
City of Merced
MEMORANDUM

DATE: February 4, 2016
TO: City Council and Planning Commission
FROM: Kim Espinosa, Planning Manager
SUBJECT: Final Recommendations from Merced Zoning Ordinance Update Focus Group regarding Specific Items from the Planning Commission/City Council Study Session on December 7, 2015

Introduction

On December 7, 2015, the Planning Commission and City Council held a study session on the Public Review Draft of the Merced Zoning Ordinance that was released in September 2015. At the study session, Council Member Belluomini provided an outline of different issues that he wanted to have addressed in the new ordinance. After briefly discussing these items, the Planning Commission and City Council asked that the Zoning Ordinance Focus Group meet again to discuss the items in more detail. The Planning Commission and City Council expressed a great deal of respect for all the time and effort that the Focus Group had put into reviewing the Draft Ordinance and, therefore, wanted the Focus Group's opinions of the proposed changes.

Focus Group Meetings

Focus Group meetings were held on January 21, and February 4, 2016. Staff had provided the Focus Group with information described below to facilitate the discussion as well as a feedback form for those members who were not able to attend the meetings. Unfortunately, attendance at both meetings was sparse (see below) and no members took advantage of the feedback form despite it being sent out several times. However, those Focus Group members who did attend had very thorough and thoughtful discussions about the items and did come to a consensus regarding each item. Council Member Belluomini was able to attend the meetings and described his proposals in detail with the Focus Group members present.

Focus Group Members in Attendance on January 21, 2016: Kenra Bragonier, Adam Cox, Tony Dossetti, Flip Hassett, Jack Lesch, Elmer Lorenzi, Michelle Paloutzian, and Acting Chairman Guy Maxwell (Note: Items #1 through #5 were discussed.)

Focus Group Members in Attendance on February 4, 2016: Ann Andersen, Kenra Bragonier, Tony Dossetti, Jack Lesch, Elmer Lorenzi, and Acting Chairman Guy Maxwell (Note: Items #5 through #15 were discussed.)

Focus Group Recommendations

The Zoning Ordinance Focus Group made the following recommendations by consensus regarding the specific items from Council Member Belluomini. (Please note that Council Member Dossetti abstained from the voting since the City Council would be making the final decision, and Adam Cox abstained since Council Member Belluomini was presenting the same items to the Greater Merced Chamber of Commerce of which he is the CEO.)

- 1) *Variation in Lot Dimensions for R-1-6 subdivisions:* The Focus Group recommended that this section remain as written.
- 2) *Development Guidelines for C-C and B-P Zoning Districts, Pedestrian Circulation:* The Focus Group recommended that functional awnings “should” (but not “shall”) be added to protect pedestrians from the rain when walking along building frontages of businesses which abut each other.
- 3) *Development Standards for Industrial Zoning Districts:* The Focus Group recommended to increase the Heavy Industrial (I-H) Exterior Setback from zero to 15 feet.
- 4) *Side Court Apartments:* The Focus Group recommended that the following additional subsections be added: “4a) The side courtyard shall be a shared space accessible to all building residents. 4b) Pathways shall be provided from each unit to the side courtyard and from the side courtyard to a public sidewalk adjacent to the site.”
- 5) *Off Street Parking Requirements for Multi-Family Dwellings:* The Focus Group recommended the following modified Option C from Attachment 5: “1.75 spaces per unit of 2 bedrooms or less up to 30 units and 1.5 spaces per unit thereafter, plus 0.5 spaces per additional bedroom over 2 in each unit and 1.0 spaces per additional full or partial bathroom over 3 (instead of 2 as originally proposed by Council Member Belluomini) in each unit.”
- 6) *Standards for Solar Carports:* The Focus Group recommended that such standards be developed by staff and presented to City Council in the future due to the evolving nature of this technology but should not hinder the adoption of the ordinance at this time.
- 7) *Design Standards for Single-Family Dwellings:* The Focus Group recommended that a reference to the Fire Code requirement for addresses to be a certain height and visible from the street be added.
- 8) *“Defensible Space” Design Standards for Multi-Family:* The Focus Group recommended that Items #8, #9, #10, #11, and #12 be included as guidelines (“should”) instead of standards (“shall”) so that they were recommendations only and not strict requirements.
- 9) See #8 above.
- 10) See #8 above.
- 11) See #8 above.
- 12) See #8 above.
- 13) *Development Standards for Residential Zoning Districts:* The Focus Group recommended that the Interior Yard (a.k.a. “backyard”) setback remain at 10 feet, not 12 feet as proposed by Council Member Belluomini for all residential zones.

- 14) *12 Foot by 20 Foot Outdoor Private Space:* The Focus Group recommended that the such spaces should be encouraged as guidelines (“should”) but not required (“shall”) and if provided, that they be useable spaces, not just decorative, of a minimum size of 5 feet by 8 feet.
- 15) *6 Foot by 12 Foot Balcony:* The Focus Group recommended that the such spaces should be encouraged as guidelines (“should”) but not required (“shall”) and if provided, that they be useable spaces, not just decorative, of a minimum size of 5 feet by 8 feet.

Background Information Provided to Focus Group

The background information provided to the Focus Group included the following:

- At Attachments 1 and 2, the suggested changes from Council Member Belluomini in the form of a memo and an op-ed that was published in the Merced County Times are included. His comments have been numbered by staff.
- Relevant excerpts from the Draft Zoning Ordinance (with the corresponding number above) are included at Attachment 3. Please note that although Council Member Belluomini did not indicate where in the actual ordinance he would prefer to see the proposed standards for multi-family development mentioned in the op-ed piece, staff would recommend that if those changes are made, that they be added to Chapter 20.46—Residential Design Standards, which is also included in Attachment 3.
- Attachment 4 is the Feedback form.
- Attachment 5 is a memo dated January 21, 2016, regarding Multi-Family Parking Options (relating to Item #5 in Attachment 3), including calculations based on three recent multi-family projects reviewed by the City.

Attachments

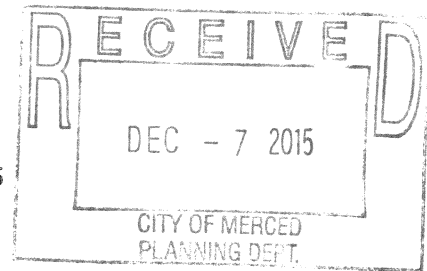
1. Memo from Council Member Belluomini (dated December 7, 2015)
2. Opinion Editorial by Council Member Belluomini (dated November 2015)
3. Relevant excerpts from the Public Review Draft of the Merced Zoning Ordinance (September 2015) regarding Attachments 1 and 2
4. Focus Group Feedback Form on Suggestions
5. Multi-Family Parking Options Memo (January 21, 2016)

To : Merced City Council , and Merced Planning Commission

Dec. 7, 2015

From : Michael Belluomini

Michael Belluomini



Reference : Comments on Revised and Reorganized Zoning Code

Attached are comments that apply to all higher density residential zones regarding standards of design and livability of private open space which appeared in the County Times newspaper. In addition to these comments which apply broadly to many zones, below are listed specific pages and sections for which there are comments.

