



PLANNING COMMISSION AGENDA REPORT

VII.

MEETING DATE: NOVEMBER 13, 2006

ITEM NUMBER:

SUBJECT: REVIEW OF ZONING APPLICATION ZA-06-51
440 FAIR DRIVE

DATE: NOVEMBER 2, 2006

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611

PROJECT DESCRIPTION

Request for review of Zoning Administrator's approval of a Zoning Application to legalize two storage containers and install a third container, and to allow an outdoor dining patio area within the required front landscaped area.

APPLICANT

The review was requested by Councilmember Linda Dixon. The applicant is Mark Mitchell, representing the property owner, Dennis D'Alessio.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

Handwritten signature of Mel Lee in black ink.

MEL LEE, AICP
Senior Planner

Handwritten signature of R. Michael Robinson in black ink.

R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

BACKGROUND

The 440 Fair Drive property contains a two-story, 20,745 square-foot medical office building constructed in the early 1960's.

On November 28, 2005, Planning Commission, on a 3-1 vote (Commissioner Fisler voting no, Vice Chair Hall absent) approved Conditional Use Permit PA-05-31 to legalize the parking of employee vehicles off-site for the Orange Coast Jeep Dealership at 2524 Harbor Boulevard at 440 Fair Drive, in conjunction with a minor conditional use permit to legalize outdoor boat and recreational vehicle (RV) storage and a development review to construct a 600 square foot storage building.

The property owner eliminated the off-site employee parking for the auto dealer, removed the outdoor RV and boat storage, and replaced the proposed storage building with the storage containers, for which the applicant requested approval under Minor Conditional Use Permit ZA-06-51. The applicant also proposes to install a 648 square foot outdoor seating area within the previously landscaped area along the Fair Drive frontage to accommodate a proposed pizza restaurant within the building.

The storage containers will not reduce required on-site parking or landscaping, will not interfere with on-site vehicle circulation, and are not visible from the street. The outdoor seating area will incorporate a raised landscaped planter between the outdoor seating area and the public street, will be of a decorative material, and contain appropriate plant materials to provide an attractive appearance from the street.

The Zoning Administrator approved ZA-06-51 on September 21, 2006. The decision was called up for review by Councilmember Linda Dixon on September 28, 2006.

ANALYSIS

Councilmember Dixon's request for review was based on a lack of parking for the subject application due to the parking spaces that were leased or rented to businesses other than those physically located on the site, resulting in spill-over parking on surrounding streets. It was also recommended that a condition of approval be added prohibiting the rental or leasing of the parking lot spaces to any businesses not located on-site.

According to the property owner, the portion of the parking lot used by Orange Coast Jeep for off-site parking was terminated on June 30, 2006 (see attached letter). However, staff has incorporated an additional condition of approval (condition no. 15) prohibiting the spaces in the parking lot being leased or rented to any businesses not located on-site.

If the request is denied, the applicant would be required to remove the storage containers and replace the landscaping that has been removed to accommodate the outdoor seating area.

GENERAL PLAN CONFORMITY

The use is consistent with the City's General Plan because the proposed use will not affect the Floor Area Ratio (FAR) of the site or generate traffic volumes in excess of those anticipated under the building intensity standards of the land use designation and the General Plan Traffic Model. The proposed site improvements comply with General Plan Policy CD-8A.3, which encourages patios, courtyards and similar features in commercial areas, and CD-8A3.6, which encourages the shielding of storage areas from public view.

ALTERNATIVES

The Commission has the following alternatives:

1. Uphold the Zoning Administrator's decision and approve ZA-06-51 with the recommended additional condition of approval; or
2. Overturn the Zoning Administrator's decision and deny ZA-06-51. The applicant could not submit substantially the same type of application for six months. Also, if the request is denied, it is also recommended that the applicant be required to remove the storage containers and replace the landscaping removed to accommodate the outdoor seating area no later than 30 days from the date of the decision.

