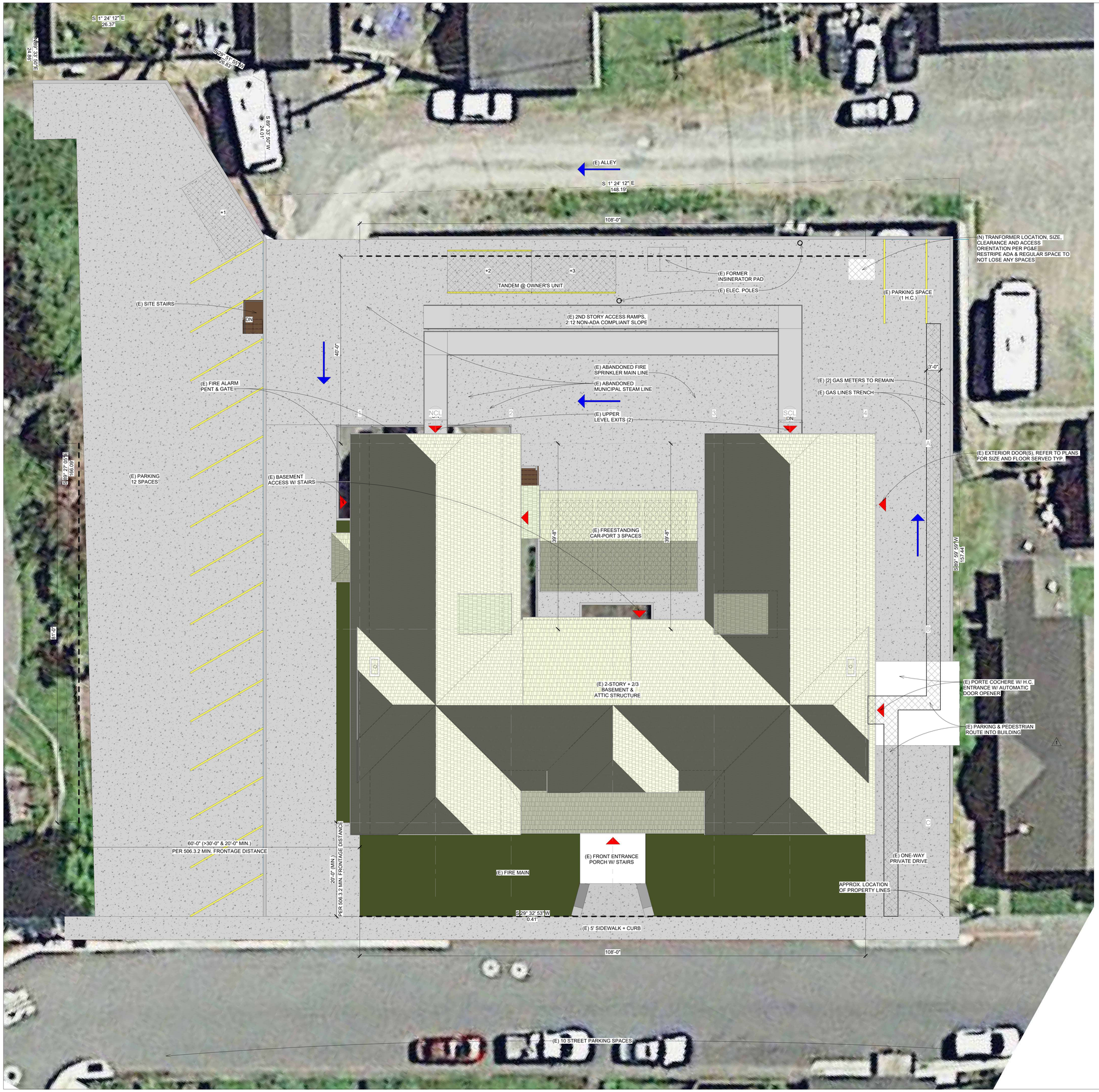

109.1.2.5 Parking Requirements for Uses Not in Compliance With Current Parking Requirements.

109.1.2.5.1 No additional parking spaces shall be required:

109.1.2.5.1.1 Whenever existing uses not in compliance with the parking standards of this Code are transferred to new owners or operators who will continue the use without significant change, or (Former Section INL#316-13.2(e)(1); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85)

109.1.2.5.1.2 When new uses are initiated within existing structures which generate the same level of parking demand as the former use, or (Former Section INL#316-13.2(e)(1); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85)

109.1.2.5.1.3 When the new use generates a lower parking demand. (Former Section INL# 316-13.2(e)(3); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85; Amended by Ord. 2214, 6/6/00)

109.1.2.5.2 Whenever the use of any premises which is not in compliance with the parking standards of this Code is enlarged, expanded, or intensified, additional parking spaces consistent with this Code shall be provided only for the enlargement, expansion, or intensification, and not for the entire use. (Former Section INL#316-13.2(e)(2); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85)

109.1.2.5.3 Whenever the use of any premises which is not in compliance with the parking standards of this Code is changed to a use where a higher parking demand is identified, additional parking spaces consistent with this Code shall be provided only for the additional intensity of the use, and not for the entire use. (Former Section INL#316-13.2(e)(3); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85; Amended by Ord. 2214, 6/6/00)