1

Page 14 section 20.08.030B3 Variation in Lot Dimensions for R-1-6 subdivisions

"Excluding corner lots, no more than 40% of the remaining lots may be less than the minimum required width."

40% is excessively high for lots to deviate from the zone standard for lot size. What is the point of having a standard when nearly half of the lots can not conform to it ? Recommend changing to 25% of the lots may be less than the required minimum width similar to the section B2 of the same section.

2

Page 31 Section 5 a Pedestrian Circulation, add to the last sentence "and protect pedestrians from the rain when walking along building frontages of businesses which abut each other." This makes awnings more than decorative but also serve to keep shoppers dry in the rain.

3

Page 36 section 20.12.030 Table 20.12-2 Development Standards for Industrial Zoning Districts

I-H (Heavy Industrial Zone) Exterior (Front Yard) Setback change from zero to 15 ft. As written the wall of a factory can come next to the public sidewalk and street. The publicly viewed street frontage of heavy industrial development should be attractive even if interior yards are not.

4

Page 84 h Side Court Apartments. Add sections (3) Pedestrian Access; (4) Central Courtyard; and (5) Frontage found on page 86 describing standards for Courtyard Apartments to provide residents good access to outdoor common areas.

5

Page 120 Table 20.38-1 Off - Street Parking Requirements Multiple Family

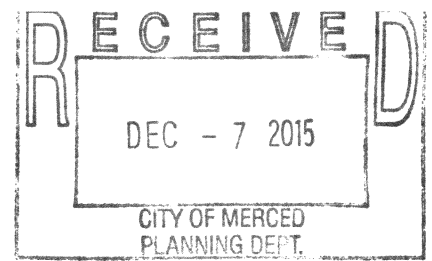
Dwelling/Condominiums add phrase end of last sentence (shown here with underlining) "...plus 0.5 spaces per additional bedroom over 2 in each unit and 1.0 space per additional full or partial bathroom over 2 in each unit." This addresses student dormitory apartment designs using three and four bathroom apartments.

6

Page 132 Parking lot do standards not provide uniform, predictable design guidelines for incorporating solar panel "carports" which conflict with landscape requirements. There are no clear standards in the solar panel section of the ordinance on page 160 either regarding parking lot landscaping. We need staff to develop alternate draft standards to consider.

7

Page 165 section 20.46.020 Design Standards for Single-Family Dwellings and Mobile Homes C. Exterior Walls add section 4 as follows : "4. The street address number of the house shall be on the front wall of the house clearly visible from the street and of a minimum height of 4 inches." This provides easier delivery of services and products to homes especially in emergency situations.



Opinion Editorial by Michael Belluomini November 2015

The city is about to approve a revised and reorganized zoning ordinance. Zoning laws affect our daily lives at home, at work, while shopping, and our experience of how safe and attractive we perceive our surroundings to be. Zoning requirements strongly influence how visitors and residents of Merced experience living in the city as enjoyable, safe, convenient, and welcoming, or not. I write this article to express concerns regarding the proposed revised zoning ordinance's treatment of housing especially apartments and other forms of high density with the hope that the citizens and leaders of Merced will make changes to improve the proposed ordinance.

The proposed zoning ordinance allows high density residential in a zone labeled as "Inner Village Residential" which sounds rustic and pastoral but is the opposite. Inner Village Residential at 36 apartments per acre allows more apartments per acre than the traditional R-3 apartment zoning. As proposed it may be allowed within a quarter mile of any neighborhood shopping center which includes an area of approximately 80 acres and allows approximately 3,000 apartments. To achieve 3,000 apartments around a supermarket shopping center it allows apartment buildings 40 feet tall and individual house lots as small as 30 feet wide and 100 feet deep. High density housing and apartments are not necessarily bad but years of experience in analyzing apartments and high density housing have taught city planners that careful design precautions must be taken to make high density living safe, healthy, attractive, enjoyable, and resistant to criminal activity. Such design precautions are not included in the proposed zoning ordinance.

Important principles in high density housing design make major improvements in the residents' sense of safety and enjoyment of their homes. These principles are :

8

1) Placement of windows and doors should facilitate neighbor surveillance of their neighbor's entryways thereby creating potential spontaneous "neighborhood watch" for vandals, thieves etc.

9

2) Limiting the number of apartments that enter their front door from the same hallway or courtyard, so that residents can learn to recognize neighbors who belong there and distinguish them from visitors and intruders who can be questioned as to their purpose for being there.

10

3) Designing of apartment common recreational areas to be easily viewed by residents while their children or neighbors are using them, and designing such common areas to have boundaries that define them as symbolically "belonging to" a limited

number of adjoining apartments such that neighbors are recognized and intruders are easily identified and challenged.

11

4) Using physical changes to mark and define areas near a dwelling as its "territory" in which residents and neighbors can challenge intruders. Examples of such "territory" markers are a picket fence, a covered porch, a raised platform/deck around an entryway, and a continuous landscape feature separating the entryway area from other common or public areas.

12

5) Including keyed access gates and surveillance cameras to enter common areas of apartment complexes.

These principles should to be added to the proposed zoning ordinance for higher density residential development in order to promote safety, enjoyment of the dwelling and yard, and to discourage crime.

13

Besides being safe, high density developments in Merced ought to be enjoyable to live in --- they should have "livability". The proposed zoning ordinance allows rear yards of only ten feet from house wall to rear fence in the following residential zones: R-1-5, R-1-6, R-1-10, R-2, R-3-2, R-3-1.5, and R-4. In townhouse developments the rear yard can be only five feet from house to fence !! In the R-3 zone the ten foot rear yard can be converted to an asphalt/concrete carport. Is this how we want people to experience living in Merced?