CONCLUSION

The proposed use, with the recommended conditions of approval, should be compatible with surrounding properties and uses. Therefore, staff recommends approval of the uses.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Review Request
 ZA Letter
 Off-Site Parking Termination Letter
 Zoning/Location Map
 Plans Prepared By Applicant

cc: Deputy City Manager - Dev. Svs. Director
 Senior Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

 D'Alessio Investments, LLC
 Attn: Dennis D'Alessio
 440 Fair Drive, Suite 200
 Costa Mesa, CA 92627

Mark Mitchell
25108 Marguerite Parkway
Ste-A#174
Mission Viejo, CA 92692

File: 111306ZA0651Appeal	Date: 103006	Time: 8:30 a.m.
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RESOLUTION NO. PC-06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING ZONING APPLICATION
ZA-06-51**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Mark Mitchell, authorized agent for Dennis D'Alessio, with respect to the real property located at 440 Fair Drive, requesting approval of a Zoning Application to legalize two storage containers and install a third container and to allow an outdoor dining patio within the required front landscaped area; and

WHEREAS, the request was approved by the Zoning Administrator on September 21, 2006; and

WHEREAS, on September 28, 2006, the request was called up by Councilmember Linda Dixon for review by the Planning Commission; and

WHEREAS, the Planning Commission held a public hearing on November 13, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Zoning Application ZA-06-51 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for ZA-06-51 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, then this resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 13th day of November, 2006.

Bill Perkins, Chair,
Costa Mesa Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use, is substantially compatible with developments in the same general area. Granting the minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to properties or improvements within the immediate neighborhood. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation for the property. Specifically, the storage containers will not reduce required on-site parking or landscaping, will not interfere with on-site vehicle circulation, and are not visible from the street. The outdoor seating area will incorporate a raised landscaped planter between the outdoor seating area and the public street, will be of a decorative material, and contain appropriate plant materials to provide an attractive appearance from the street. The proposed site improvements comply with General Plan Policy CD-8A.3, which encourages patios, courtyards and similar features in commercial areas, and CD-8A3.6, which encourages the shielding of storage areas from public view.
- B. The use complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The use is compatible and harmonious with uses on surrounding properties.
 - The use is consistent with the General Plan.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Class 1, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- P1ng.
1. Street addresses shall be displayed in a manner visible from the street. Street address numerals shall be a minimum 12 inches in height with not less than 3/4-inch stroke and shall contrast sharply with the background.
 2. A copy of the conditions of approval for the Zoning Application shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 3. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 7 p.m., on Saturday; there shall be no construction activity on Sunday and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting or other quiet interior work.
 4. A raised landscape planter, a minimum of three (3) feet in height and four (4) feet in width, shall be provided as a buffer between the outdoor seating area and the public street. The planter shall be of decorative material (i.e., decorative block, stucco, or stone), and shall contain appropriate plant materials to provide an attractive appearance from the street. Plant materials shall meet with the approval of the Planning Division. The remaining street setback landscape areas shall comply with Costa Mesa Municipal Code Section 13-106 for required landscaping materials, including turf and/or ground cover, and the correct number of trees and shrubs
 5. The conditions of approval and ordinance or code provisions of Zoning Application ZA-06-51 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 6. The maximum occupancy for the outdoor seating area and adjoining restaurant, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.
 7. The outdoor seating area and adjoining restaurant shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
 8. Backflow prevention devices and other utility equipment shall be screened from view in a manner approved by the Planning Division.
 9. No signage of any type shall be displayed on the outdoor patio area (including umbrellas).
 10. The parking area shall be re-slurried and re-stripped. New parking lot

striping shall comply with the City's Parking Design Standards.

