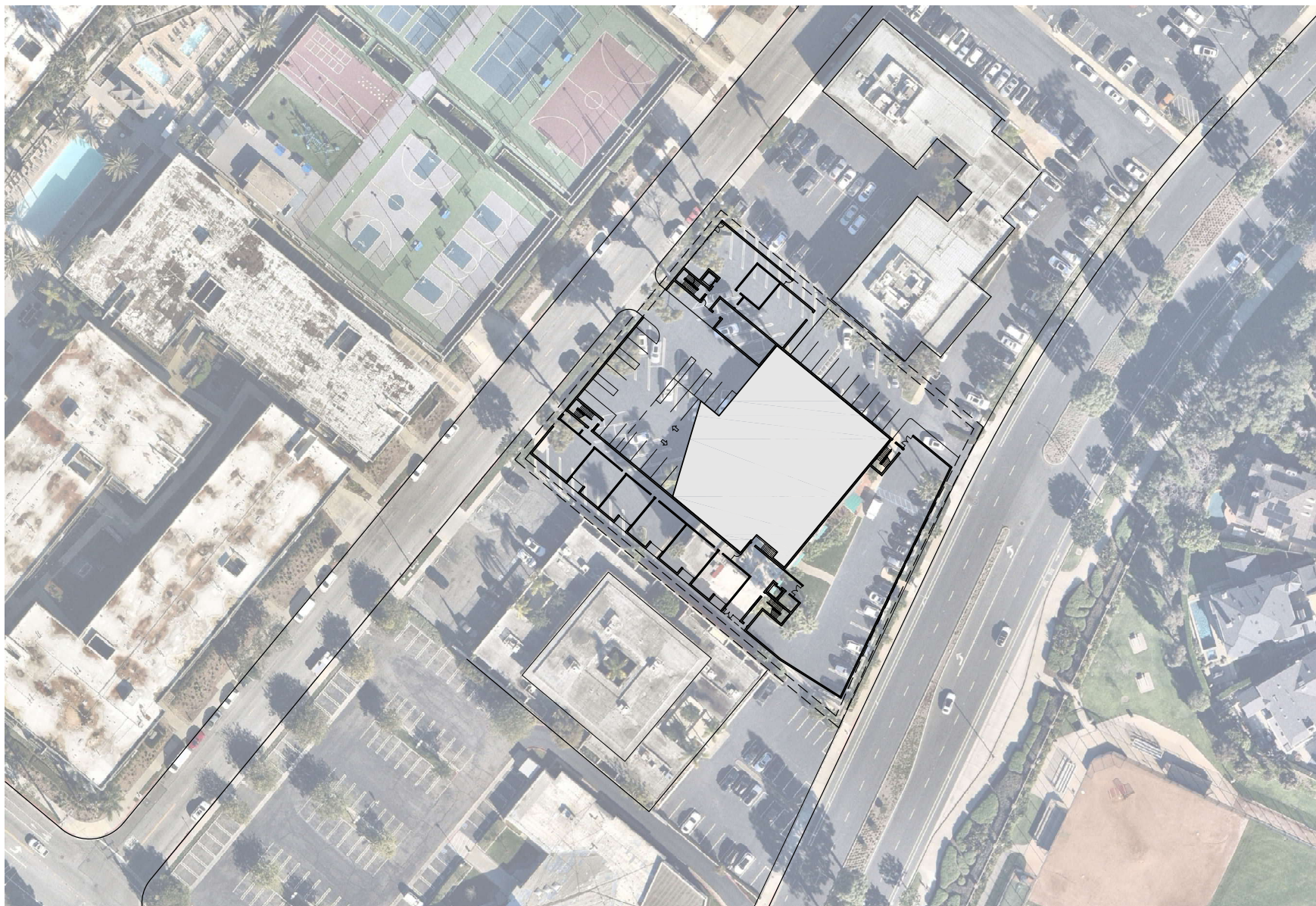


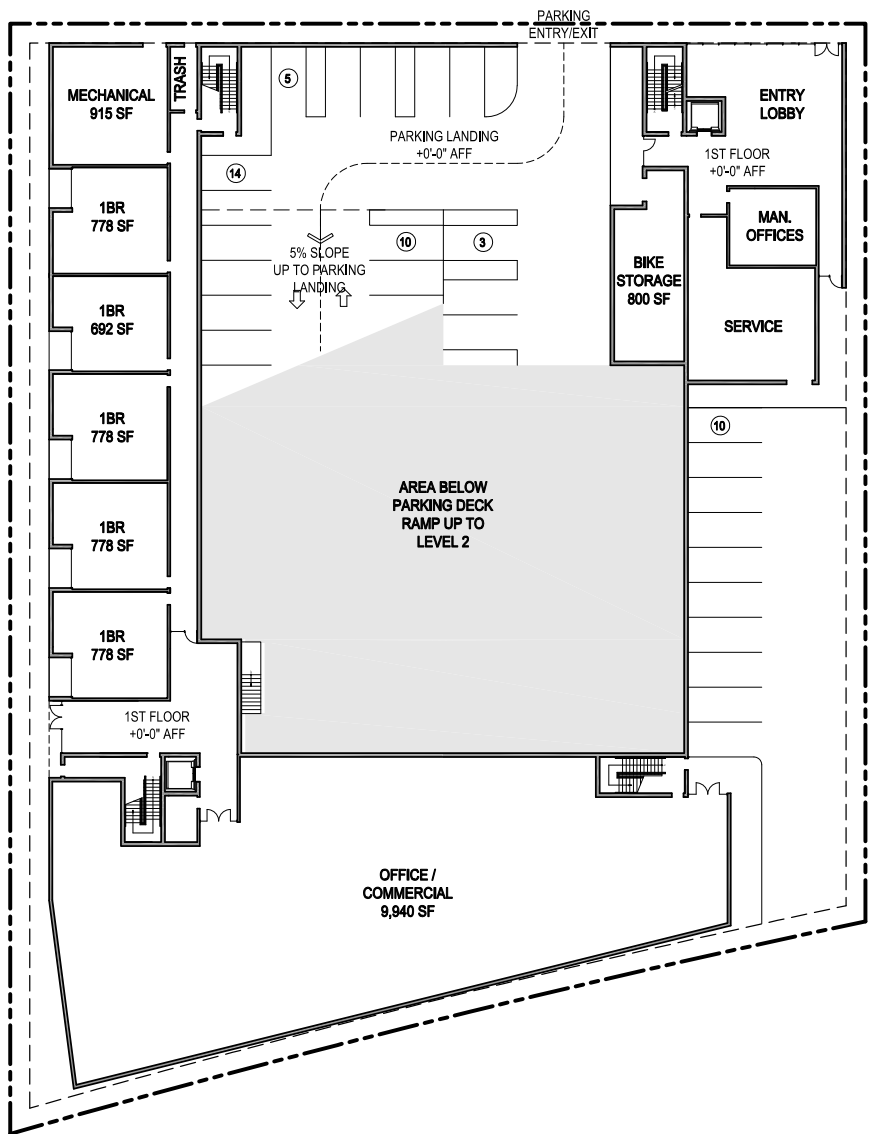
Attachment C

Conceptual Plan Test Studies

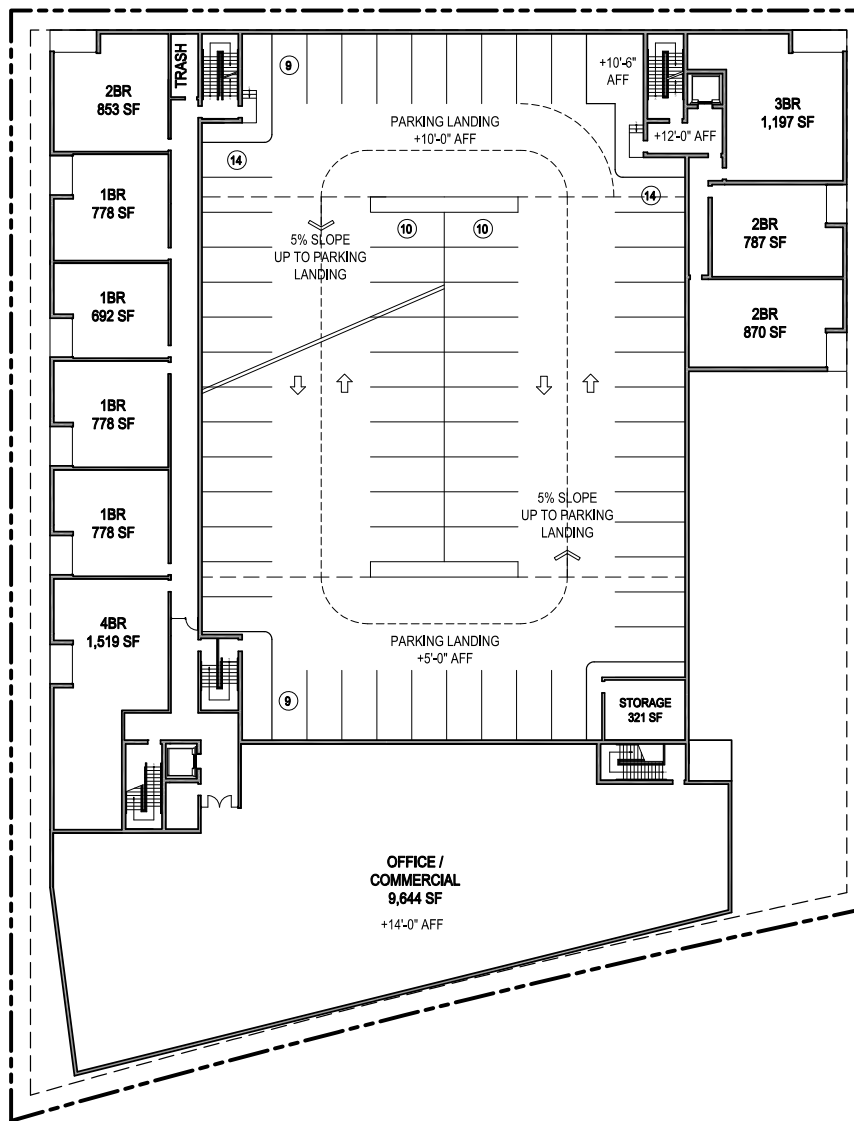


SITE PLAN
DOVER DR. STUDY AREA
1/64" = 1'-0"