14

Merced is not the big city where dwellings are cold structures with no connection to nature. Peoples' physical and mental health need outdoor living space to enjoy sunshine, exercise, a fresh breeze, the rain, to garden, and enjoy pets and native wildlife. Backyards provide a private space for friends and family to enjoy Merced's good weather to barbecue and eat together or to play games with each other or with their pets. A ten foot narrow backyard doesn't work to do these outdoor activities. Using the seating of eight people around a table with a barbecue at one end and room to move around the table, the minimum width is 12 feet from house wall to backyard fence and a minimum length of 20 feet. This additional two feet of rear yard width makes the difference between a functional space and a nonfunctional outdoor storage space. **The zoning ordinance should implement the principle that every dwelling which is on the ground floor should have a private outdoor space of a minimum of 12 feet by 20 feet.**

Similarly those living in apartments not on the ground floor are still in need of the benefits of a private outdoor space to recreate, dine, socialize and nurture pets/plants. For six friends or family to sit around three sides of a table to dine and socialize requires a balcony with a minimum size of six feet deep and 12 feet wide. The zoning ordinance

15

should implement the principle that every apartment above the ground floor should have a private balcony at least six feet by 12 feet in size.

In many ways the standards for "livability" and high density residential design established by the revised zoning ordinance will set Merced's cultural expectations for what is an acceptable living environment for residents of Merced in the future, be they college students, low income housing residents, senior citizens, single parent households, single people or families. What do we want it to be like to experience living in Merced ?

The revised zoning ordinance will be reviewed by the Planning Commission and City Council at a joint meeting at 5:30pm on December 7 and subsequent meetings in December and January . Let your council members and planning commissioners know what you think regarding this matter.

Michael Belluomini, Merced City Council Member

**Excerpts from Merced Zoning Ordinance Public Review Draft (September 2015) regarding
Suggestions from Council Member Belluomini**

(See Attachments 1 and 2)

1. Page 14, Section 20.08.030.B3

20.08.030 Development Standards for Residential Zoning Districts
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B. Variation in Lot Dimensions for R-1-6 Subdivisions. The Planning Commission may approve reduced lot widths for an R-1-6 subdivision when the following conditions are met: **[No Change from MMC 20.10.065]**

1. The subdivision creates at least 10 lots.
2. Excluding corner lots, at least 25 percent of the remaining lots are at least 5 feet above the minimum required width.
3. Excluding corner lots, no more than 40 percent of the remaining lots may be less than the minimum required width. **[Proposal would be to decrease to 25 percent]**
4. No lot shall have a length less than the minimum required length or a width less than 15 feet below the minimum required width.
5. No corner lot may be less than the minimum required width or area.
6. No more than two lots below the minimum required width may be adjacent to one another.

2. Page 30 and 31, Section 20.10.030 5A

1. Development Guidelines for the C-C (Regional Centers Only) and B-P Zoning Districts. The City shall consider the following guidelines when reviewing development project applications in the C-C (for Regional Centers only, outside of the Downtown C-C District) and B-P Zoning Districts: **[NEW]**

1. Site Design [NEW]

- a. All buildings should relate visually to one another and appear to be part of a unified design theme.
- b. Larger buildings should be broken down into a group of buildings clustered into traditional building compounds or campus configurations.
- c. When multiple structures are proposed as part of a single project, the structures shall be designed to appear as part of an integrated complex within a unified site design and architectural characteristics.
- d. Building entries should be located so that they are easily identifiable. Each project should provide a well-defined entry sequence for pedestrian and vehicular uses from the street to the building.

2. Building Design. [NEW]

- a. Buildings shall feature quality design and architectural interest that enhances the aesthetics of the site and general vicinity.
- b. New development should include a variety of building types and designs in addition to the concrete tilt-up type construction which is often used.

- c. Buildings should appear to be of a pedestrian scale. Pedestrian scale building design can be achieved through outdoor patios; awnings, overhangs, and trellises; changes in building massing; changes in building materials and colors; defined building facades with an identifiable base, middle, and top; and other similar features.

3. Landscaping. [NEW]

- a. Development projects shall provide adequate, sustainable, drought-tolerant landscaping to enhance the appearance of buildings and provide an attractive environment for employees and the general public.
- b. Landscaping should provide an aesthetically pleasing transition between the building and adjacent sidewalks or pedestrian paths. Landscaping should soften the visual impact of buildings when viewed from the street, parking areas, or adjacent properties.
- c. Landscaping shall be provided along street frontage to provide visual interest, support a unifying character to the street, incorporate on-site storm drainage facilities, and enhance the appearance of individual developments. Landscape elements should be coordinated with adjacent properties to provide a compatible visual character.

4. Parking. [NEW]

- a. In order to reduce public views of parking areas, a significant amount of a development's parking area should be located beside or behind the building that it serves.
- b. Surface parking areas should be divided into smaller units to decrease visual impacts associated with large expanses of pavement and vehicles.
- c. Parking areas shall include designated pedestrian access to building entrances.
- d. Visual screening shall be provided for parking areas that can be viewed from adjacent development sites or from public streets. Screening may be in the form of trees and shrubs and/or landscaped berms.

5. Pedestrian Circulation [NEW]

- a. Sidewalks and pathways shall be provided to accommodate pedestrian circulation from parking areas to buildings, between buildings, and to plazas, open spaces, and other outdoor amenities. This pedestrian network should enhance a campus-like appearance of the development site and protect pedestrians from the rain when walking along building frontages of businesses that which abut each other (proposed new language is underlined).
- b. Pedestrian systems should be physically separated from vehicular circulation as much as possible. Areas where the two systems cross or are physically adjacent should be minimized to reduce traffic hazards and make the pedestrian system more efficient, pleasant, and visually attractive.
- c. Intersections where pedestrian routes cross vehicular circulation shall be clearly marked for visual identification by both motorists and pedestrians.

3. Page 36, Table 20.12-a

[Only changes to MMC 20.34 and 20.36 would be to eliminate the 40 foot height limit]

TABLE 20.12-2 DEVELOPMENT STANDARDS FOR INDUSTRIAL ZONING DISTRICTS

	Figure Label	Standard by Zone	
		I-L	I-H
Parcel Area (min.)		20,000	1 Acre
Yards (min.)			
Exterior	A	15 ft. [1]	None [Proposed change to 15 feet]
Interior	B	20 ft. [2]	None
Height (max.) [3]	C	None, except for adjacent to residential zones or within Airport Compatibility Plan area	None, except for adjacent to residential zones or within Airport Compatibility Plan area

Notes:

[1] When a parcel is located on a block with 40 percent of the parcels occupied by structures with exterior yards of less than 15 feet, the minimum setback shall be equal to the average exterior setback of structures on the block. **[No Change from MMC 20.34.060(B)]**

[2] Interior yards less than 20 feet are permitted for building in compliance with the Fire Code with approval of a Site Plan Review Permit. **[No Change from MMC 20.34.060(C)]**

[3] The maximum height of industrial structures when directly adjacent to residential zones will be established with the Site Plan Review Permit/Interface process, based on impacts to the adjacent residential uses. Industrial structures shall also comply with the Merced County Airport Land Use Compatibility Plan. **[Changes MMC 20.34.060, which requires a CUP from the Planning Commission to go over the current 40 ft height limit]**