11. The storage containers shall be painted to match the existing building.
12. Site improvements related to the proposed outdoor seating area, the raised landscape planter, screening of trash enclosures, and the re-slurry and re-stripe of the parking lot, are required to be completed prior to the commencement of the restaurant use. The applicant shall contact the Planning Division to arrange an inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been complied with.
13. If the outdoor seating area is not installed, the applicant shall provide building setback landscaping per Costa Mesa Municipal Code Sections 13-103 through 13-108.
14. The storage containers shall be immediately removed upon discontinuance of their use or change of property ownership.
15. The parking lot spaces shall not be leased or rented to any businesses not located on-site.

CITY OF COSTA MESA
P.O. BOX 1200 COSTA MESA, CALIFORNIA 92628
APPLICATION FOR APPEAL OR REHEARING

FEE: \$

Applicant Name: Linda W. Dixon

Address: 77 Fair Drive, Costa Mesa, California, 92626

Phone: (714) 754-5327

Representing: Self (Council Member)

Decision upon which appeal or rehearing is requested: (Give number of rezone, zone exception, ordinance, etc., if applicable, and the date of the decision, if known.): ZA-06-51, 440 Fair Drive, Costa Mesa, CA.

Decision by: Zoning Administrator

Reason(s) for requesting appeal or rehearing:

The basis for this appeal is an apparent lack of parking for the subject application. Prior personal observations of the parking lot at 440 Fair Drive suggest that parking spaces are being leased/rented to businesses other than those physically located at this location. This results in spill over parking on residential streets. I am not opposed to the proposed use under the ZA, but believe a condition or other similar requirement be established which prohibits spaces in the parking lot to be leased/rented to any businesses not located on-site.

Date: 9/28/06

Signature: 
for Linda Dixon

For Office Use Only - Do Not Write Below This Line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:

11.13.06

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

SEP 28 2006



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

September 21, 2006

D'Alessio Investments, LLC
Attn: Dennis D'Alessio
440 Fair Drive, Suite 200
Costa Mesa, CA 92627

**RE: ZONING APPLICATION ZA-06-51
MINOR CUP FOR STORAGE CONTAINERS AND OUTDOOR SEATING AREA
440 FAIR DRIVE, COSTA MESA**

Dear Mr. D'Alessio:

Staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved; based on the findings and subject to the conditions of approval, code requirements, and special district requirements (attached). The decision will become final at 5 p.m. on September 28, 2006, unless appealed by an affected party including filing of the necessary application and payment of the appropriate fee or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Mel Lee, at (714) 754-5611, between 1 p.m. and 5 p.m., Monday through Friday.

Sincerely,

R. MICHAEL ROBINSON
Zoning Administrator

Attachments: Project Description
 Findings
 Conditions of Approval, Code Requirements, and Special District
 Requirements
 Approved Conceptual Plans

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

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PROJECT DESCRIPTION:

The subject property contains a two-story, 20,745 square-foot commercial building constructed in the early 1960's. The property is zoned C1 (Local Business). The two requests related to this application are summarized below.

Storage Containers

- The applicant is proposing to legalize two storage containers and install a third container for a total 640 square feet. The containers are used for storage of books and other materials related to one of the businesses within the building.
- The containers are located north of the existing building on the westerly side of the property, abutting the Orange Coast Jeep Dealership property.
- The containers, which are painted to match the building, will not reduce required on-site parking or landscaping, will not interfere with on-site vehicle circulation, and are not visible from the street.
- The containers are not counted toward Floor Area Ratio (FAR), nor do they generate additional parking requirements nor are they considered "structures" because they will not be allowed to have foundation or utility hookups for water or power to facilitate use as a habitable room. Additionally, the storage containers are required to be removed upon discontinuance of their use or change of property ownership.

