvement plans are submitted, the detailed review can begin.

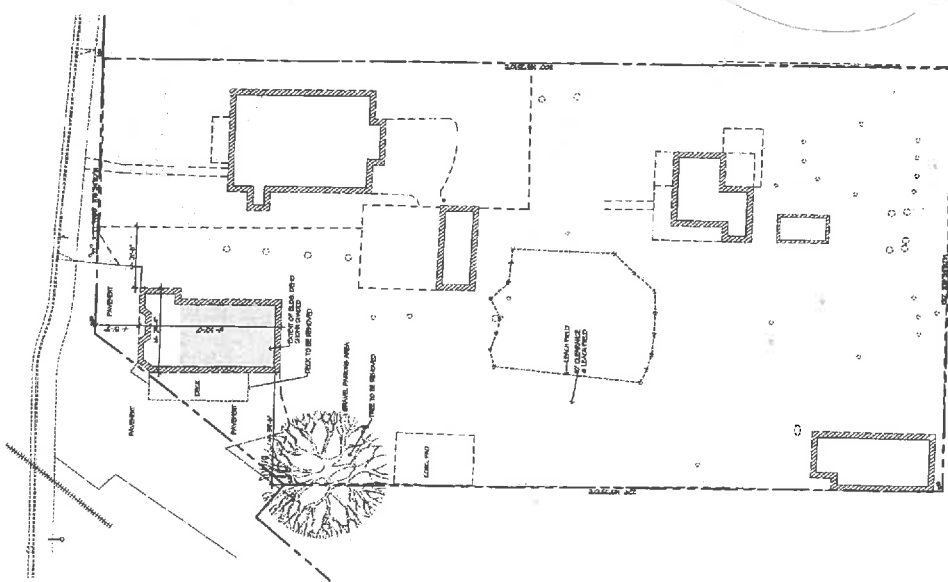
Should you have questions, you may contact me at extension 55954.

/KY

[illegible]

Transcription of DNA
 → mRNA
 → Ribosomes
 → Polypeptide chains
 → Proteins

NEW ASSEMBLY AREA (TOWNS RECTOR)
4400 SW. / 4400 - 8 PLACES STALLS



IMPERVIOUS AREA SUMMARY			
TYPE OF IMPERVIOUS SURFACE	EXISTING--TO REMAIN (PARCEL 1)	NEWLY CREATED (PARCEL 2)	POST-PROJECT
ROOF AREAS	1,775 SF	4,080 SF	5,855 SF
DRIVEWAYS, WALKWAYS, PATIOS	3,200 SF	750 SF	3,950 SF
TOTAL IMPERVIOUS SURFACE	4,975 SF	4,830 SF	9,805 SF

STORMWATER REQUIREMENTS:

THE TOTAL IMPERVIOUS SURFACE AREA FOR THE DEVELOPMENT IS LESS THAN 10,000 SQUARE FEET. THEREFORE, THE DEVELOPMENT IS SUBJECT TO PROVISION C.3.1 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT. THE FOLLOWING SITE DESIGN MEASURES ARE INCLUDED IN THE PROJECT PLANS:

- DIRECT ROOF RUNOFF ONTO VEGETATED AREAS.
- DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS AND/OR PATIOS ONTO VEGETATED AREAS.

Greene, Christine, CDA

From: Khan, Muhammed, Env. Health
Sent: Wednesday, December 6, 2017 6:01 PM
To: Greene, Christine, CDA; Sawrey-Kubicek, Phil, CDA
Cc: 'johalsimeen@gmail.com'; Colom, Natali, Env. Health
Subject: PLN2017-00094: 11870 Main St, Sunol

Good evening Christine and Phil,

Alameda County Department of Environmental Health has reviewed the proposed project in relationship to the subject PLN at the subject property and has no issues with it. Please let me know if you have any questions. Thanks.