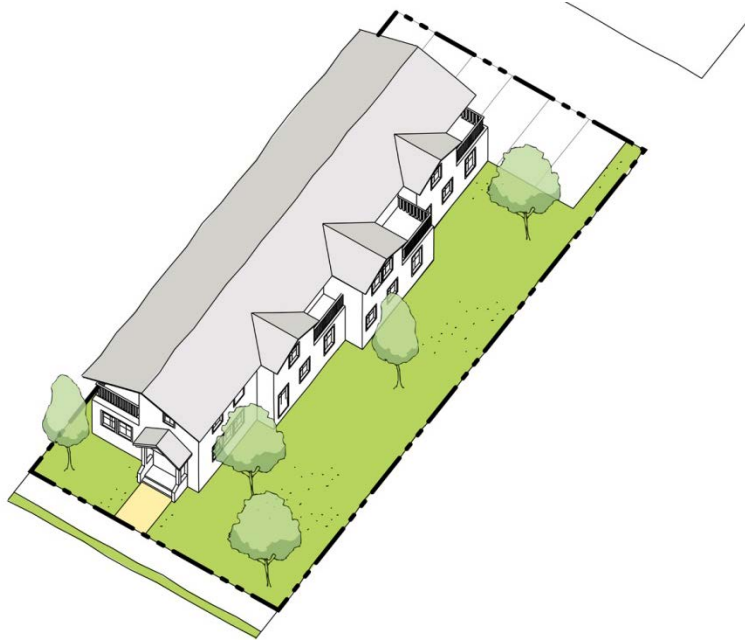
4. Page 84, Section 20.22.040.D3h--

h. Side Court Apartments.

- (1) **Definition.** A 2- to 3-story structure that contains multiple dwelling units and most of its dwelling units facing an active side yard.

Figure 20.22-9

Side Court Apartments Example



- (2) **Standards.** Side court apartments shall comply with the development standards shown in Table 20.22-9, unless otherwise approved through the Minor Use Permit or Site Plan Review Permit process.

Table 20.22-9

Development Standards for Side Court Apartments

	Minimum	Maximum
Building Standards		
Setbacks		
Exterior, Front	10 ft.	20 ft.
Interior, Rear	15 ft. [1]	-
Side, Inactive	4 ft.	-
Side, Active and Street	20 ft.	-
Height	-	35 ft.

Notes: [1] The minimum rear setback shall be 5 feet when abutting an alley.

Proposed New Language to be Added which matches that from Section 20.22.040.D3i for Courtyard Apartments below:

- (3) **Pedestrian Access.** The primary entry to individual units or the interior lobby of a courtyard apartment building shall be through the central courtyard.
- (4) **Central Courtyard.**
 - a) The central courtyard shall be a shared space accessible to all building residents.
 - b) Pathways shall be provided from each unit to the central courtyard and from the central courtyard to a public sidewalk adjacent to the site.
 - c) The central courtyard shall be visible from the primary street frontage.
 - d) The amount of impervious surface in central courtyard shall not exceed 50 percent of the total courtyard area.
 - e) The central courtyard shall be at least 30 feet in width.
- (5) **Frontage.** The active side yard shall front the street on a corner lot.

5. Page 120, Table 20.38-1—Parking Standards

[Refer to Table D1 on pg. 140A for Current Ordinance; “NC”= No change from current ordinance; “MOD”= Modified from current code; & “NEW”= New requirement.]

TABLE 20.38-1 OFF-STREET PARKING REQUIREMENTS	
Land Uses	Number of Required Parking Spaces
RESIDENTIAL LAND USES	
Multiple Family Dwellings/Condominiums <u>[MOD-- MMC 20.58.035 for Condos, which varies based on # of garages; & changes Multi-Family to address # of bedrooms]</u>	1.75 spaces per unit of 2 bedrooms or less up to 30 units and 1.5 spaces per unit thereafter, plus 0.5 spaces per additional bedroom over 2 in each unit <u>and 1.0 spaces per additional full or partial bathroom over 2 in each unit.</u> {Proposed new language}

Note: Staff recommends that bathrooms not be used as a standard. If the 0.5 space per additional bedroom over 2 units is not enough, then that ratio can be adjusted to 0.75 or 1.0 instead. At the meeting, staff will provide some calculations based on some recent projects that were considered by the City so the Focus Group can determine which ratio to recommend.

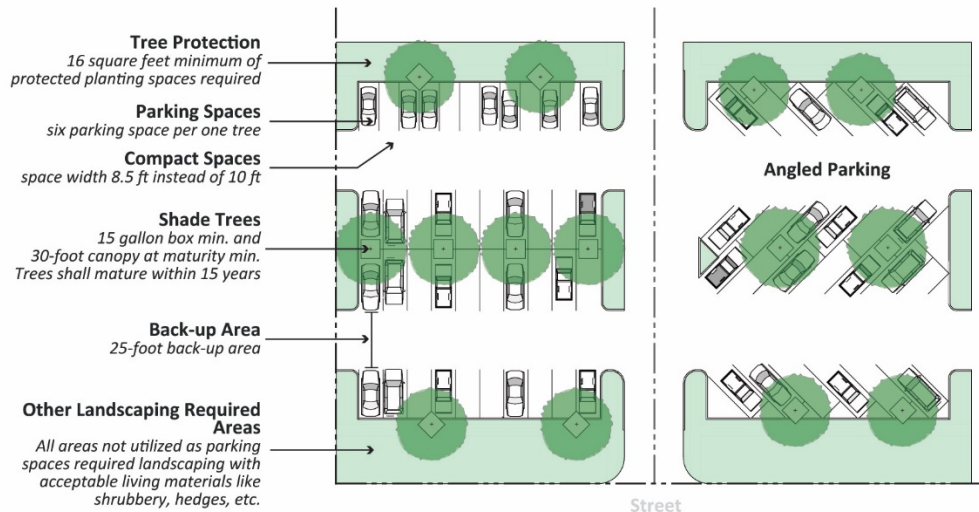
6. Page 133, Section 20.38.070.F3b

F. Landscaping. [Modifies MMC 20.58.385 to spell out requirements instead of referring to a separate document adopted in 1985 and not as readily accessible as the City Standards.]

- 1. **General Standards.** All landscaping within parking areas shall comply with the requirements of Chapter 20.36 (Landscaping) in addition to the standards within this section.
- 2. **Landscaping Defined.** Except as otherwise specified in this section, landscaping and landscaped areas shall consist of drought-tolerant plant materials, including any combination of trees, shrubs, and ground cover.