Outdoor Patio Area

- The applicant proposes converting a former office space within the building to a pizza restaurant. A portion of the existing building façade along the Fair Drive frontage, which is currently a solid wall with high windows, is proposed to be replaced with storefront windows and doors. Because most of the area within the proposed 700 square foot restaurant space would be occupied by kitchen, storage, and restrooms, a 648 square foot outdoor dining patio is proposed within the required front landscaped area.
- A raised landscaped planter, a minimum of three (3) feet in height and four (4) feet in width, is required to be provided as a buffer between the outdoor seating area and the public street. The planter will be required to be of a decorative material (i.e., decorative block, stucco, or stone), and contain appropriate plant materials to provide an attractive appearance from the street. The applicant will be required to provide landscape and irrigation plans per code.
- The site provides adequate area to accommodate the required number of on-site parking spaces for the restaurant and the other existing uses within the building per Code (104 parking spaces total)¹; however, the applicant will be required to re-slurry and re-stripe the parking lot to ensure the minimum number of spaces are available for use by employees and patrons.
- Site improvements related to the proposed outdoor seating area, the raised landscape planter, screening of trash enclosures, and the re-slurry and re-stripe

¹ Based upon shared parking analysis.

of the parking lot, are required to be completed prior to the commencement of the restaurant use.

- To avoid an overuse of signage for the use, no signage of any type will be permitted to be displayed on the outdoor patio area (including umbrellas).
- The use is consistent with the City's General Plan because the proposed use will not affect the Floor Area Ratio (FAR) of the site or generate traffic volumes in excess of those anticipated under the building intensity standards of the land use designation and the General Plan Traffic Model. The proposed site improvements comply with General Plan Policy CD-8A.3, which encourages patios, courtyards and similar features in commercial areas, and CD-8A3.6, which encourages the shielding of storage areas from public view.

FINDINGS:

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use, is substantially compatible with developments in the same general area. Granting the minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to properties or improvements within the immediate neighborhood. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation for the property. Specifically, the storage containers will not reduce required on-site parking or landscaping, will not interfere with on-site vehicle circulation, and are not visible from the street. The outdoor seating area will incorporate a raised landscaped planter between the outdoor seating area and the public street, will be of a decorative material, and contain appropriate plant materials to provide an attractive appearance from the street. The proposed site improvements comply with General Plan Policy CD-8A.3, which encourages patios, courtyards and similar features in commercial areas, and CD-8A3.6, which encourages the shielding of storage areas from public view.
- B. The use complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The use is compatible and harmonious with uses on surrounding properties.
 - The use is consistent with the General Plan.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Class 1, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL:

- Plng.
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 2. A copy of the conditions of approval for the Zoning Application shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 3. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 7 p.m., on Saturday; there shall be no construction activity on Sunday and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting or other quiet interior work.
 4. A raised landscape planter, a minimum of three (3) feet in height and four (4) feet in width, shall be provided as a buffer between the outdoor seating area and the public street. The planter shall be of decorative material (i.e., decorative block, stucco, or stone), and shall contain appropriate plant materials to provide an attractive appearance from the street. Plant materials shall meet with the approval of the Planning Division. The remaining street setback landscape areas shall comply with Costa Mesa Municipal Code Section 13-106 for required landscaping materials, including turf and/or ground cover, and the correct number of trees and shrubs.
 5. The conditions of approval and ordinance or code provisions of Zoning Application ZA-06-51 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 6. The maximum occupancy for the outdoor seating area and adjoining restaurant, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.
 7. The outdoor seating area and adjoining restaurant shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
 8. Backflow prevention devices and other utility equipment shall be screened from view in a manner approved by the Planning Division.
 9. No signage of any type shall be displayed on the outdoor patio area (including umbrellas).
 10. The parking area shall be re-slurried and re-stripped. New parking lot

striping shall comply with the City's Parking Design Standards.

11. The storage containers shall be painted to match the existing building.
12. Site improvements related to the proposed outdoor seating area, the raised landscape planter, screening of trash enclosures, and the re-slurry and re-stripe of the parking lot, are required to be completed prior to the commencement of the restaurant use. The applicant shall contact the Planning Division to arrange an inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been complied with.
13. If the outdoor seating area is not installed, the applicant shall provide building setback landscaping per Costa Mesa Municipal Code Sections 13-103 through 13-108.
14. The storage containers shall be immediately removed upon discontinuance of their use or change of property ownership.