Sincerely,

Muhammed Khan, Senior R.E.H.S, M.P.A
OWTS Technical Compliance Coordinator
Alameda County Department of Environmental Health
Land Use Program
1131 HARBOR BAY PKWY
ALAMEDA CA 94502
(510)639-1287



Alameda County Fire Department

Fire Prevention Bureau

Plan Review Comments

399 Elmhurst Street, Room 120 , Hayward, California 94544 (510) 670-5853 Fax (510) 887-5836

6/28/2017

Alameda County
Community Development Agency
Planning Department
224 West Winton Ave., Room 111
Hayward, California 94544

To	Christine Greene	PLN #	2017-00094
Address	11882 Main Street, Sunol		
Job Description	New Café to Replace Restaurant		
Reviewed By	Monica Jackson, Deputy Fire Marshal		

Review of Planning referrals are usually based on information and plans that lack sufficient information and details for specific comments. The primary focus of our review is to assure fire access to the site. Specific fire and building code issues will be addressed during the regular building permit submittal and review process.

Conditions of Approval

The following conditions shall be met prior the issuance of a building permit and fire clearance for occupancy.

For Building Permit Phase:

1. On sheet A0 under Building Data the occupancy classification provided is an M. Generally restaurant type occupancies are not classified as an M. Clarify at Building Permit phase.
2. On the plans indicate what the previous occupancy classification was as well as the new occupancy classification as part of the Building Permit phase submittal.
3. On sheet A0 under Occupant Data the full square footage is not accounted for in the occupant load. Clarify at Building Permit phase.

Additional Information:

Fire Extinguishers. (Section 906 of the 2016 California Fire Code)

Extinguishers shall be visible and unobstructed. Signage shall be provided to indicate fire extinguisher locations. Locations of all fire extinguishers shall be shown on the plans.

Fire extinguisher shall meet a minimum classification of 2A 10BC. Extinguishers weighing 40 pounds or less shall be mounted no higher than 5 feet above the floor

measured to the top of the extinguisher. Extinguishers shall be inspected monthly and serviced by a licensed concern annually.

FD Building Key Box (Section 506 of the 2016 California Fire Code)

Building Access. A Fire Department Key Box shall be installed at the main entrance to the Building. Note these locations on the plans. The key box should be installed approximately 5 1/2 feet above grade. The box shall be sized to hold the master key to the facility as well as keys for rooms not accessible by the master key. Specialty keys, such as the fire alarm control box key and elevator control keys shall also be installed in the box. Show location of the required fire department key box on the plans.

The key box door and necessary keys are to be provided to the fire inspector upon the final inspection. The inspector will then lock the keys into the box.

Key Box / Switch Order Information. Key boxes and switches may be ordered directly from the Knox Company at www.knoxbox.com

Exit Hardware. (Sections 1008.1.9 1008.1.9.1, 1008.1.9.2, 1008.1.9.3, 1008.1.9.4, 1008.1.9.5 of the 2016 California Building Code)

All exit hardware, even when the door is in a locked position, shall be openable from the egress side within one action. No keys, special knowledge or effort shall be required. Hardware shall be of a type, such as panic or lever-acting, that does not require grasping. Where additional locks or latching devices are desired on the door, such shall be interconnected to the exit hardware so upon activation of the exit hardware all locks and latches release with that one action.

Main Entrance Hardware Exception. (Section 1008.1.9.3(2)exceptions 2.1, and 2.2 of the 2016 California Building Code)

An exception for A-3, B, F, M, S occupancies and all churches does allow key-locking hardware (no thumb-turns) on the main exit when the main exit consists of a single door or pair of doors. When unlocked the single door or both leaves of a pair of doors must be free to swing without operation of any latching device. A readily visible, durable sign on or just above the door stating "This door to remain unlocked when building is occupied" shall be provided. The sign shall be in letters not less than 1 inch high on a contrasting background. This use of this exception may be revoked for cause.

Exit Signs (Sections 1011.1, 1011.2, 1011.4, 1011.5 of the 2016 California Building Code)

Where required readily visible exit signs in cases where the exit or path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in a corridor is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. Exit signs shall be internally or externally illuminated. Show locations of all exit signs on the plans.