DOVER DRIVE STUDY AREA
Location: East side of Dover Drive, north of E 16th Street, bounded by Dover Drive and Seagull Lane
Zone: MU-DW
Date: 04.20.2026

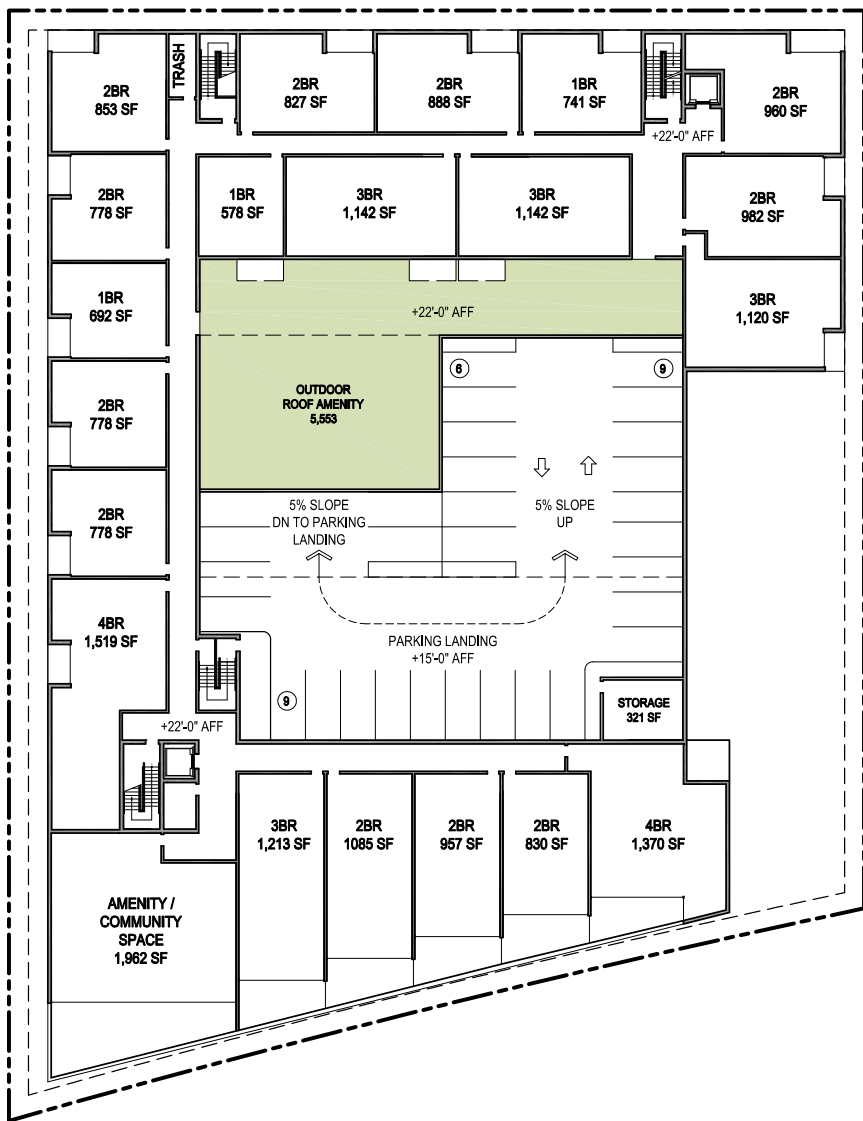


GROUND FLOOR PLAN @ 0'-0"
DOVER DR. STUDY AREA
1/32" = 1'-0"



SECOND FLOOR PLAN @ 12'-0"
DOVER DR. STUDY AREA
1/32" = 1'-0"

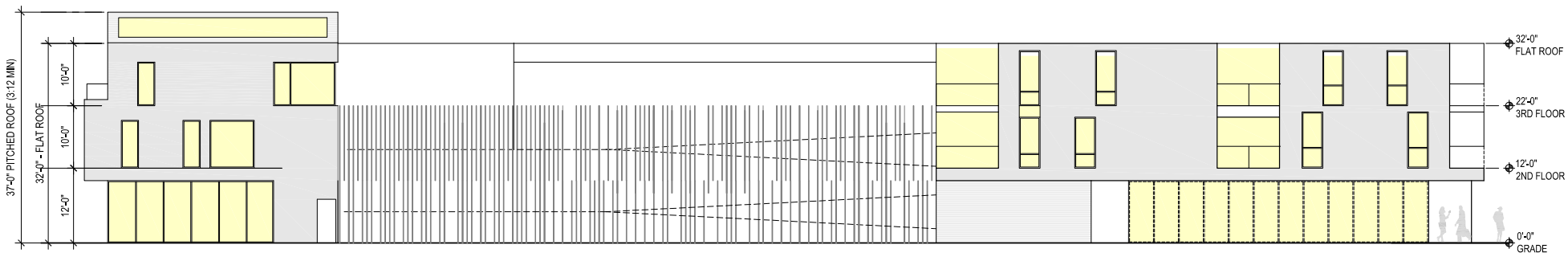
DOVER DRIVE STUDY AREA
Location: East side of Dover Drive, north of E 16th Street, bounded by Dover Drive and Seagull Lane
Zone: MU-DW
Date: 04.20.2026



THIRD FLOOR PLAN @ 22'-0"
DOVER DR. STUDY AREA
 1/32" = 1'-0"

DEVELOPMENT STANDARDS	Dover (MU-DW)	
	Required	Proposed
DENSITY		
Lot Area per Unit (min)	56,664 SF / 1,631 = 34.74 UNITS	34.00
Lot Area per Unit (max)	56,664 SF / 2,167 = 26.14 UNITS	34.00
FAR		
Nonresidential (min)	0.25 / 14,141 SF	0.35
Nonresidential (max)	0.5 / 28,282 SF	0.35
Residential (max)	1 / 56,564 SF	0.89
SETBACKS		
Front (min)	0	5
Side (min)	0	10 (SOUTH), 5 (NORTH)
Side (min - adjoining residential district)	5	N/A
Rear (min)	0	5
Rear (min - adjoining residential district)	5	N/A
Rear (min - adjoining alley)	0	N/A
OPEN SPACE		
Common (min)	76 sq ft / unit (2,650 SF required)	6,162 SF
Private (min)	6% of gross floor area (min dimension of 6 ft)	8.38%
HEIGHT		
Flat Roof	32 ft (less than 3/12 roof pitch)	32 FT
Sloped Roof	37 ft (3/12 roof pitch or greater)	N/A
Additional Notes	Minimum Density can be waived or modified with a site development review	
PARKING		
Multi-Unit (4+ units)	2 per unit covered, plus 0.5 space per unit for guest parking / 85 Required	94 SPACES (COVERED)
Offices - Business / Corporate / Government	1 per 250 sq. ft. net floor area / 78 Required	78 SPACES
Total Parking Required	163 Spaces Required	132 SPACES
Additional Notes		31 SPACE SHORTFALL

DOVER DRIVE STUDY AREA
 Location: East side of Dover Drive, north of E 16th Street, bounded by Dover Drive and Seagull Lane
 Zone: MU-DW
 Date: 04.20.2026

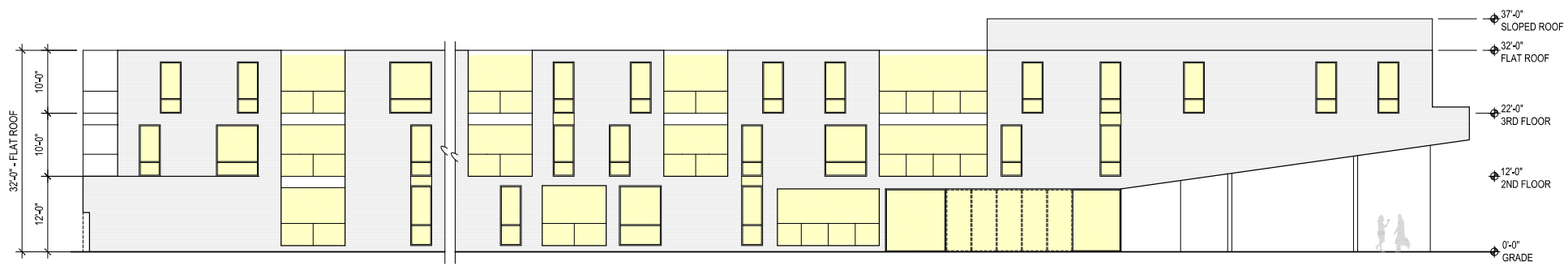


NE ELEVATION
DOVER DR. STUDY AREA
1/16" = 1'-0"