109.1.2.5.4 Levels of use, as they relate to this division, shall be determined by the Director based on engineering standards and design studies, and the principal and conditional uses of the specific zone district. (Former Section INL#316-13.2(e)(4); Added by Ord. 1668, Sec. 3, 1/15/85; Amended by Ord. 1692, Sec. 1, 6/11/85)

PARKING AUDIT:

(E) SPACES PROVIDED =31 (PER SITE CONDITIONS *NOT REFLECTED ON SITE PLAN)
- A. 12 IN-LOT (1 H.C.)
- B. 3 COVERED @ CARPORT
- C. 1 H.C. @ NE REAR FENCELINE
- D. 1 @ NE REAR FENCELINE
- E. 10 ON-STREET

27 PROVIDED

*R.O.W = 40' B ST. (30' CURB TO CURB)

(E) USES AUDIT (CURRENT CODE)
109.1.3.2.1 Hospitals. (ORIG. USE)

1/BED =48 [1ST=16, 2ND=32 PER ORIG. DRAW'S]
1/3 WORKER = 2 [ASSUMED 6 PER HISTORIC PHOTO]
=50 SPACES/**27 PROVIDED = 54% ADJUSTED**

R1-SHORT TERM RENTAL USE
109.1.4.1.3 Hotel, Motel, Rooming House. One (1) parking space for each sleeping unit, plus two (2) manager parking spaces. (Former Section CZ#A314-26(D)(1)(c))

BASEMENT: 4,500 SF = 2 [SEE WAREHOUSE 1/2,500]
1ST FLOOR: 7,000 SF = 34 [SEE CLINICS 1/300 + 1/EMPLOYEE (10)]
2ND FLOOR: 7,000 SF = 10 (4x1 BED + 3x2 BED)
3RD/ATTIC: 4,500 SF = 4 (2x2 BED UNITS)
= 50 **x 54%** = 27 ADJUSTED SPACES
27 PROVIDED

R2-LONG-TERM RENTAL USE

PROPOSED ADDED USES
1. BASEMENT: KEEP (E) STORAGE + PHASE III (1) 2 BED CARETAKER'S UNIT (RESTORATION)
2. 1ST: KEEP (E) MEDICAL & DENTAL CLINIC USE
3. 2ND: (7) UNITS [(4) 1 BD-2B, 2C, 2F, 2G; (3) 2 BED -2A, 2D, 2E]
4. 3RD: (2) UNITS [(2) 2BD OWNER'S UNITS]

TOTAL ADDED UNITS: (4) 1 BED, (5) 2 BED

109.1.3.1.2 Family Dwellings with More than Two Dwelling Units.

1 PER 1BD = 4 (1x4)
+<40' 1/2 PER 1BD = 2 (1/2x4)
2 PER 2-3BD =10 (2x5)
+<40' 3/4 PER 2-3BD= 4 (3/4x5)
=20 FOR FLOORS 2 + 3
+ 2 [WAREHOUSE]
+34 [CLINICS]
=56 **x 54%** = 30 ADJUSTED SPACES
27 PROVIDED
+3 NEW SPACES (ADD STRIP'G)

<40' ASPHALT EXCEPTION
109.1.3.1.2.2 Except as provided in subsection 314-109.1.3.1.2.3, if the units are proposed on a parcel that is served by a roadway not improved to a width of forty feet (40') with asphalt or gravel, parking spaces in addition to those required by subsection 314-109.1.3.2.1, shall be provided as follows: (Former Section INL#316-13.3(a)(2)(b); Ord. 1668, Sec. 5, 1/15/85; Amended by Ord. 1692, Sec. 2, 6/11/85; Amended by Ord. 1842, Sec. 13, 8/16/88)

109.1.3.1.2.2.1 One-half (1/2) space for each one- bedroom unit; (Former Section INL#316-13.3(a)(2)(b)(1); Ord. 1668, Sec. 5, 1/15/85; Amended by Ord. 1692, Sec. 2, 6/11/85; Amended by Ord. 1842, Sec. 13, 8/16/88)

109.1.3.1.2.2.2 Three-fourths (3/4) space for each two (2) or three (3) bedroom unit; (Former Section INL#316-13.3(a)(2)(b)(2); Ord. 1668, Sec. 5, 1/15/85; Amended by Ord. 1692, Sec. 2, 6/11/85; Amended by Ord. 1842, Sec. 13, 8/16/88)

109.1.3.1.2.2.3 One (1) space for each four-bedroom unit. (Former Section INL#316-13.3(a)(2)(b)(3); Ord. 1668, Sec. 5, 1/15/85; Amended by Ord. 1692, Sec. 2, 6/11/85; Amended by Ord. 1842, Sec. 13, 8/16/88)

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REGISTERED PROFESSIONAL ENGINEER — GAGE DURAN — No. C-36668 — Exp. 12/31/24 — CIVIL — STATE OF CALIFORNIA

No.	Description	Date
1	Building & Fire Corrections	8/1/2023

Scotia Hospital
Interior Remodel
APN: 205-432-005
PERMIT SET

500 B St., Scotia, Ca. 95565

(P) SITE PLAN

Project Number	2021.20
Date	June 23rd, 2023
Drawn By	GD
Checked By	GD

A000 ⚠1

Scale 1/8" = 1'-0"

8/17/2023 1:32:06 PM