Means of Egress Illumination (Sections 1006.1, 1006.2, 1006.3 and 1006.4 of the 2016 California Building Code)

The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. The means of egress

illumination level shall not be less than 1 foot-candle at the walking surface level. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator.

Addressing. (Section 505 of the 2016 California Fire Code and local ordinances)

Addressing shall be illuminated or in an illuminated area. The address characters shall be contrasting to their background. If address is placed on glass, the numbers shall be on the exterior of the glass and a contrasting background placed behind the numbers.

Building Address. The building shall be provided with all addresses or the assigned address range so as to be clearly visible from either direction of travel on the street the address references. The address characters shall not less than 6 inches in height by 1-inch stroke. Larger sizes may be necessary depending on the setbacks and visibility.



BUILDING INSPECTION DEPARTMENT

(510) 670-5440 • FAX (510) 293-0960

Public Works Agency
— Alameda County —

Daniel Woldesenbet, Ph.D., P.E., Director

399 Elmhurst Street • Hayward, CA 94544-1395 • www.acgov.org/pwa

Planning Application Review Response

Date: 7/10/2017

Application: PLN2017-00094, To Allow Construction of a new restaurant replacing existing Sunol Railroad Cafe, Conditional Use Permit.

Location: 11882 Main St., Sunol, CA

Planning Date/Staff: 6/19/2017, Christine Greene

BID Staff: Alan Tam

Project Review Notes

1. A simple floor plan and a coversheet. Existing building first floor 1376 sf per coversheet description. Add 390SF. Occupancy M with V-B Construction Type.
2. Addition and Remodel of Existing Restaurant Structure

Referral Conclusion

Building Division has no objection to proceed with planning process. A change of occupant load per Building and Fire code will require the building to comply with the current California Building Codes in Structural, Disabled Access and fire safety requirements. The project will require Environmental Health approval for septic system. The project will be subject to the County Sprinkler Ordinance.

Special Project Conditions for the Building Permit Application:

1. Building permit application must include the compliance with the CBC Chapter 11B Accessibility upgrades, structural and fire safety requirements. The County Sprinkler Ordinance will apply.
2. Occupant load calculations and detailed code requirements will be reviewed upon receiving a complete building permit application. Assembly area without fixed seating, tables and chairs, may need to use occupant load factor of 7 instead of 15 as shown on Sheet A0.
3. Trash enclosure shall be covered and comply with Alameda County clean water requirements AC 15.08.190.
4. A site permit may be required for onsite stormwater system, trash enclosure and other accessory structures, underground utilities, parking lot lighting, and accessible path of travel.

General Conditions for the Building Permit Application:

1. Comply with building codes (Building, Electrical, Mechanical, Plumbing, Energy, and Green Building Codes) in effective and submittal requirements at time of submitting for building permits – 2016 California Building Codes effective on January 1, 2017.
2. A California licensed architect or engineer shall be designated as the design professional in responsible charge for the project submittal.

Notes: The Building Department has not conducted a complete permit search or code review for the proposed planning application. The owner or design professional shall be responsible for the property information filed with the planning application. Once the building permit application is filed with the Building Department, staff will perform building permit history search and code review.

Alameda County Sheriff's Office

Eden Township Substation
15001 Foothill Boulevard, San Leandro, CA 94578-1008



Gregory J. Ahern, Sheriff

Director of Emergency Services
Coroner - Marshal

September 28, 2017

Alameda County Community Development Agency
224 West Winton Avenue #111
Hayward, CA 94544

Attention: Christine Greene

RE: PLN2017-00094

My staff reviewed the attached application and has no objection to the request as long as it does not create an over concentration of alcohol outlets in the area and the business complies with the Alameda County Alcoholic Beverage Sale Regulations Ordinance C.O. 6.104.010.

Additionally, the business shall comply with all applicable sections of the State of California, Alcoholic Beverage Control (ABC) Act.