CODE REQUIREMENTS:

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. Approval of the Zoning Action is valid for one (1) year and will expire at the end of that period unless: building permits are obtained and construction commences; business license(s) is obtained and the business commences; or the applicant applies for and is granted an extension of time. A written request for an extension of time must be received by Planning staff prior to the expiration of the planning action.
 2. Use shall comply with all requirements of Section 13-43 and Chapter V, Article 3, of Title 13 of the Costa Mesa Municipal Code relating to development standards for commercial projects.
 3. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
 4. Hours of operation for customer service of the restaurant shall not include any time between 11:00 p.m. and 6:00 a.m.
 5. Truck deliveries for the restaurant shall not occur between 8:00 p.m. and 7:00 a.m.
 6. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108 as well as irrigation requirements set forth by the water agency.
 7. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be required as part of the project plan check review and approval process. Plans shall be forwarded by the applicant to the Planning Division for final approval.
 8. All landscaping and irrigation materials shall be properly installed, inspected, and maintained in a healthy condition, prior to release

of building utilities or the issuance of a Certificate of Occupancy, whichever is applicable or occurs first.

9. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure shall conform with City standards. Standard drawings are available from the Planning Division.
- Bus. Lic. 10. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections and releases will not be granted until all such licenses have been obtained.
11. Business license(s) shall be obtained prior to the initiation of any business on this site.
- Bldg. 12. Comply with the requirements of the Uniform Building Code as to design and construction and CCR Title 24 pertaining to "Disabled Access Regulations".
- Trans. 13. No traffic impact fee for the storage containers shall be required, provided that the containers have no foundation and have no utility hookups for water or power to facilitate use as a habitable room.

SPECIAL DISTRICT REQUIREMENTS:

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 to obtain Sanitary District requirements.

Orange Coast

COSTA MESA



CHRYSLER



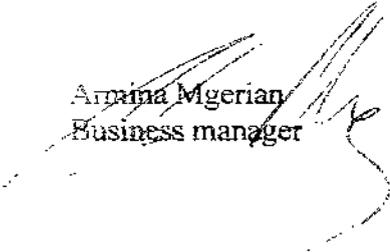
JUNE 1ST, 2006
DALESSIO INVESTMENTS
440 Fair dr suite 200
Costa Mesa, CA, 92626

DEAR VENDOR

Please be advised that effective June 30th we will be terminating our tenancy.

If you have any questions, please contact Gary C Gray.