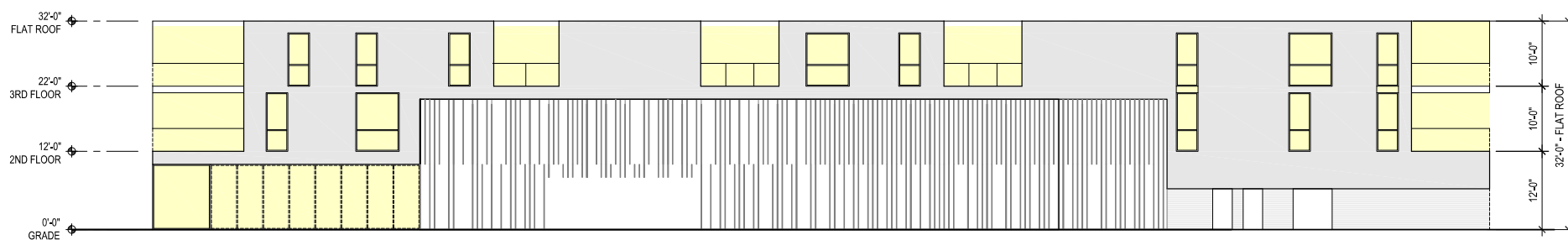


SE ELEVATION
DOVER DR. STUDY AREA
1/16" = 1'-0"

DOVER DRIVE STUDY AREA
Location: East side of Dover Drive, north of E 16th Street, bounded by Dover Drive and Seagull Lane
Zone: MU-DW
Date: 04.20.2026

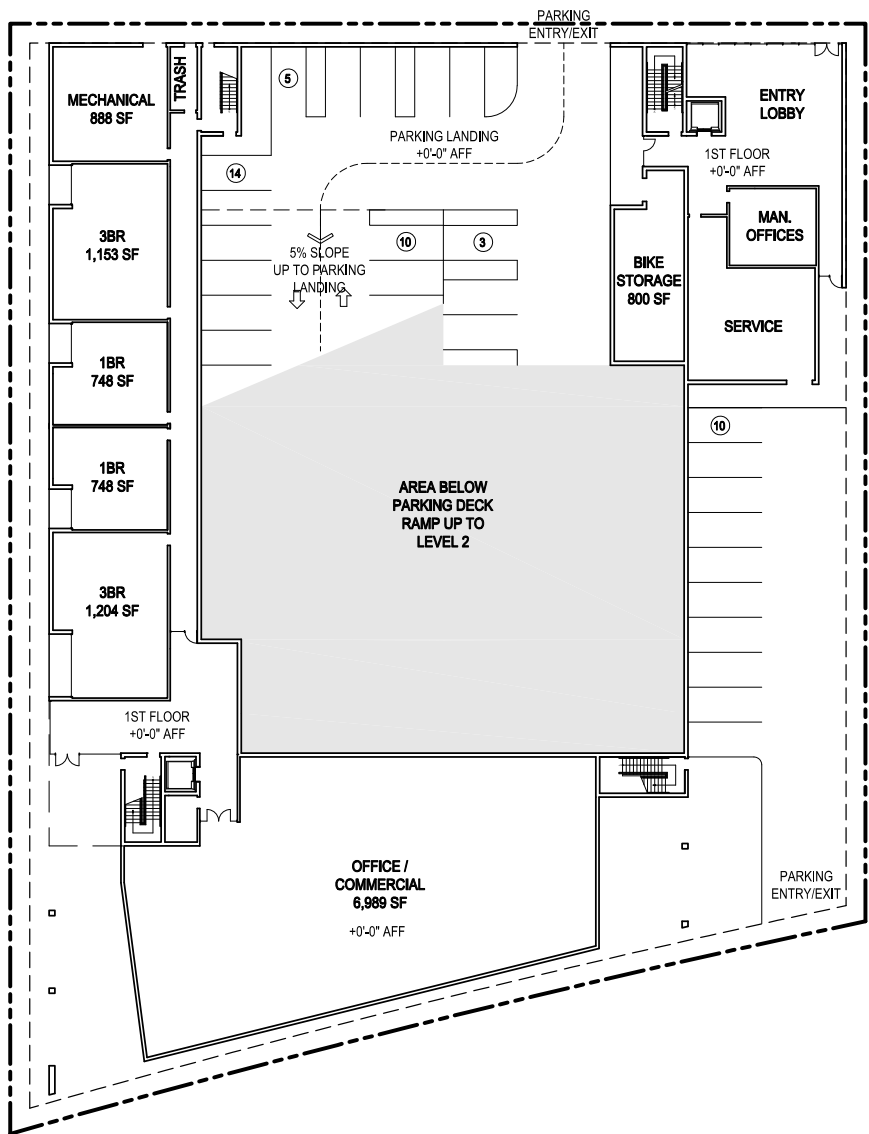


SW ELEVATION
DOVER DR. STUDY AREA
1/16" = 1'-0"

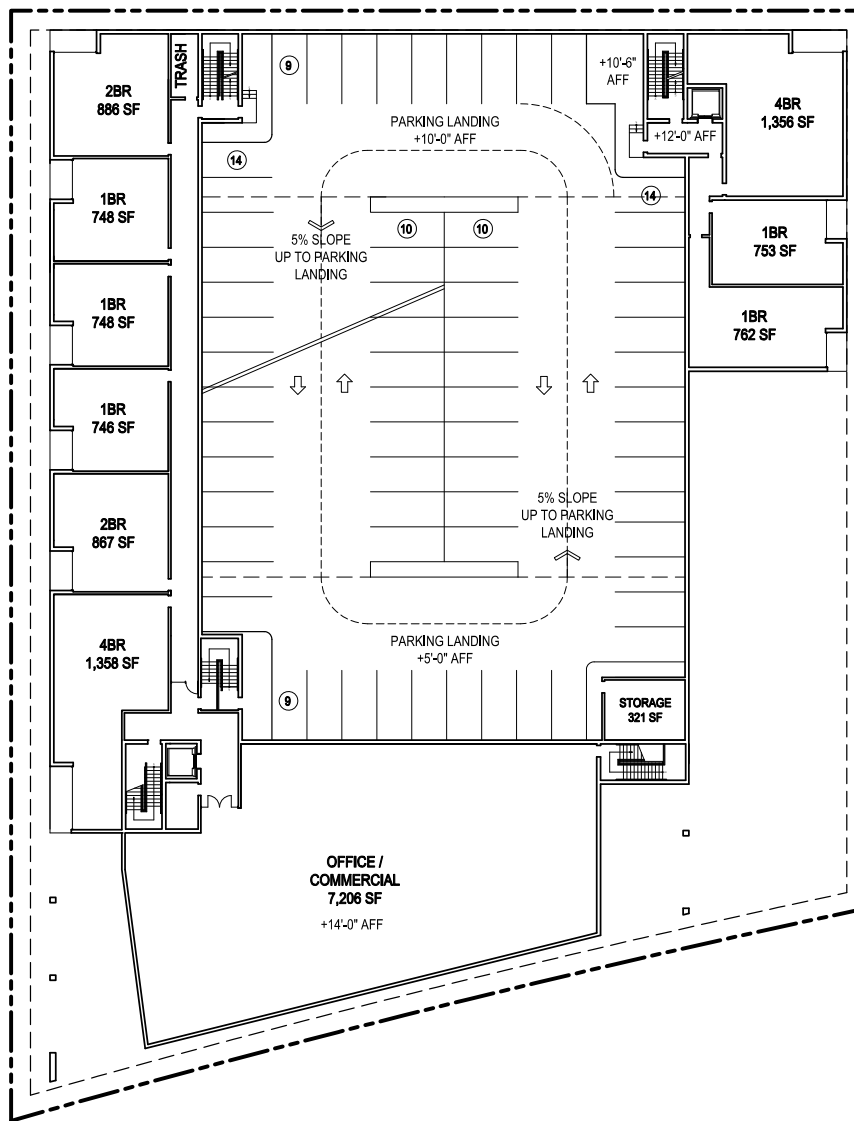


NW ELEVATION
DOVER DR. STUDY AREA
1/16" = 1'-0"

DOVER DRIVE STUDY AREA
Location: East side of Dover Drive, north of E 16th Street, bounded by Dover Drive and Seagull Lane
Zone: MU-DW
Date: 04.20.2026

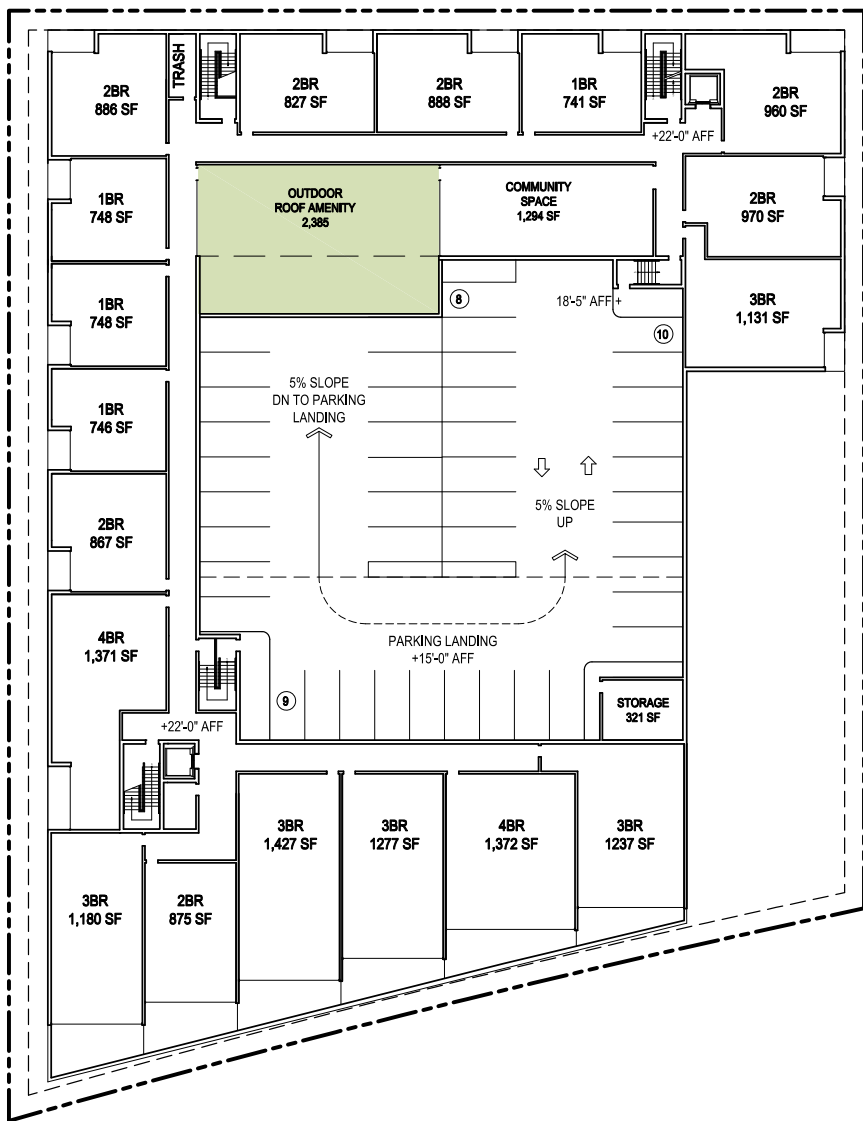


GROUND FLOOR PLAN @ 0'-0"
DOVER DR. STUDY AREA
1/32" = 1'-0"