3. **Parking Lot Standards.** As illustrated in Figure 20.38-2 (Parking Lot Landscaping Standards), the following landscaping standards shall apply to parking lots containing six or more parking spaces. All landscape areas shall have an irrigation system.

FIGURE 20.38-2 PARKING LOT LANDSCAPING STANDARDS



- a) **Interior Landscaping.** All areas within a parking lot not utilized for parking spaces or access/circulation shall be landscaped with plantings with drought-tolerant, non-invasive species. **[NEW]**
- b) **Shade Trees.** **[Matches Current Standards]**
 - (1) One shade tree shall be provided for every six parking spaces, or portion thereof, in a parking lot in addition to street trees.
 - (2) Shade trees shall be a minimum 15 gallon box in size and shall provide a minimum 30-foot canopy at maturity.
 - (3) Shade trees shall be of a type that can reach maturity within 15 years of planting and shall be selected from a City-approved list of canopy tree species suitable for the Valley climate.
 - (4) Shade trees shall be arranged in a parking lot to provide maximum shade coverage (based on a 30-foot canopy) on August 21. The arrangement should approximate nearly 50 percent shade coverage at noon on August 21 within 15 years of planting.
 - (5) The above standards may be modified with a Minor Use Permit if alternative shade structures are provided. **[Proposal is to add standards for shade structures and solar carports instead of leaving up to staff to address with Minor Use Permits]**

7. Page 165, Section 20.46.020.C

20.08.020 Design Standards for Single-Family Dwellings and Mobile Homes

- A. **Applicability.** The following standards shall apply to all single-family developments and mobile homes. **[No change to MMC 20.54.250]**
- B. **Siding.** No shiny or reflective exterior siding materials, which are more reflective than semi-gloss paint, shall be permitted. **[No change to MMC 20.54.250(B)]**
- C. **Exterior Walls.**

1. Materials shall extend to the ground where a unit is mounted at grade-level or the top of the solid concrete or masonry perimeter foundation where an above-grade foundation is used. [No change to MMC 20.54.250(A)]
2. Materials shall be limited to stucco, wood, brick, stone, glass, or decorative concrete block. No tin or other metallic exterior wall material shall be used. [No change to MMC 20.54.250(F)]
3. Materials shall be the same as or complementary to the wall materials and roofing materials of the dwelling unit. [No change to MMC 20.54.250(K)]
4. **"The street address number of the house shall be on the front wall of the house clearly visible from the street and of a minimum height of 4 inches." {Proposed new language}**

8. Addition to Pages 167-170, Section 20.08.030 and 20.08.040

Note: If Council Member Belluomini's suggestions #8 through #12, #14, and #15 are added, they should be added to the sections below.

20.08.030 General Design Standards for Multi-Family Dwellings

[MMC 20.54.290, 20.54.300, and 20.54.310 spells out design standards for Multi-family projects of 3 different types (Planned Developments, Non-Planned Developments of 6 or More Units, and Non-Planned Developments of 2-5 units). The DRAFT below takes all the common standards between the 3 types and puts them in this "General Standards" section and then takes the ones that differ between the 3 types and puts them in the following Section of "Specific Design Standards. There are no proposed changes to the standards themselves.]

- A. Applicability.** The following standards shall apply to all multi-family residential development of 3 units or more in any zoning district.
- B. Exterior Treatment.**
 1. Blank walls shall be treated with a variety of textures, use of projecting details that create shade/shadow and contrasting trim materials.
 2. Any pipes, vents or tubes, etc., on the roof shall be painted or otherwise covered to match roof color or shall be screened.
 3. Ground-mounted air conditioning units shall be screened from public view, using either landscaping or a combination of landscaping and screening comprised of the same materials as used on the buildings.
- C. Landscaping.** (Also refer to Chapter 20.36.)
 1. An automatic irrigation system shall be provided to all planting areas within the project.
 2. Landscaping other than turf shall be located a minimum of 3 feet from any fire hydrant to allow access.
- D. Parking.**
 1. Parking areas shall be screened from public right-of-way by landscaping, which may include berms or fencing/screening.
 2. Parking areas shall be landscaped with a minimum of 1 tree per every 6 spaces.
 3. Parking areas shall be lit at night for security reasons, but the lighting shall not spill over onto adjacent properties.
- E. Trash Collection Area.**
 1. No trash collection area shall be located within 10 feet (horizontal) of the outermost extent allowable for a roof projection on a residential structure.

2. Refuse collection areas shall be screened with the same and/or complementary materials and colors used on the main buildings.

F. Apartment Unit.

1. Each apartment unit shall have unique identification (i.e. numbers, letters, etc.) and all unit identification shall be in proper sequential order.
2. Unit identifications shall be 6 inches to 8 inches in height.
3. Unit identifications shall be treated so that it is clearly read from a street or access.
4. The project "mail directory" required by the postal service shall be located to be only accessible to the postal carrier, and not to the general public.

- G. Location.** Each dwelling shall face or have frontage upon a street or permanent means of access to a street by way of a public or private easement other than an alley. Such easements shall not be less than 10 feet in width.

20.08.040 Specific Design Standards for Multi-Family Dwellings
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- A. All Multi-Family Dwelling in the Planned Development Zoning District and Multi-Family Dwellings with Five or More Units (or Three or More Units on Corner Lots) in Non-Planned Development Zoning Districts.** In addition to the standards in Section 20.46.040 above, such units shall comply with the following:

1. Building construction shall not exceed the plane established by 1:1 height and setback ratio from any exterior property line of a lot or parcel, for more than 50 percent of the allowable building area at any established distance from said exterior property line.
2. A minimum of 1 tree per 3 units is required, and foundation plantings with a minimum mean horizontal depth of 3 feet covering the equivalent of a minimum of 50 percent of the overall horizontal building frontage shall be required in the overall project area.

3. Fences.

- a. Private balconies or patios shall be screened with solid or near-solid fencing/railings.
 - (1) Materials used shall be comparable quality and aesthetics to those used on the rest of the project.
 - (2) The color shall complement or match building trim.
- b. Patio or Swimming Pool. Following standards exclude perimeter fencing.
 - (1) Fencing shall use the same materials, textures and colors as are used for the main building.
 - (2) Fencing shall not include chain link.
- c. Chain link may be allowed for tennis courts if it uses vinyl-covered (or equivalent shading) chain link in complementary colors and masonry pilasters with complementary landscaping.