Sincerely yours,

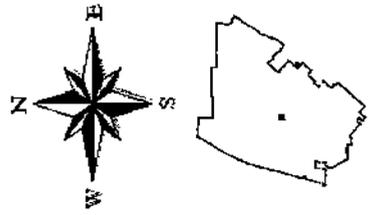

Armina Mgerian
Business manager

17

440 Fair Drive

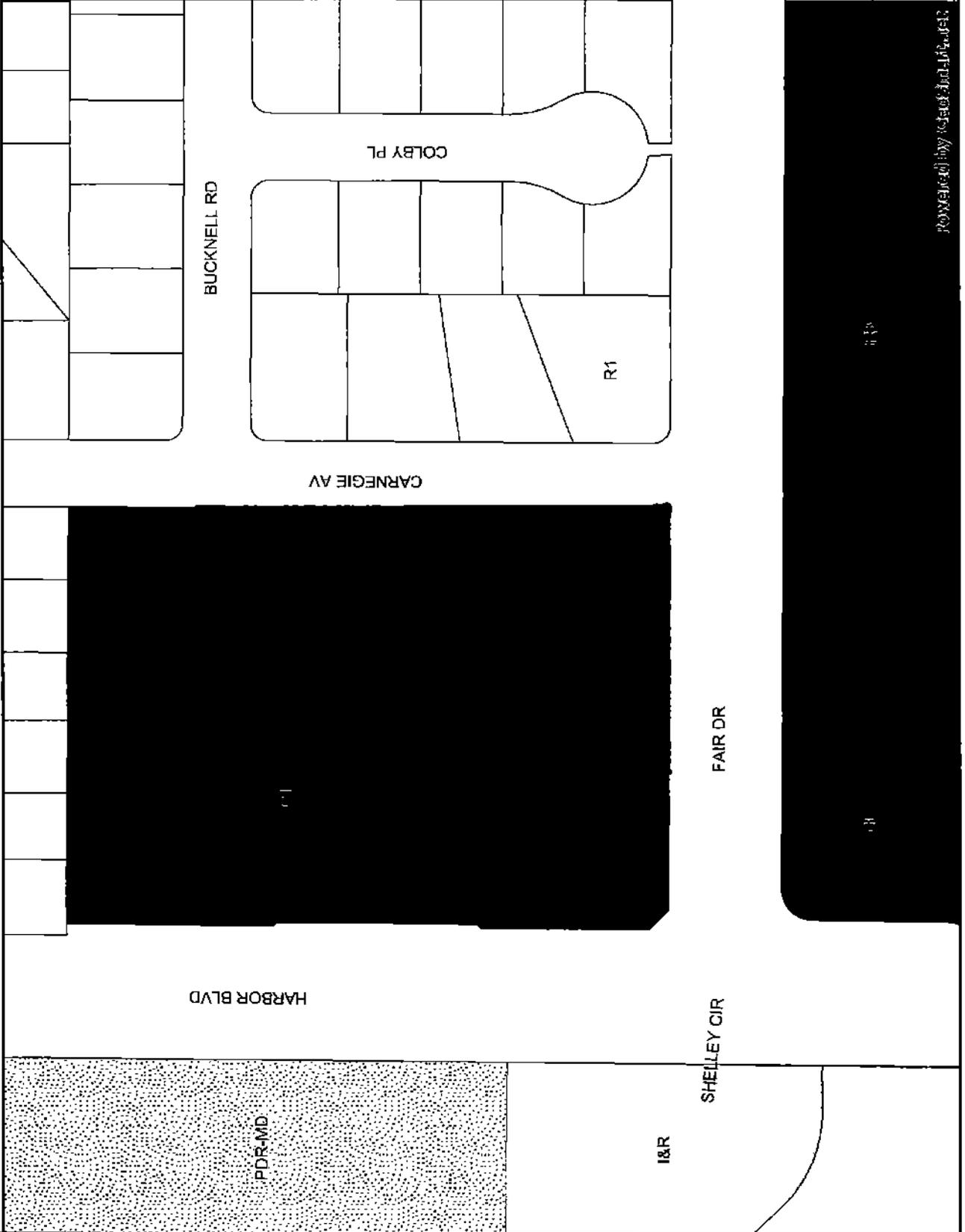
Legend

- Street Names
- Parcel Lines
- Ortho Photography
- Parcels



ZONING/LOCATION MAP

ZA-06-51 (REVIEW)



Legend

Street Names

Parcel Lines

Zoning

- AP
- C1
- C1-S
- C2
- CL
- I&R
- I&R-S
- MG
- MP
- P
- PDC
- PDI
- PDR-HD
- PDR-LD
- PDR-MD
- PDR-NCM
- R1
- R2-HD
- R2-ND
- R3
- TC
- Parcels



Prepared by GeoSmart.net

STORAGE CONTAINERS

Dallas Equipment
 1405 FAIR DR
 Castro Valley CA 94526
 717-372-5650

EXISTING BREAKING LAYOUT

Row 1	3 x 16' Compact 16 28" Standard	19
Row 2	1 Mat 60" Standard 4 Standard	18
Row 3	24 x 16" Compact 15 28" Standard	37
Row 4	24 x 16" Compact 15 28" Standard	37
Row 5	25 x 16" Standard 16 28" Standard	41
TOTAL		152

Dennis DeLucca (owner) 6/20/21
 Scale 1/2" = 1'