SECOND FLOOR PLAN @ 12'-0"
DOVER DR. STUDY AREA
1/32" = 1'-0"

DOVER DRIVE STUDY AREA
Location: East side of Dover Drive, north of E 16th Street, bounded by Dover Drive and Seagull Lane
Zone: MU-DW
Date: 04.20.2026

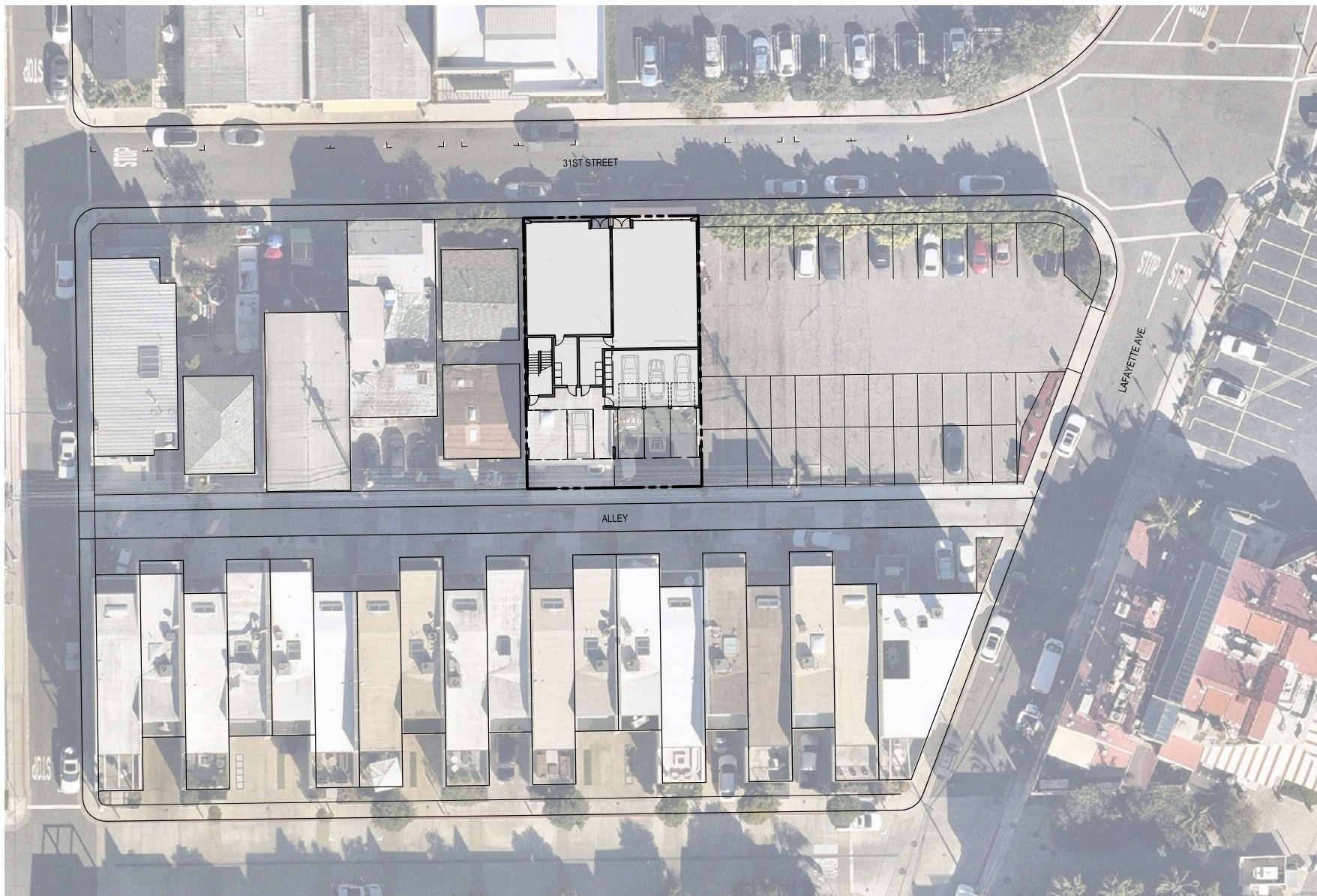


Dover (MU-DW) (BY RIGHT)		
DEVELOPMENT STANDARDS	Required	Proposed
DENSITY		
Lot Area per Unit (min)	56,664 SF / 1,631 = 34.74 UNITS	31.00
Lot Area per Unit (max)	56,664 SF / 2,167 = 26.14 UNITS	31.00
FAR		
Nonresidential (min)	0.25 / 14,141 SF	0.25
Nonresidential (max)	0.5 / 28,282 SF	0.25
Residential (max)	1 / 56,564 SF	0.89
SETBACKS		
Front (min)	0	8.75'
Side (min)	0	10 (SOUTH), 5 (NORTH)
Side (min - adjoining residential district)	5	N/A
Rear (min)	0	5
Rear (min - adjoining residential district)	5	N/A
Rear (min - adjoining alley)	0	N/A
OPEN SPACE		
Common (min)	75 sq ft / unit (2,325 SF required)	2,385 SF
Private (min)	5% of gross floor area (min dimension of 6 ft)	8.38%
HEIGHT		
Flat Roof	32 ft (less than 3/12 roof pitch)	32 FT
Sloped Roof	37 ft (3/12 roof pitch or greater)	N/A
Additional Notes	Minimum Density can be waived or modified with a site development review	
PARKING		
Multi-Unit (4+ units)	2 per unit covered, plus 0.5 space per unit, for guest parking / 78 Required	78 SPACES (COVERED)
Offices - Business / Corporate / Government	1 per 250 sq. ft. net floor area / 57 Required	57 SPACES
Total Parking Required	135 Spaces Required	135 SPACES
Additional Notes		



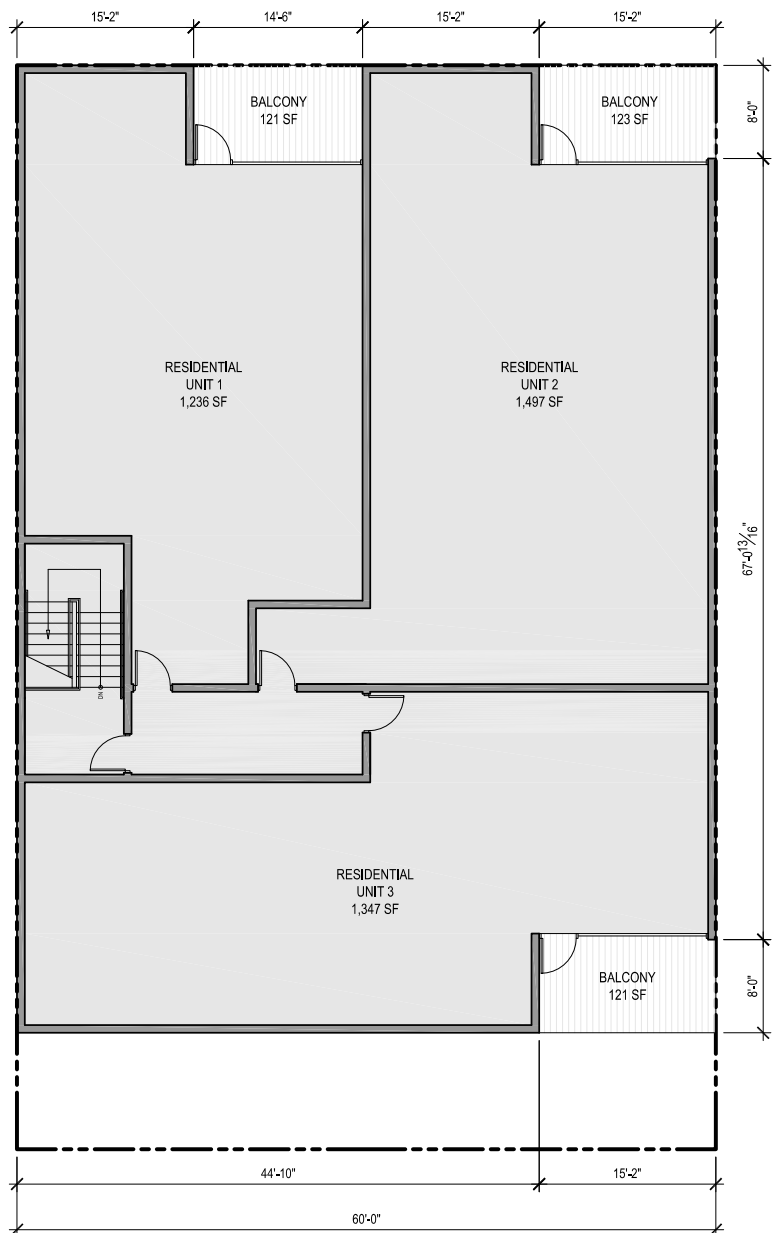
THIRD FLOOR PLAN @ 22'-0"
DOVER DR. STUDY AREA
 1/32" = 1'-0"