4. Parking, Garage, and Carports.

- a. Carports shall have fascia boards. Materials for the fascia board shall match building material(s) of main structures; both fascia boards and vertical members (supports, screening elements, etc.) shall be painted to match or complement building trim.
- b. A directory, with a list of all apartment unit identifications and a schematic or other locational device/site plan, shall be required in proximity to each parking lot entrance for use by emergency vehicles or visitors:
 - (1) Materials and color(s) of the directory will match/complement the building(s).
 - (2) City's approval is required for its placement and dimension, including orientation and lighting arrangements.

5. **Mechanical and Utility Equipment and Trash Collection Area.**

- a. No roof-mounted air-conditioning equipment shall be permitted.
- b. **Trash Collection Areas.**
 - (1) The perimeter of trash enclosures shall be planted with landscaping, such as shrubs or climbing evergreen vines, unless otherwise required by the City.
 - (2) Decorative gates shall enclose a trash area; walk-in access for tenants, other than the main gates to the trash area, shall be provided unless otherwise required by the City.
- c. Utility meters shall not be located within setback nor should they be visible from the public right-of-way, consistent with the following:
 - (1) A 3-foot clear space shall be provided in front of the meters;
 - (2) The meters shall be located near the front of the complex, but may be along the side of a unit;
 - (3) The meters may be screened with plants or materials as long as the utility company can still reach the meters to read them;
 - (4) Screening materials shall be the same as used on main buildings and shall be painted to match/complement building colors; and,
 - (5) The meters shall be located away from parking areas where they could be hit or backed into.

B. Multi-Family Dwellings in the Planned Development Zoning District. In addition to the standards in Section 20.46.030 and 20.46.040.A above, such units shall comply with the following: No composition roof materials shall be permitted except three-dimensional, architectural grade shingles.

C. Multi-Family Dwellings with 3 to 5 Units in Non-Planned Development Zoning District. In addition to the standards in Section 20.46.030 above, such units shall comply with the following: Roof-mounted air conditioning units are prohibited unless approved by the Site Plan Review Committee. If so approved, they shall be:

- 1. Mounted on the side of the building away from the public right-of-way, and,
- 2. Screened (to provide sufficient air circulation) with materials that will blend into the rest of the roof structure and block any view of the unit.

9. **See #8 Above**

10. **See #8 Above**

11. **See #8 Above**

12. **See #8 Above**

13. Page 16 & 17, Tables 20.08-2 and 20.08-3 for Interior Yards (Note: The City does not have a “back yard” setback requirement, it is for “one interior yard” and it can be either the back or the side yard. Current standard is 10 feet; proposal is for 12 feet for all residential zones.)

CHAPTER 20.08

RESIDENTIAL ZONING DISTRICTS

[No changes from MMC 20.10.050 and MMC 20.10.060, except to add R-R standards and remove maximum stories of 2.5 in all districts.]

TABLE 20.08-2 DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

	Figure Label	Zoning District				
		R-R [NEW]	R-1-20	R-1-10	R-1-6	R-1-5
Lot and Density Standards (Minimums)						
Lot Area		1 acre [4]	20,000 sq. ft.	10,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.
Lot Width [2]						
Interior Lots		125 ft.	85 ft.	70 ft.	60 ft.	50 ft.
Corner Lots		125 ft.	85 ft.	70 ft.	65 ft.	55 ft.
Lot Depth [3]		None	125 ft.	100 ft.	100 ft.	80 ft.
Lot Area per Dwelling Unit		1 acre [4]	20,000 sq. ft.	10,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.
Primary Structure Standards						
Setbacks (min.)						
Exterior Yards, Front	A	30 ft.	30 ft.	20 ft.	20 ft.	15 ft. [1]
Exterior Yards, Side (Corner Lots only)	B	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.
Exterior Yards, Cul-De-Sacs		30 ft.	30 ft. [1]	15 ft. [1]	15 ft. [1]	15 ft. [1]
One Interior Yard	C D	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.
All Other Interior Yards	C D	25 ft.	10 ft.	7 ft.	5 ft.	5 ft.
Height (max.)	E					
Feet		35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Other Standards						
Accessory Structure Standards		See Chapter 20.28				
Driveway Length (min.)		20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Lot Coverage (max.)		25%	30%	40%	45%	50%
Off-Street Parking		See Chapter 20.38				
Projections Into Required Yards		See Chapter 20.26				
Separation Between Structures (min.)		As required by the California Building Code				

Notes:

[1] 20-foot minimum for garages.

[2] Lots located on curved streets, turnarounds, or cul-de-sac bulbs shall meet the minimum lot width requirement at the established front setback line. **[No change from MMC 20.54.270]**

[3] Cul-de-sac lots located on the cul-de-sac bulbs shall meet the minimum lot depth requirement measured at the mean horizontal distance between the front and rear lot lines, but at no point shall be less than 80 feet in depth. **[Modified MMC 20.54.270 to fit standard practices]**

[4] May be reduced to 1/3 acre if City sewer and water serves the property. **[NEW, but consistent with General Plan and County requirements]**

Page 16

City of Merced Zoning Ordinance

[No changes from MMC 20.12.060 for R-2; MMC 20.14.060 for R-3; MMC 20.16.060 for R-4; and MMC 20.50.080 & 20.50.090 for R-MH, except as noted and maximum stories removed for all.]

TABLE 20.08-3 DEVELOPMENT STANDARDS FOR MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS

	Figure Label	Zoning District				
		R-2	R-3-2	R-3-1.5	R-4	R-MH
Lot and Density Standards (Minimums)						
Lot Area		6,000 sq. ft.	6,000 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	10 acres
Lot Width						
Interior Lots		60 ft.	60 ft.	60 ft.	70 ft.	200 ft.
Corner Lots		65 ft.	65 ft.	65 ft.	70 ft.	200 ft.
Lot Depth		100 ft.	-	-	-	200 ft.
Lot Area per Dwelling Unit		3,000 sq. ft.	2,000 sq. ft.	1,500 sq. ft.	1,000 sq. ft.	[1]
Primary Building Standards						
Setbacks (min.)						
Exterior Yards, Front	A	15 ft.	15 ft.	15 ft.	15 ft.	25 ft.
Exterior Yards, Side (Corner Lots Only)	B	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
One Interior Yard	C D	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
All Other Interior Yards	C D	5 ft.	5 ft.	5 ft.	6 ft. [2]	10 ft.
Height (max.)	E					
Feet		35 ft.	35 ft.	35 ft.	40 ft.	35 ft.
Other Standards						
Accessory Structure Standards		See Chapter 20.28				
Driveway Length (min.)		20 ft.	-	-	-	-
Lot Coverage (max.)		50%	55%	55%	65%	65%
Off-Street Parking		See Chapter 20.38				
Projections Into Required Yards		See Chapter 20.26				
Separation Between Structures (min.)		15 ft.	15 ft.	15 ft.	10 ft.	15 ft.