If further assistance is needed, please contact Deputy Steve Sweeney at (510) 667-3620.

Gregory J. Ahern
Sheriff-Coroner

A handwritten signature in black ink, appearing to read "Lt. M. Toms".

Lieutenant Michael Toms
Eden Township Division

MST:sgs

PROJECT REFERRAL

Date: June 19, 2017

RE: Case No. PLN2017-00094

If you have any questions, please contact me at the above number.

Sincerely,

Return to → 
Christine Greene
Development Planning Division
christine.greene@acgov.org

cc: Applicant: JASJIT/JOHAL JOHAL 10025 Foothill Rod, Sunol, Ca 94586

Owner: KAMALJIT AND JASJIT JOHAL 11882 Main St, Sunol, Ca 94586

☒ No Comment - Date 7/10/17

Attachments

Angela
Grading

RAILROAD'S ORIGINAL

File No: 396-46

Agreement No. _____

PRIVATE ROAD ENCROACHMENT AGREEMENT

149558

THIS AGREEMENT is made this 1st day of September, 1989, by and between UNION PACIFIC RAILROAD COMPANY, a Utah corporation (hereinafter "Licensor"), and PAUL W. MASON, whose address is P.O. Box 587, Sunol, Ca 94586 (hereinafter "Licensee").

RECITALS:

The Licensee desires the construction, maintenance and use of a non-exclusive private road encroachment access upon and along the property of the Licensor (hereinafter called "Road Encroachment") consisting of a gravel surface and all appurtenances thereto, including but not limited to any gates, cattle guards, stop signs, identification signs, drainage facilities on and over the Licensor's right of way at Mile Pole 36.0, at or near Sunol, in Alameda County, Ca, in the location shown on the attached Print No. CA39646, dated August 22, 1989, marked Exhibit "A".

The Licensor is willing to grant the Licensee the right to use the Road Encroachment on the terms set forth below.

NOW, THEREFORE, the parties agree as follows:

Article I. LICENSOR GRANTS RIGHT.

The Licensor grants the Licensee the right to use that portion of the Licensor's right of way for a Road Encroachment at the location shown on Exhibit "A" subject to the terms set forth herein and in the attached Exhibit "B". In consideration of the license and permission granted herein, the Licensee agrees to observe and abide by the terms and conditions of this agreement and to pay to the Licensor a license fee of \$100.00 per year payable annually in advance and an administrative fee of \$100.00 upon the execution of this agreement.

Effective on or after the fifth anniversary of this Agreement and on or after the anniversary date of each subsequent five-year period, the Licensor may reevaluate the base upon which the license fee is computed. Changes in the license fee may be made by automatic adjustment in billing only once during each successive five-year period and shall not be applied retroactively.

Article II. TERM.

This agreement shall be effective as of the date first herein written,

and shall continue in full force and effect until terminated as provided in Exhibit "B".

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the date first hereinabove written.

UNION PACIFIC RAILROAD COMPANY

By *[Signature]*
Gen Dir Contracts & Real Estate

ATTEST:

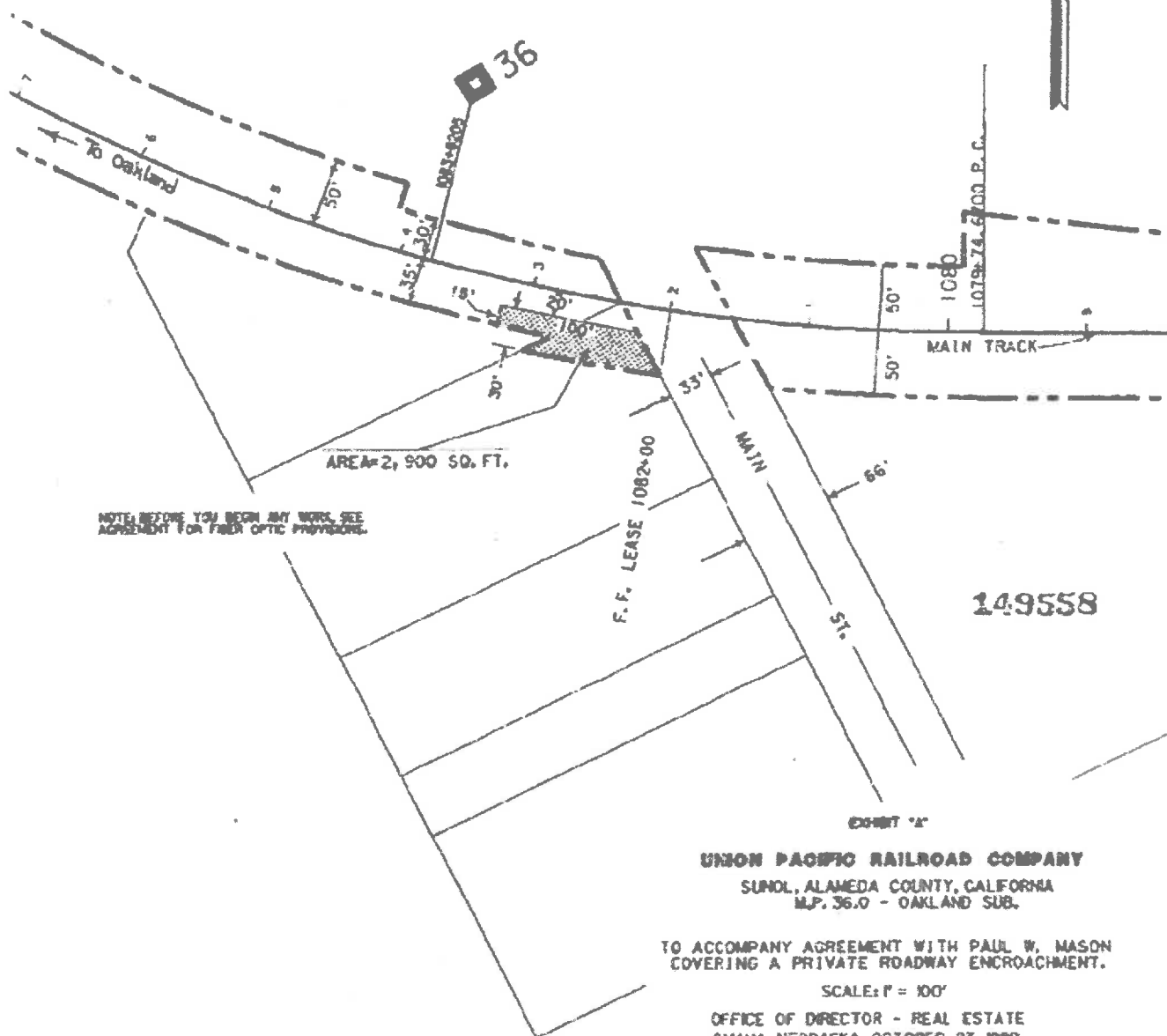
Michael F. Moore

By *Paul W. Mason*
Paul W. Mason

149558

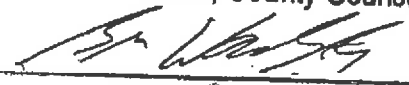
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DRN. GLC
 FILE: CA39646

Approved as to Form
RICHARD E. WINNIE, County Counsel

By 

**AN ORDINANCE ADDING CHAPTER 17.17 TO TITLE 17 OF THE ORDINANCE
CODE OF THE COUNTY OF ALAMEDA ESTABLISHING A ZONING DISTRICT FOR
THE DOWNTOWN SUNOL AREA**

The Board of Supervisors of the County of Alameda ordains as follows:

SECTION I

Chapter 17.17 is added to Title 17 of the Ordinance Code of the County of Alameda to read as follows:

Chapter 17.17

SD DISTRICT

Sections:

- 17.17.010 Suñol Downtown District-Intent
- 17.17.020 Site development review – When required
- 17.17.030 Permitted uses
- 17.17.040 Conditional Uses – Board of Zoning Adjustments
- 17.17.050 Number of Dwelling Units
- 17.17.060 Building Site
- 17.17.070 Yards
- 17.17.080 Height of buildings
- 17.17.090 Other regulations

17.17.010 Suñol Downtown District-Intent

The intent of the Suñol Downtown District, hereinafter designated as SD District, is to implement the provisions of the East County Area Plan to regulate and control development of combined residential and commercial uses on a building site within the downtown area of the community of Suñol so as maintain the economic viability of such uses to the greatest extent possible consistent with provisions of the East County Area Plan. The District is established to recognize the existence of established residential and commercial uses that have coexisted in the same neighborhood for many years and form a cohesive neighborhood of buildings that have had a history of mixed residential and commercial retail or small manufacturing uses, and the existence of buildings that may be historically significant.

17.17.020 Site development review – When required

Any structure one thousand (1,000) square feet or more or any construction aggregating one thousand (1,000) square feet or more, including reconstruction of damaged or destroyed structures, shall be subject to Site Development Review pursuant to Section 17.54.220. Where a Conditional Use Permit or Variance is also required, the decision making body for said Site Development Review shall be the Planning Commission, and the Planning Commission shall be the decision making body for the Variance. All Site Development Reviews shall go before the Sunol Citizens Advisory Committee or its successor body, as an advisory

body to either the Planning Director or the Planning Commission, and approval shall be subject to making the findings outlined in Section 17.17.040 below.

17.17.030 Permitted uses

The following principal uses are permitted in any SD District:

- A. Any principal use permitted in the R-1-B-40 District, Section 17.08.030 and Chapter 17.22, subject to the provisions of that District, except as may be modified by the provisions of this Chapter;

17.17.040 Conditional Uses – Planning Commission

In addition to the uses listed in Sections 17.52.480 and 17.52.580, the following are Conditional Uses in an SD District and may be permitted or expanded if approved by the Planning Commission as provided in Section 17.54.135 and 17.19.010:

- A. Any other uses listed as conditional in the R-1 District, Sections 17.08.040; subject to the provisions of that District.
- B. Alcohol Outlet
- C. Animal hospital
- D. Bank or lending institution
- E. Barber shop/beauty parlor
- F. Bed and breakfast establishment as defined in §17.30.170.F.2.a
- G. Blue print/copying
- H. Church
- I. Dental laboratory
- J. Events center
- K. Hotel, motel
- L. Indoor recreation facility
- M. Library
- N. Medical clinic
- O. Nursery
- P. Office
- Q. Parking lot
- R. Pharmacy
- S. Private clubhouse
- T. Public utility substation
- U. Repair shop
- V. Restaurant
- W. Retail store
- X. Service station Type A
- Y. Tailor
- Z. Tavern
- AA. Theater
- BB. On any parcel that meets the minimum building site requirement for this district and has frontage on a County road, residential units, up to a maximum density of one unit per each 8,000 square feet of lot area of the residential portion of the building site, disregarding any fraction, subject to design review by the Planning Commission as part of its review of the Conditional Use Permit to ensure consistency with the historic, architectural, and visual context of the Downtown Suñol Plan area. For purposes of this section, the residential portion of the building site shall be that part

of the building site not occupied by commercial uses, including accessory uses such as storage or parking.

In addition to the findings required under §17.54.135, the Planning Commission shall not approve a Conditional Use in the SD District unless it finds that the use (A) will have no growth inducing impacts on the community; (B) is consistent with the septic tank standards and policies of the Alameda County Environmental Health Department and Alameda County Flood Control and Water Conservation District Zone 7; (C) will have no impacts on the existing road system; (D) is consistent with the policies of the East County Area Plan as amended; (E) the design of the project is consistent with the historic, architectural, and visual context of the Downtown Sunol Plan area; and (F) has been reviewed by the Sunol Citizens Advisory Committee or its successor body. For commercial uses the Planning Commission shall make the additional finding that: (G) the number of parcels with commercial uses on them is no greater than fifty percent (50%) of the total parcels in the Downtown Sunol District. For additional residential units under BB. above, the Planning Commission shall make the following additional findings: (G) the Alameda County Environmental Health Department has provided a letter stating that the proposed total number of bedrooms in the project can be supported by an on-site septic system.