DOVER DRIVE STUDY AREA
 Location: East side of Dover Drive, north of E 16th Street, bounded by Dover Drive and Seagull Lane
 Zone: MU-DW
 Date: 04.20.2026

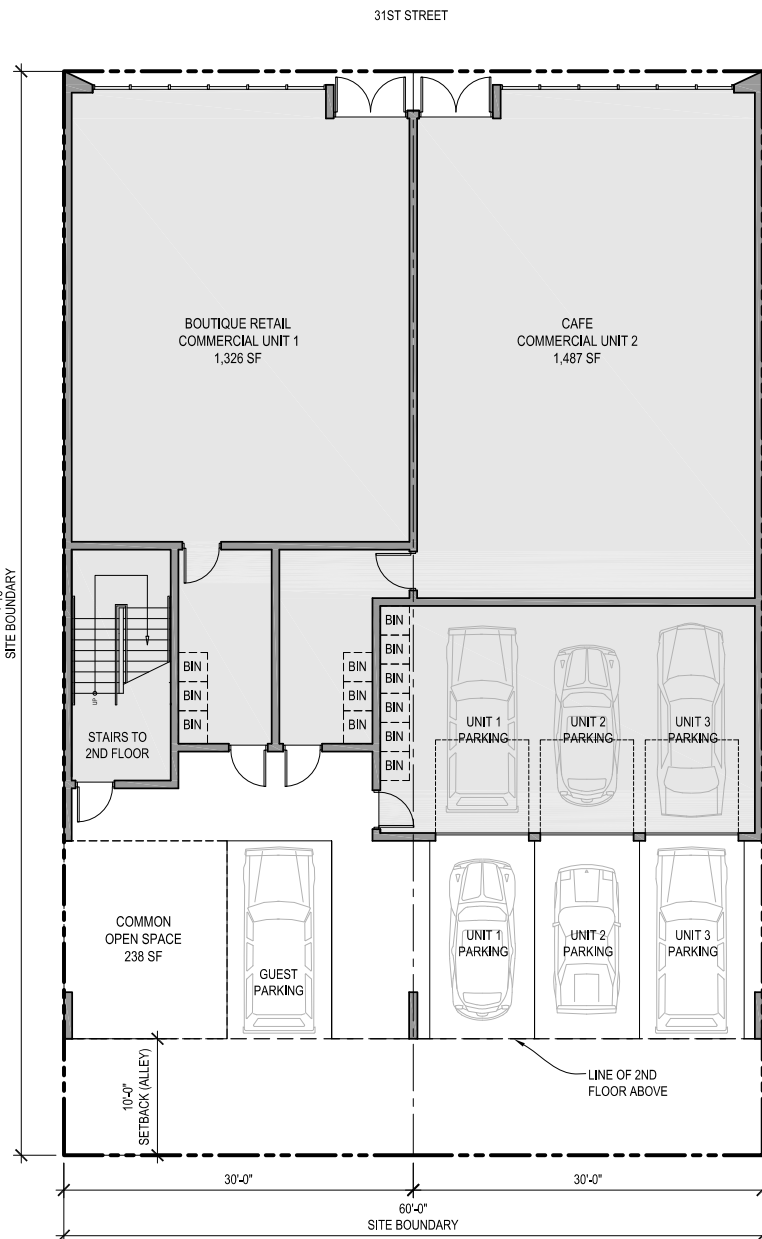


SITE PLAN
CANNERY VILLAGE STUDY AREA
 1/32" = 1'-0"

CANNERY VILLAGE STUDY AREA
 Location: South side of 31st Street between Villa Way and Lafayette Road
 Zone: MU-CV/15th
 Date: 03.30.2026



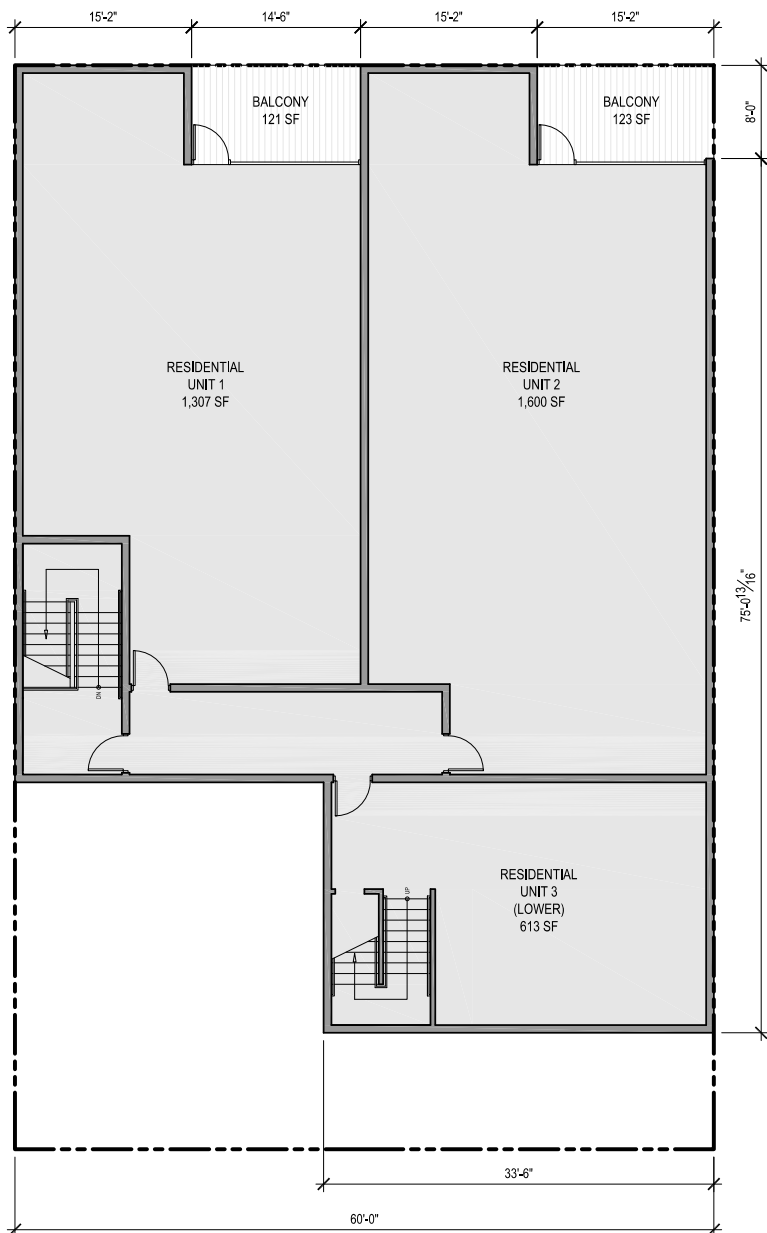
2ND FLOOR PLAN @ 14'-0"
CANNERY VILLAGE STUDY AREA
3/32" = 1'-0"



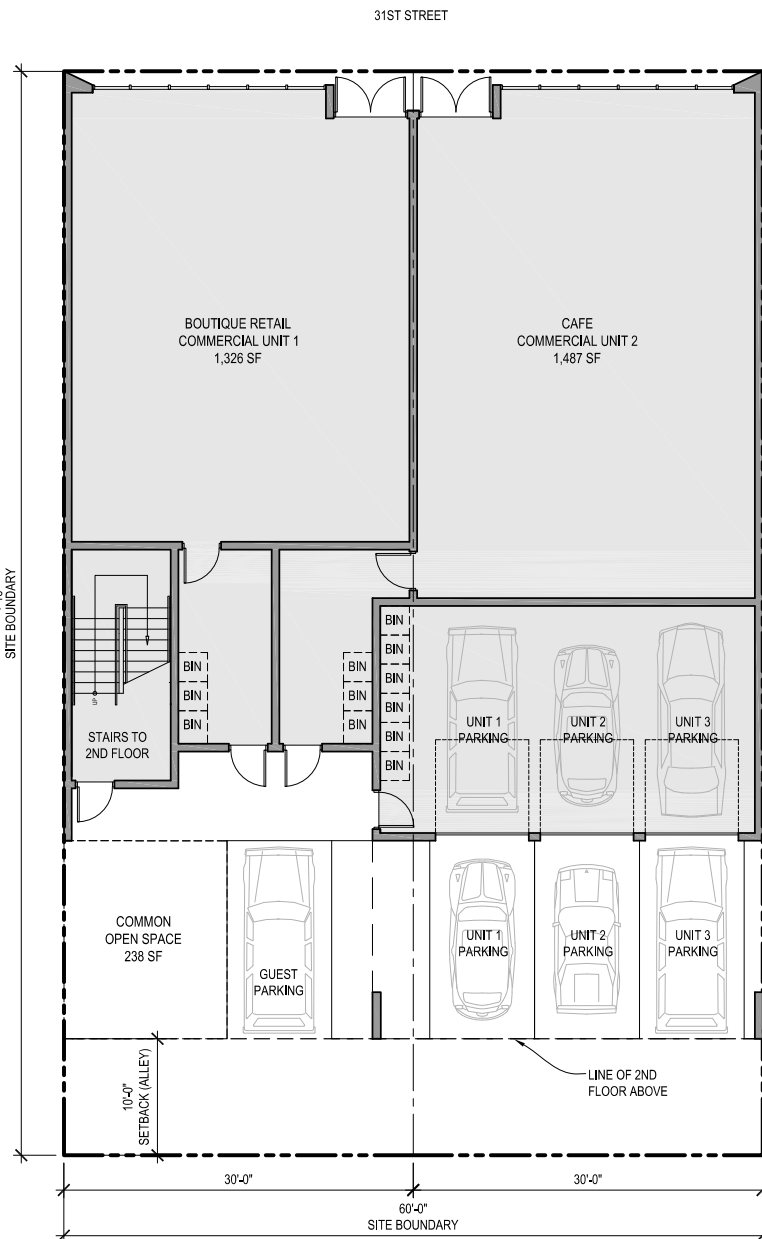
1ST FLOOR PLAN @ 0'-0"
CANNERY VILLAGE STUDY AREA
3/32" = 1'-0"