Notes:

[1] The maximum residential density in the R-MH zoning district is ten dwelling units per acre. **[NEW, but minimum dimensions for each mobile home and setbacks for each space in MMC 20.50.090 have been deleted or modified.]**

[2] Rear yard minimum 10 feet for structures over 25 feet in height, an additional 1 foot per each additional 5 feet in height. **[No change from MMC 20.16.060(E)]**

14.Addition to Pages 167-170, Section 20.08.030 and 20.08.040 (See #8 above)

15.See #8 Above

Zoning Ordinance Focus Group

Feedback on Suggestions from Council Member Belluomini

(To help you in your review, staff has provided the following form for you to mark your agreement or not with each suggestion. If you are unable to attend the January 21, 2016, please feel free to simply mark this form and email it back to Kim at espinosak@cityofmerced.org)

Do you agree, disagree, or are neutral regarding making these changes to the Draft Zoning Ordinance?

Please see Attachments 1 and 2 for the Numbered Suggestions.

Suggestion	Agree	Disagree	Neutral
1			
2			
3			
4			
5			
6			
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14			
15			

Additional Comments: _____

Focus Group Member: _____

City of Merced
MEMORANDUM

DATE: January 21, 2016
TO: Merced Zoning Ordinance Update Focus Group
FROM: Kim Espinosa, Planning Manager
SUBJECT: Options for Multi-Family Parking Requirements

In my memo to the Focus Group on December 15, 2015, I noted that one of the issues that the Planning Commission and City Council was most interested in was the parking requirements for multi-family. As noted on Attachment 3, page 5 of that memo, City staff is providing several options regarding the parking requirements (see below with the changes from the current ordinance in underlined text). To illustrate each option, staff has provided the parking calculations for each option for recent multi-family projects that have been considered by the City. We hope that this will help the Focus Group in determining which parking ratio to recommend.

Options for Parking Requirements for Multi-Family

Option A—Current Zoning Ordinance = **1.75 spaces for each unit up to 30 units and 1.5 spaces for ea. unit thereafter.**

Option B—Public Review Draft (Sept 2015) = **1.75 spaces for ea. Unit up to 30 units and 1.5 spaces for ea. unit thereafter, plus 0.5 spaces per additional bedroom over 2 in each unit.**

Option C—Councilmember Belluomini's suggestion = **1.75 spaces per unit of 2 bedrooms or less up to 30 units and 1.5 spaces per unit thereafter, plus 0.5 spaces per additional bedroom over 2 in each unit and 1.0 spaces per additional full or partial bathroom over 2 in each unit.**

Option D—Increase to 0.75 spaces per Bedroom = **1.75 spaces for ea. Unit up to 30 units and 1.5 spaces for ea. unit thereafter, plus 0.75 spaces per additional bedroom over 2 in each unit.**

Option E—Increase to 1.00 spaces per Bedroom = **1.75 spaces for ea. Unit up to 30 units and 1.5 spaces for ea. unit thereafter, plus 1 space per additional bedroom over 2 in each unit.**

Parking Calculations for Recent Projects

- 1) Apartment Project for BP Investors on Merrill Place, east of G Street and north of Cardella (CUP #1200 approved by City Council on appeal on August 3, 2015)

Unit Type	# of Units	# of Bdrms	# of Baths	Parking Spaces Required				
				Option A	Option B	Option C	Option D	Option E
1 Bedroom/1 Bath	12	12	12	n/a	n/a	n/a	n/a	n/a
2 Bedroom/1 Bath	27	54	27	n/a	n/a	n/a	n/a	n/a
2 Bedroom/2 Bath	48	96	96	n/a	n/a	n/a	n/a	n/a
4 Bedroom/2 Bath	51	204	102	n/a	51	51	77	102
4 Bedroom/4 Bath	78	312	312	n/a	78	234	117	156
Baseline Parking (Based on # Units)	n/a	n/a	n/a	332	332	332	332	332
Total	216	678	549	332	461	617	526	590
<i>Ratio Per Bedroom</i>				0.49	0.68	0.91	0.78	0.87

Note: The developer included 362 parking spaces, which is a 0.53 spaces per bedroom

- 2) Compass Pointe Apartments, Phase 2 on southeast corner of Pacific Dr and Compass Point (approved by Planning Commission on January 6, 2016)

Unit Type	# of Units	# of Bdrms	# of Baths	Parking Spaces Required				
				Option A	Option B	Option C	Option D	Option E
1 Bedroom/1 Bath	28	28	28	n/a	n/a	n/a	n/a	n/a
2 Bedrooms/2 Bath	56	112	112	n/a	n/a	n/a	n/a	n/a
3 Bedrooms/2 Bath	44	132	88	n/a	22	22	33	44
Baseline Parking (Based on # Units)	n/a	n/a	n/a	200	200	200	200	200
Total	128	272	228	200	222	222	233	244
<i>Ratio Per Bedroom</i>				0.75	0.81	0.81	0.86	0.90

Note: The Developer proposed 263 spaces (0.96 per bedroom) and also offered to include 57 more spaces for a total of 322 (1.18 per bedroom). However, the Planning Commission felt that the additional spaces were not necessary.

- 3) Bellevue Ranch Apartments between M, Barclay, & Mandeville (tabled by City Council on July 6, 2015)

Unit Type	# of Units	# of Bdrms	# of Baths	Parking Spaces Required				
				Option A	Option B	Option C	Option D	Option E
1 Bedroom/1 Bath	144	144	144	n/a	n/a	n/a	n/a	n/a
2 Bedroom/2 Bath	192	384	384	n/a	n/a	n/a	n/a	n/a
3 Bedroom/3 Bath	64	192	192	n/a	32	96	48	64
4 Bedroom/4 Bath	32	128	128	n/a	32	96	48	64
Baseline Parking (Based on # Units)	n/a	n/a	n/a	656	656	656	656	656
Total	432	848	848	656	720	848	752	784
<i>Ratio Per Bedroom</i>				<i>0.77</i>	<i>0.85</i>	<i>1.00</i>	<i>0.89</i>	<i>0.92</i>

Note: The developer proposed 882 parking spaces, which is a ratio of 1.04 spaces per bedroom

Attachments

- 1) Site Plan for Apartments for BP Investors
- 2) Site Plan for Compass Point Apartments, Phase 2
- 3) Site Plan for Bellevue Ranch Apartments

