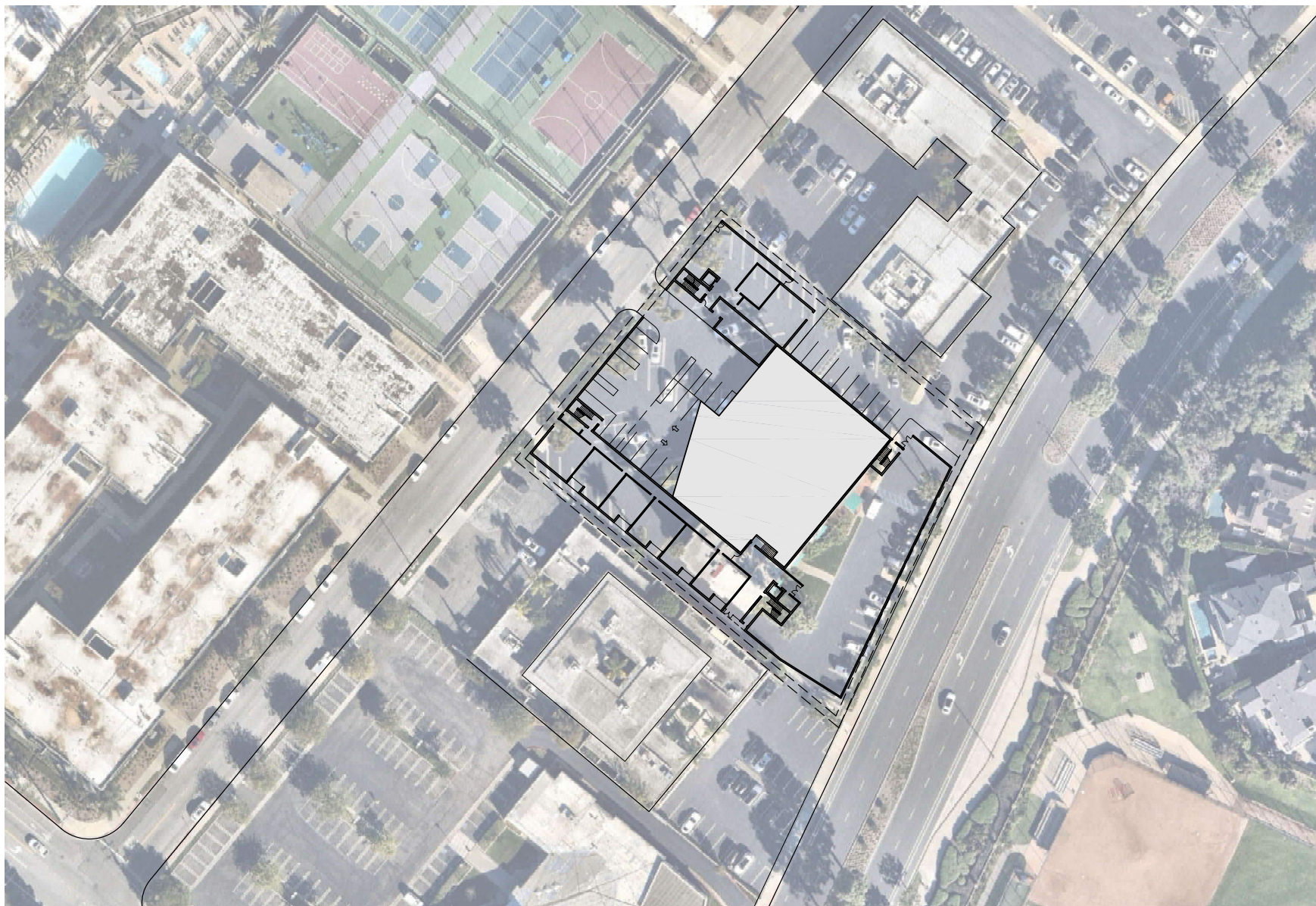


Attachment No. PC 2

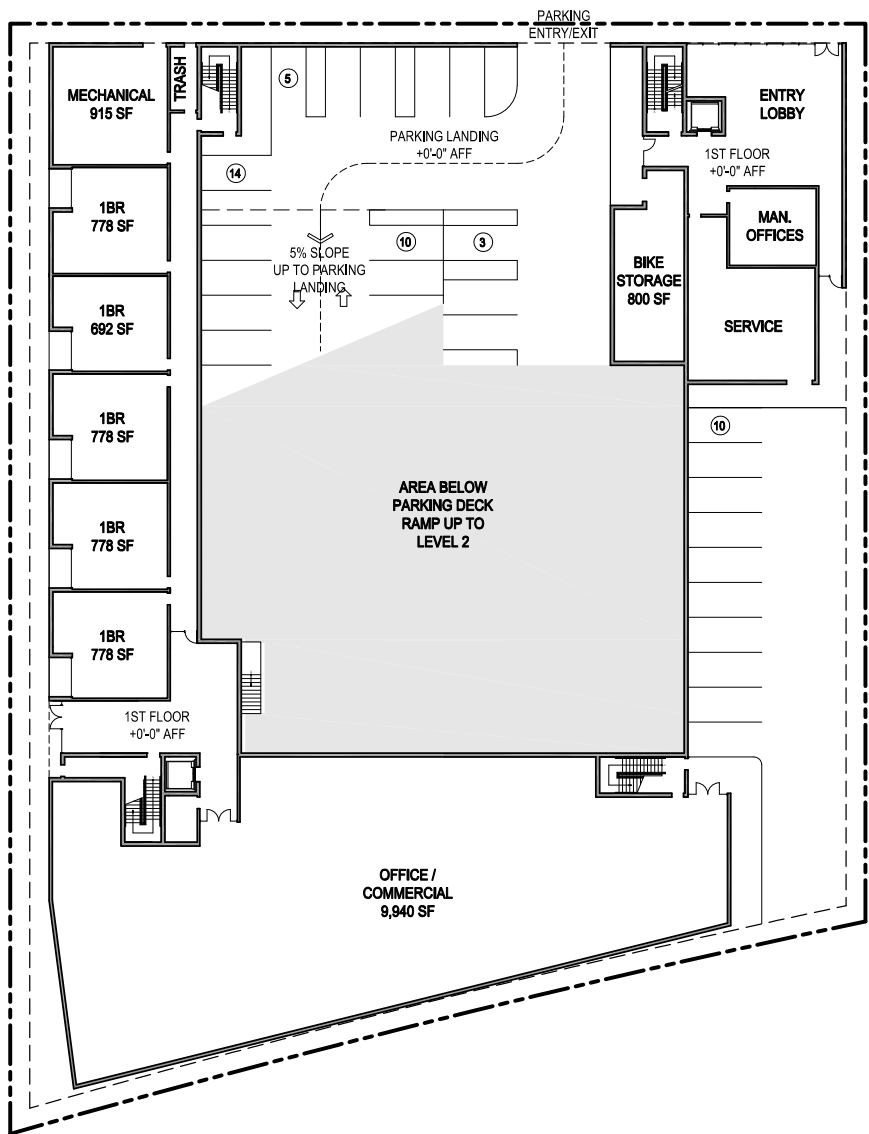
Conceptual Test Plans

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