DEVELOPMENT STANDARDS	CANNERY VILLAGE / MU-CV (2-STORY)	
	Required	Proposed
DENSITY		
Lot Area per Unit (max)	5584 SF / 1.631 = 3.42 UNITS	3.00
Lot Area per Unit (min)	5584 SF / 2.927 = 2.38 UNITS	3.00
FAR		
Nonresidential (min)	0.95	0.90
Nonresidential (max)	0.5	0.50
Residential (max)	1	0.82
SETBACKS		
Front (min)	0	0
Side (min)	0	0
Side (max) - adjoining residential district	5	N/A
Rear (min)	0	N/A
Rear (max) - adjoining residential district	5	N/A
Rear (min) - adjoining alley	10	10
OPEN SPACE		
Common (min)	75 sq ft / Unit	238 SF (79.3 SF / UNIT)
Private (min)	5% of gross floor area (min dimension of 6 ft)	7.5%, 7.5%, 9.0%
HEIGHT		
Setback	12 ft (6m) over 3/12 roof pitch	24 FT
Sloped Roof	21 ft (3/12 roof pitch or greater)	N/A
Additional Notes	Minimum Density can be waived or modified with a site development review	
PARKING		
Two Unit	2 per unit, 1 in garage and 1 covered or in garage	3 SPACES TOTAL
Multi-Unit (3 units)	2 per unit covered, plus guest parking	6 SPACES (COVERED)
Hotel / Retail and Service (up to 20 units)	1-2 units, no guest parking required	1 GUEST SPACE
	3 units, 1 guest parking space / 7 Required	7 SPACES
	4 per 200 sq. ft. Required	
Total Parking Required	19 Spaces Required	
	Parking requirements can be waived with the approval of a conditional use permit (CUP). The Director can waive nonresidential parking requirements up to 20 percent.	
Additional Notes		12 SPACE SHORTFALL

CANNERY VILLAGE STUDY AREA / 2 STORY SCENARIO
Location: South side of 31st Street between Villa Way and Lafayette Road
Zone: MU-CV/15th
Date: 03.30.2026



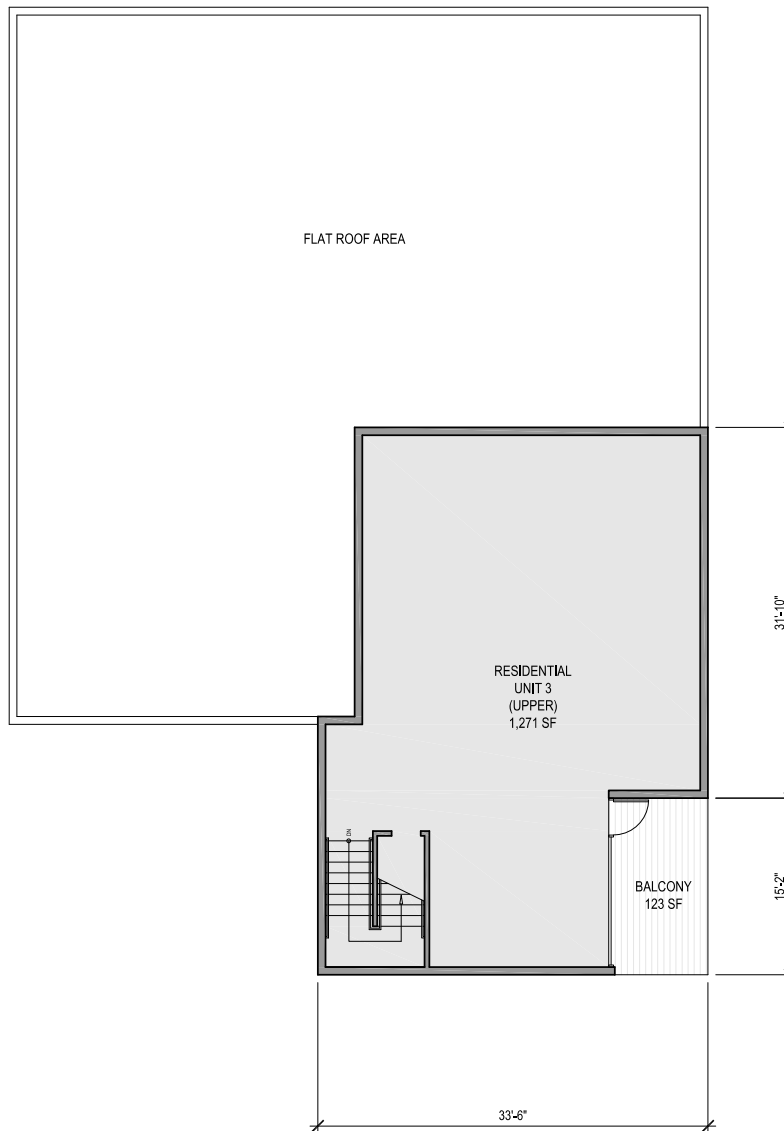
2ND FLOOR PLAN @ 11'-0"
CANNERY VILLAGE STUDY AREA
3/32" = 1'-0"



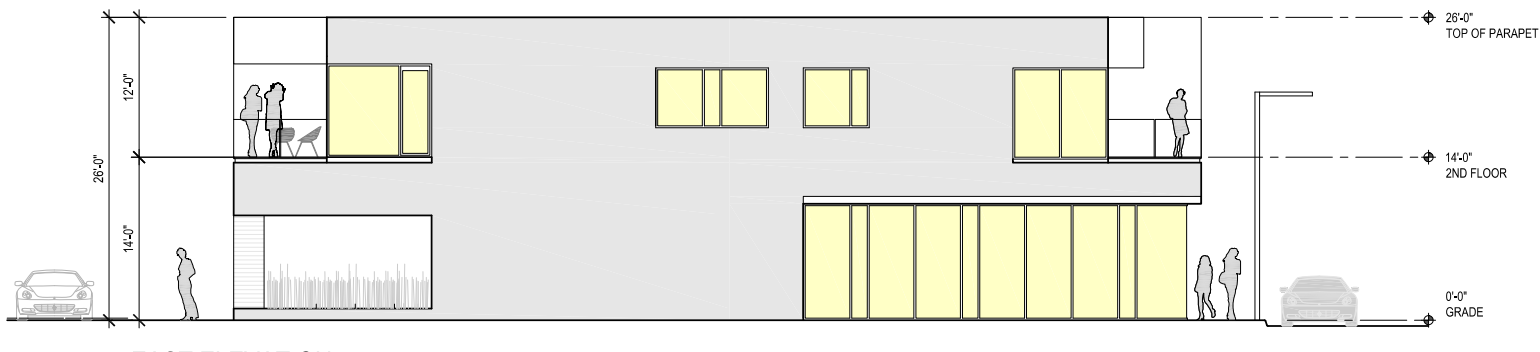
1ST FLOOR PLAN @ 0'-0"
CANNERY VILLAGE STUDY AREA
3/32" = 1'-0"

DEVELOPMENT STANDARDS	CANNERY VILLAGE / MU-CV (3 STORY)	
	Required	Proposed
DENSITY		
Lot Area per Unit (min)	2284 SF / 1.62' = 3.42 UNITS	3.00
Lot Area per Unit (max)	5584 SF / 2.97' = 2.38 UNITS	3.00
FAR		
Nonresidential (max)	0.95	0.95
Nonresidential (min)	0.5	0.50
Residential (max)	1	1.00
SETBACKS		
Front (min)	0	0
Side (min)	0	0
Side (6' min - adjoining residential district)	5	N/A
Rear (min)	0	N/A
Rear (8' min - adjoining residential district)	5	N/A
Rear (min - adjoining alley)	10	10
OFFICE SPACE		
Common (min)	75 sq ft / unit	238 SF (79.2 SF/UNIT)
Private (min)	5% of gross floor area (min dimension of 6 ft)	7.5%, 8.0%, 6.5%
HEIGHT		
Flat Roof	26 ft (less than 3/12 roof pitch)	N/A
Sloped Roof	31 ft (3/12 roof pitch or greater)	31 FT
Additional Notes	Minimum Density can be waived or modified with a site development review	
PARKING		
Two Unit	2 per unit, 1 in garage and 1 covered or in garage	3 UNITS TOTAL 6 SPACES (COVERED) 1 GUEST SPACE 0 7 SPACES
Multi Unit (3 units)	2 per unit covered, 1 in shared parking	
Residential (1-2 units)	1-2 units, no guest parking required	
Residential (3-4 units)	3 units, 1 guest parking space / 7 Required	
Additional Notes	Minimum Density can be waived or modified with a site development review	
Additional Notes	Parking requirements can be waived with the approval of a conditional use permit (CUP). The Director can waive nonresidential parking requirements up to 20 percent.	