UNIT TYPE:	PHASE I UNITS:	PHASE II UNITS:	TOTAL UNITS:
UNIT #A - One Bedroom/1 Bath	9 UNITS	3 UNITS	12 UNITS
UNIT #B - Two Bedroom/1 Bath	24 UNITS	3 UNITS	27 UNITS
UNIT #C - Two Bedroom/2 Bath	30 UNITS	18 UNITS	48 UNITS
UNIT #D - Four Bedroom/2 Bath	36 UNITS	15 UNITS	51 UNITS
UNIT #E - Four Bed/ 4 Bath	51 UNITS	27 UNITS	78 UNITS
TOTALS:	150 UNITS	66 UNITS	216 UNITS
PARKING REQUIRED:	332 TOTAL SPACES		
	1.75 to 1/ First 30 and 1.5 to 1 thereafter		
PARKING PROVIDED:	362 TOTAL SPACES	216 CARPORTS	
			(224 CARPORTS 108 OPEN SPACES)



2291 W. MARCH LANE, SUITE 8200
STOCKTON, CALIFORNIA 95207
(209) 957-9254 FAX (209) 957-9347
DIAGOE1@ARCH@GMAIL.COM



P.O. BOX 1571
PEBBLE BEACH, CALIFORNIA 93953
(831) 392-7014 FAX (831) 241-6285
MIEE1@ARCHGMAIL.COM

SITE PLAN
APARTMENT COMPLEX

SITE PLAN

UNIT'S TABULATION				10.42 Acres
PHASE 2				
BUILDING TYPE	# OF BLDGS	# OF UNITS		
3 & 3 1/2 Bedroom	2	16		
3 & 2 1/2 Bedroom	4	32		
3 & 2 1/2 Bedroom	3	24		
3 & 2 1/2 Bedroom	3	24		
2 & 1 1/2 Bedroom	4	32		
SITE TOTAL	16	128		

TOTAL BURNS		
TYPE	# OF UNITS	TOTAL BURNS
3 Bedroom	44	132
2 Bedroom	56	112
1 Bedroom	28	28
SITE TOTAL	128	272

PARKING ANALYSIS EACH PARCEL:

TOTAL PARKING REQUIRED:

53 spaces
147 spaces
200 spaces

263 spaces (ADA spaces incl.)

10 spaces

59 spaces
322 spaces (ADA spaces includ.)

KEYNOTES:

- | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|------|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13</ | |

PROJECT DATA
DATE: OCTOBER 20, 2015
Checked By: JX
Drawn By: KLF
Job No.: 15122
SHEET NUMBER

C1.0



STREET

'M'

CIRCLE

BANGROFT

DRIVE

BARCLAY

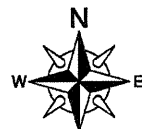
SIBLEY

PLACE

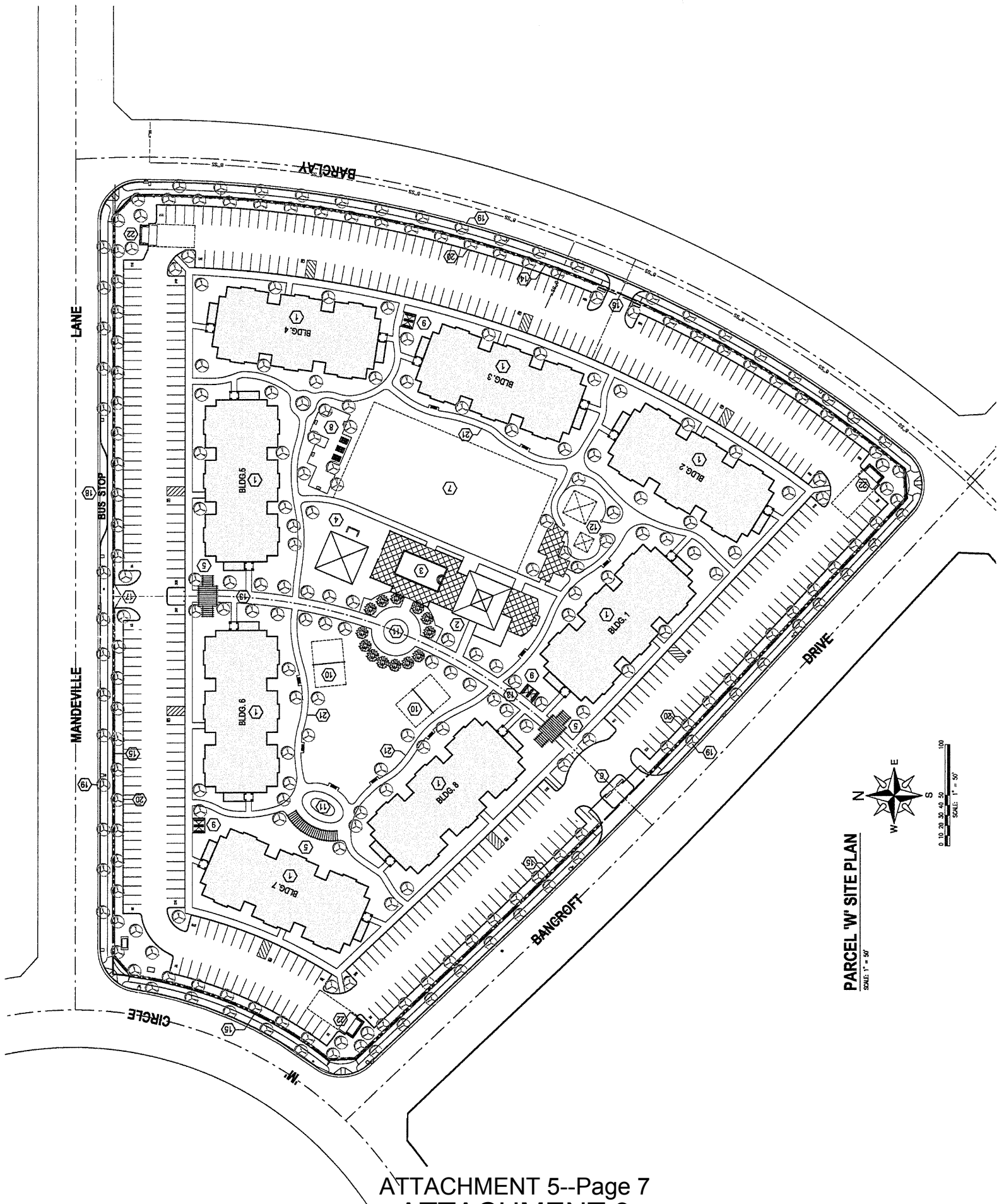
PARCEL 'X' SITE PLAN

SCALE: 1" = 50'

ATTACHMENT 5 Page 6



SCALE: 1" = 50'



PARCEL 'W' SITE PLAN
SCALE: 1" = 50'