17.17.050

Number of Dwelling Units

Except for units allowed under Section 17.17.040.BB above, the number of dwelling units permitted on a building site in an SD District shall not exceed the number obtained by dividing the area in square feet of the residential portion of the building site by 40,000 square feet, disregarding any fraction. For purposes of this section, the residential portion of the building site shall be that part of the building site not occupied by commercial uses, including accessory uses such as storage or parking.

17.17.060

Building Site

Except for uses on lots legally created prior to [effective date of the ordinance], every use in an SD District shall be on a building site having a median lot width not less than fifty (50) feet, an area not less than forty thousand (40,000) square feet, and frontage on a County road. A corner building site shall have a median lot width of not less than sixty (60) feet

17.17.070

Yards – Commercial Development

The yard requirements for commercial development in SD Districts shall be as follows, subject to the general provisions of Section 17.52.330:

- A. Depth of front yard: none except when the frontage of the abutting lot is in residential use, there shall be a front yard having a depth not less than 10 feet.
- B. Depth of rear yard: none except when the rear of the abutting lot is in residential use, there shall be a rear yard having a depth not less than 10 feet.
- C. Width of side yard: none, except that where the abutting lot at the side is in residential use, there shall be side yard having a width not less than 5 feet.

17.17.080 Height of buildings

- A. No dwelling shall have a height of more than two stories, except as provided by Sections 17.52.090 and 17.08.100, nor shall any building or dwelling have a height in excess of twenty-five (25) feet except as provided by Section 17.52.090.
- B. No commercial structure shall have a height in excess of thirty-five (35) feet except as provided by Section 17.52.090.

17.17.090 Other regulations

Both residential and commercial uses are permitted on the same building site. Where this occurs, the residential uses must meet the standards set out in this chapter for residential uses and the commercial uses must meet the standards set out in this chapter for commercial uses. Unless otherwise specified in this Chapter, commercial uses shall conform to the development standards of Chapter 17.38 C-1 Districts or as the Planning Commission may modify them to be more restrictive.

SECTION II

This ordinance shall take effect and be in force thirty (30) days from and after the date of passage and before the expiration of fifteen days after its passage it shall be published once with the names of the members voting for and against the same in the Inter-City Express, a newspaper published in the County of Alameda.

Adopted by the Board of Supervisors of the County of Alameda, State of California, on July 22, 2008 by the following called vote:

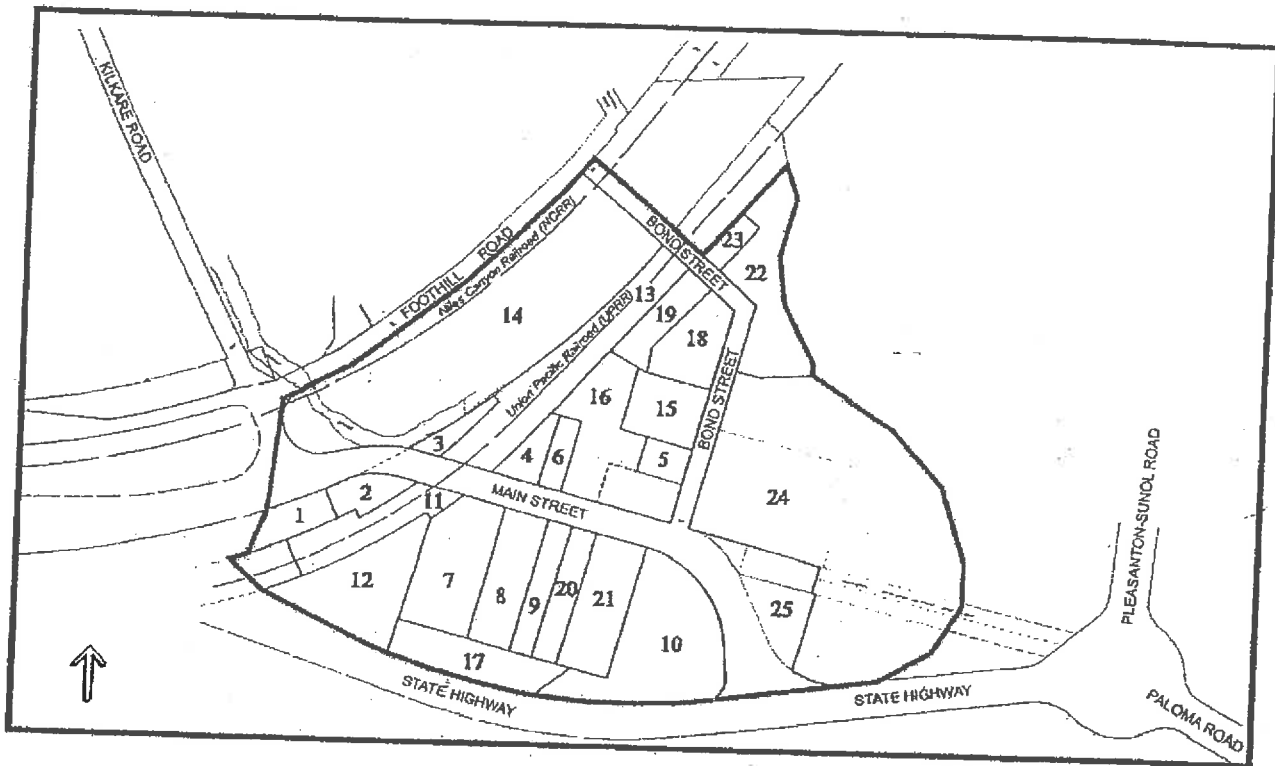
AYES: 5
NOES:
EXCUSED:


SCOTT HAGGERTY
President of the Board of Supervisors
County of Alameda, State of California

ATTEST: CRYSTAL K. HISHIDA, Clerk
of the Board of Supervisors, County of Alameda

By 

ATTACHMENT A PROJECT AREA



ASSESSOR'S PARCEL NUMBERS

1	96-0140-002-01	10	96-0140-015-00	19	96-0140-023-00
2	96-0140-003-03	11	96-0140-016-01	20	96-0140-024-00
3	96-0140-004-00	12	96-0140-016-03	21	96-0140-025-00
4	96-0140-007-02	13	96-0140-017-00	22	96-0155-001-00
5	96-0140-008-00	14	96-0140-018-00	23	96-0155-003-02
6	96-0140-010-00	15	96-0140-019-00	24	96-0155-004-01
7	96-0140-011-00	16	96-0140-020-00	25	96-0155-005-00
8	96-0140-012-00	17	96-0140-021-02		
9	96-0140-013-00	18	96-0140-022-00		

ATTACHMENT 2
PROPOSED GENERAL PLAN LANGUAGE

Sunol Downtown: allows Low Density Residential (single-family residential would be allowed by right) development as defined in this Plan; Medium Density Residential as defined in this Plan except that the maximum density shall be 5.5 units to the acre; as well as a variety of offices; and neighborhood and retail commercial uses (as defined in the SD District of the Ordinance) through the Conditional Use Permit process. Uses may be combined on one parcel, and current land uses may be changed within the parameters of this designation. *This designation allows a maximum building intensity of .1 FAR (including both commercial and residential buildings) on parcels on which commercial uses are located. Existing residential buildings may be converted to commercial uses on parcels where existing development exceeds .1 FAR if all other requirements for commercial development can be met.*