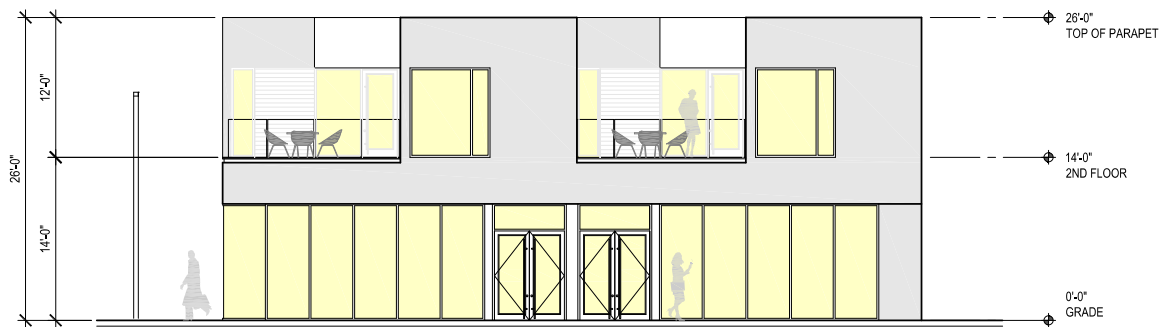
CANNERY VILLAGE STUDY AREA / 3 STORY SCENARIO
Location: South side of 31st Street between Villa Way and Lafayette Road
Zone: MU-CV/15th
Date: 03.30.2026



3RD FLOOR PLAN @ 20'-0"
CANNERY VILLAGE STUDY AREA
 3/32" = 1'-0"

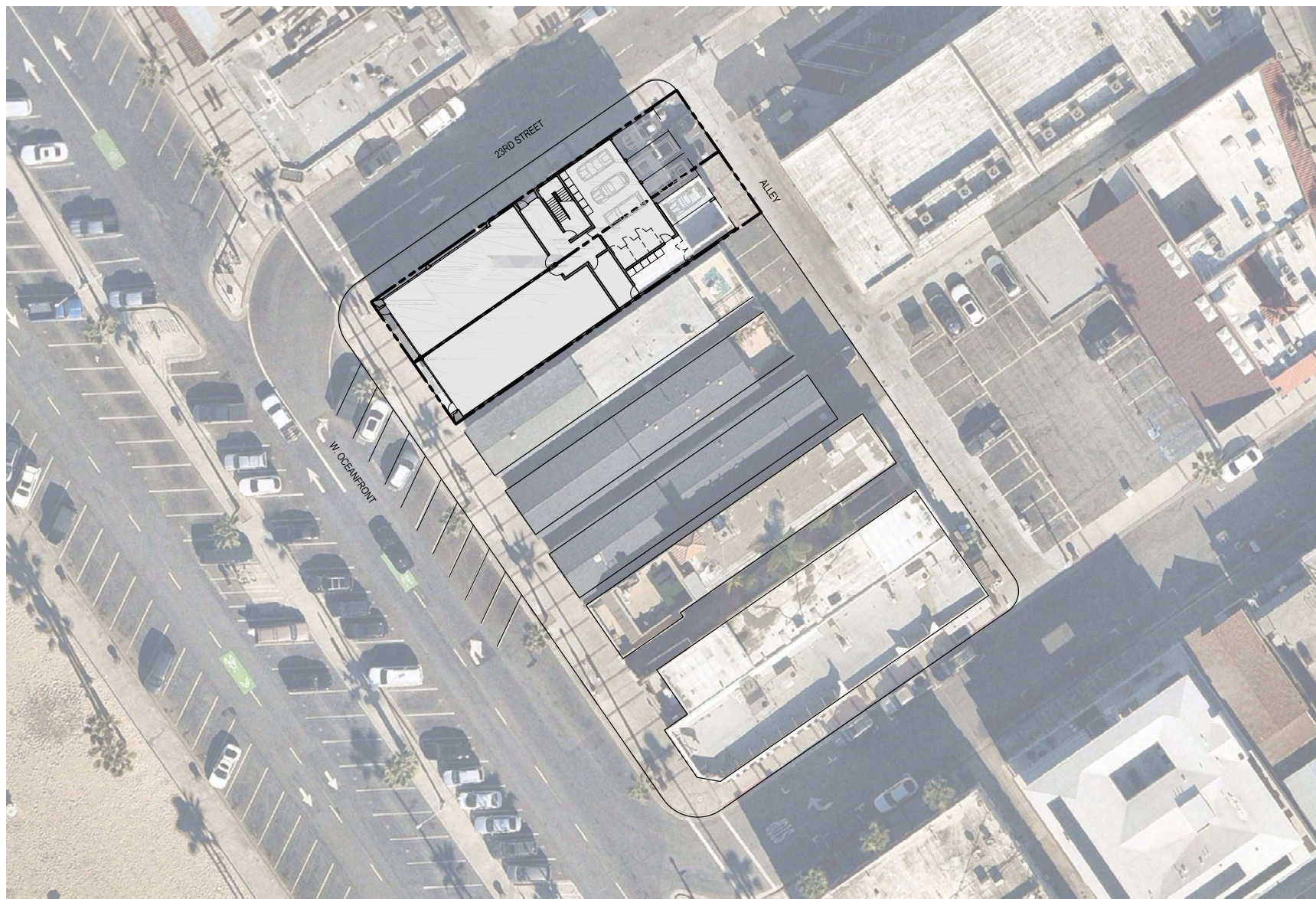


LAFAYETTE AVE. ELEVATION
CANNERY VILLAGE STUDY AREA
3/32" = 1'-0"



31st STREET ELEVATION
CANNERY VILLAGE STUDY AREA
3/32" = 1'-0"

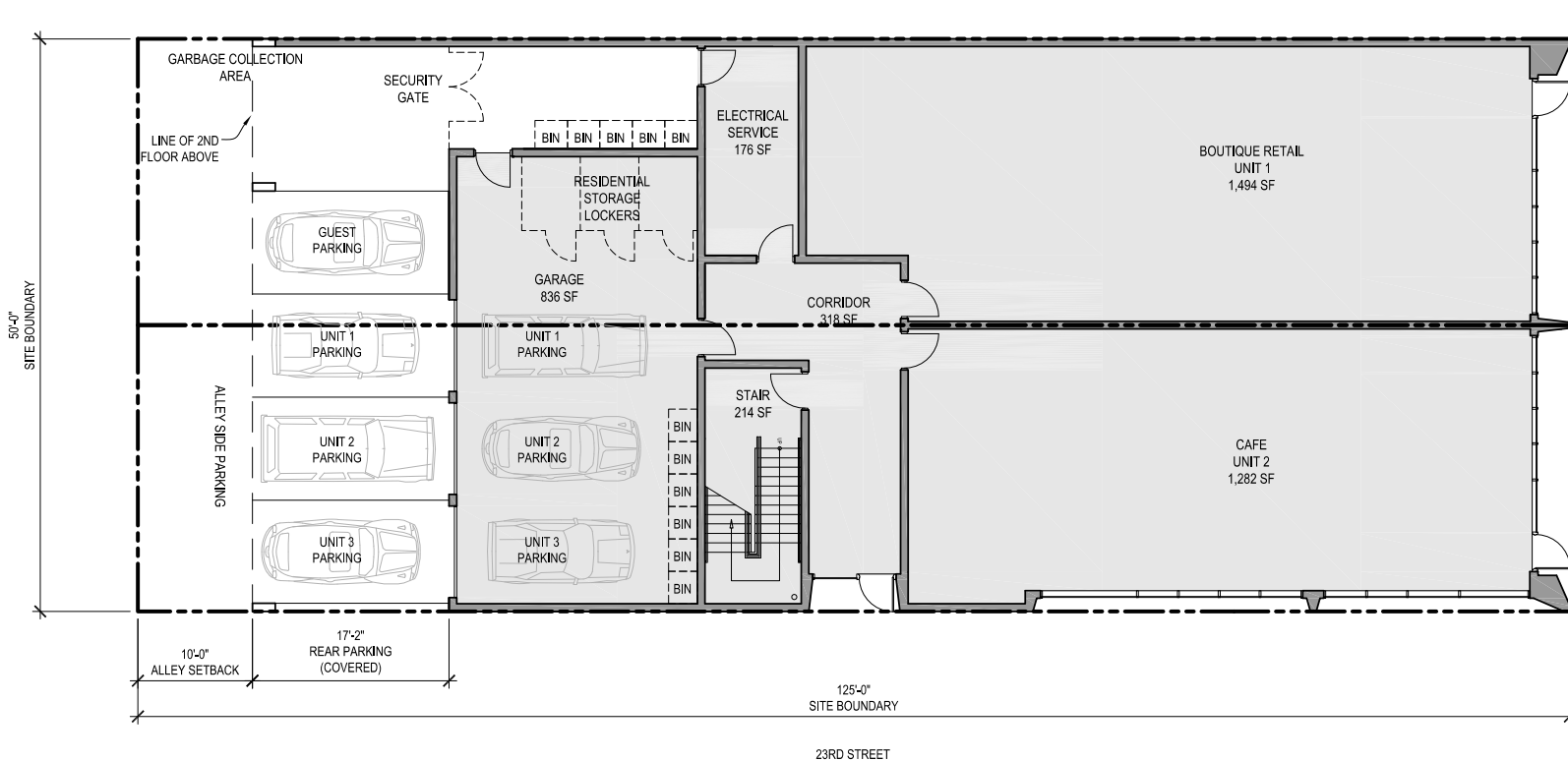
CANNERY VILLAGE STUDY AREA / 2 STORY SCENARIO
Location: South side of 31st Street between Villa Way and Lafayette Road
Zone: MU-CV/15th
Date: 03.30.2026



SITE PLAN
MCFADDEN SQUARE STUDY AREA
1/32" = 1'-0"

MCFADDEN SQUARE STUDY AREA
Location: Inland side of West Oceanfront between 22nd Street and 23rd Street
Zone: MU-W2
Date: 04.16.2026

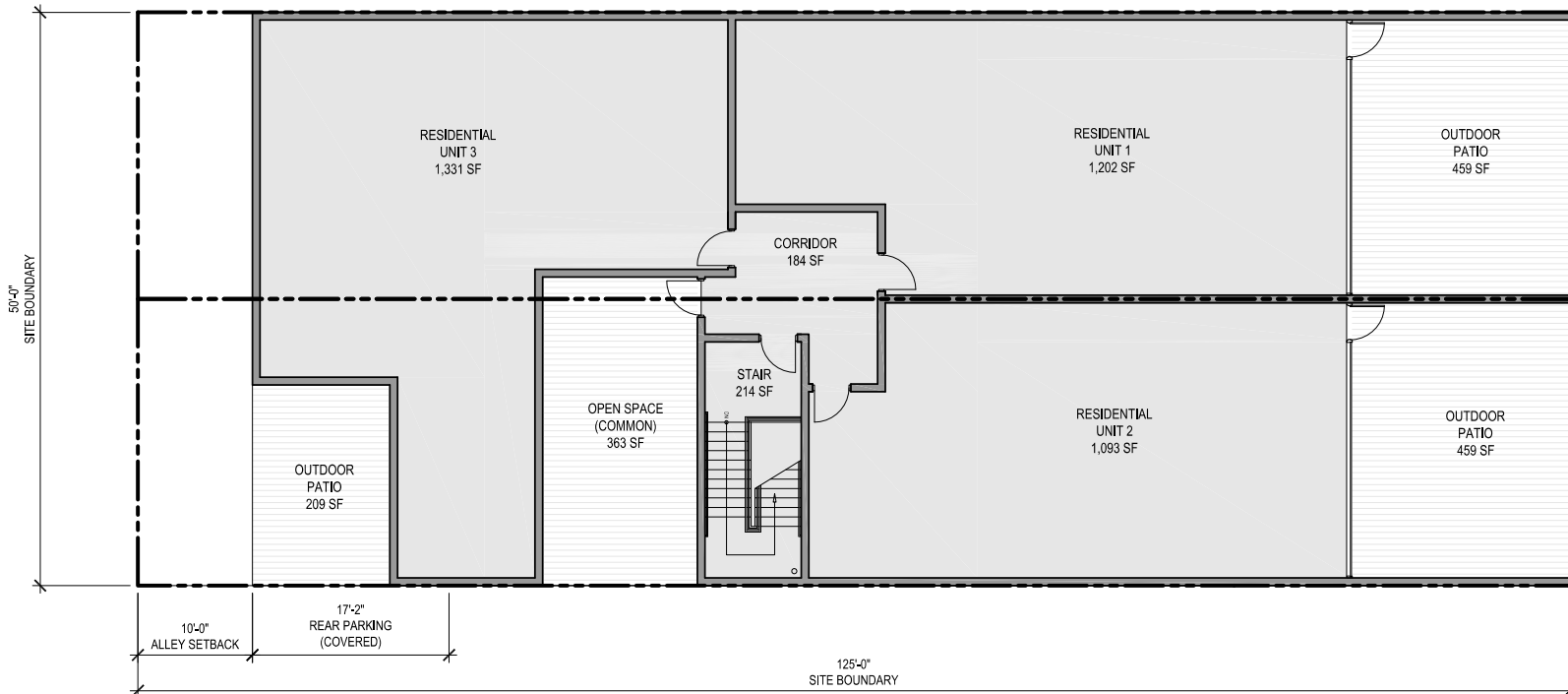
DEVELOPMENT STANDARDS	MCFADDEN SQUARE / MU-W2 (2-STORY)	
	Required	Proposed
DENSITY		
Lot Area per Unit (min)	6,250 SF / 1,631 = 3.83 UNITS	3,000
Lot Area per Unit (max)	6,250 SF / 2,267 = 2.82 UNITS	3,000
FAR		
Nonresidential (max)	0.75	0.50
Residential (max)	0.5	0.30
Residential (max)	0.75	0.76
SETBACKS		
Front (min)	0	0
Side (min)	0	0
Side (min - adjoining residential districts)	5	N/A
Rear (min)	0	N/A
Rear (min - adjoining residential districts)	5	N/A
Yard (min - adjoining alley)	10	10
OPEN SPACE		
Open Space (min)	15 sq ft unit (min dimension of 5' long)	263 SF (213 SF/UNIT)
Private (min)	2% of gross floor area (min dimension of 6 ft)	38%, 41%, 85%
HEIGHT		
Flat Roof	36 ft (less than 3'-2" roof pitch)	26 FT
Sloped Roof	3' ft (3'-2" roof pitch or greater)	N/A
Additional Notes	Minimum Density can be waived or modified with a site development review	
PARKING		
Two Unit	2 per unit, 1 in garage and 1 covered or in garage	3 UNITS TOTAL 6 SPACES (COVERED)
Multi Unit (3 units)	2 per unit (covered plus guest parking); 1-2 units, no guest parking required	1 GUEST SPACE
Retail / Take out Service (up to 20 seats)	2 units, 1 guest parking space / 7 Required per 250 sq. ft. / 12 Required	0
Total Parking Required	19 Spaces Required	7 SPACES
Additional Notes	12 SPACE SHORTFALL	



1ST FLOOR PLAN
MCFADDEN SQUARE STUDY AREA
3/32" = 1'-0"

MCFADDEN SQUARE STUDY AREA
Location: Inland side of West Oceanfront between 22nd Street and 23rd Street
Zone: MU-W2
Date: 04.16.2026

DEVELOPMENT STANDARDS	MCFADDEN SQUARE / MU-W2 (2-STORY)	
	Required	Proposed
DENSITY		
Lot Area per Unit (min)	6,250 SF / 1,631 + 3.83 UNITS	3,000
Lot Area per Unit (max)	6,250 SF / 2,767 + 2.82 UNITS	3,000
FAR		
Nonresidential (max)	0.75	0.50
Residential (max)	0.5	0.30
Residential (max)	0.75	0.76
SETBACKS		
Front (min)	0	0
Side (min)	0	0
Side (min - adjoining residential districts)	5	N/A
Rear (min)	0	N/A
Rear (min - adjoining residential districts)	5	N/A
Yard (min - adjoining alley)	10	10
OPEN SPACE		
Common (min)	15 sq ft / unit (min dimension of 6 feet)	263 SF (21.33/UNIT)
Private (min)	2% of gross floor area (min dimension of 6 ft)	38%, 41%, 85%
HEIGHT		
Flat Roof	36 ft (less than 3"x2 roof pitch)	26 FT
Gabled Roof	31 ft (3"x2 roof pitch or greater)	N/A
Additional Notes	Minimum Density can be waived or modified with a site development review	
PARKING		
Two Unit	2 per unit, 1 in garage and 1 covered or in garage	3 UNITS TOTAL
Multi Unit (3 units)	2 per unit (covered plus guest parking); 1-2 units, no guest parking required	6 SPACES (COVERED)
Retail / Take out Service (up to 20 seats)	2 units, 1 guest parking space / 7 Required per 250 sq. ft. / 12 Required	1 GUEST SPACE
Total Parking Required	19 Spaces Required	7 SPACES
Additional Notes		12 SPACE SHORTFALL

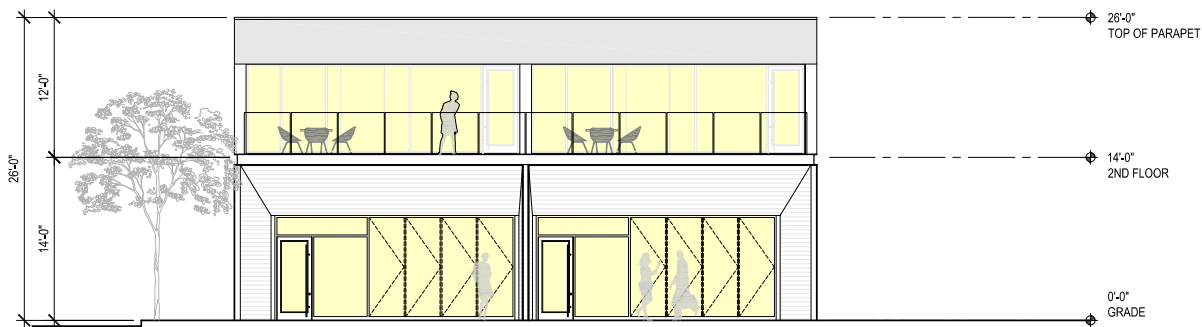


2ND FLOOR PLAN
MCFADDEN SQUARE STUDY AREA
 3/32" = 1'-0"

MCFADDEN SQUARE STUDY AREA
 Location: Inland side of West Oceanfront between 22nd Street and 23rd Street
 Zone: MU-W2
 Date: 04.16.2026



23rd STREET ELEVATION
MCFADDEN SQUARE STUDY AREA
3/32" = 1'-0"



W. OCEANFRONT STREET ELEVATION
MCFADDEN SQUARE STUDY AREA
3/32" = 1'-0"

CANNERY VILLAGE STUDY AREA / 2 STORY SCENARIO
Location: South side of 31st Street between Villa Way and Lafayette Road
Zone: MU-CV/15th
Date: 03.30.2026