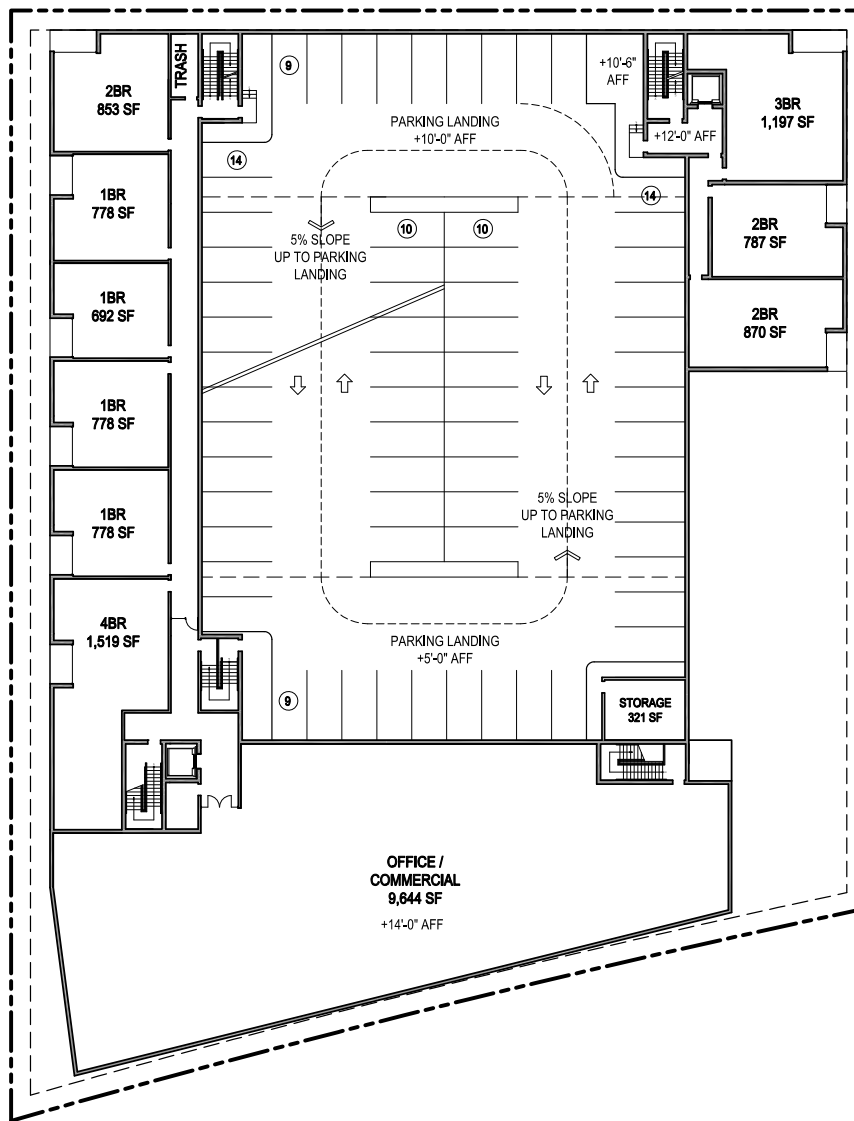


SITE PLAN
DOVER DR. STUDY AREA
1/64" = 1'-0"

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

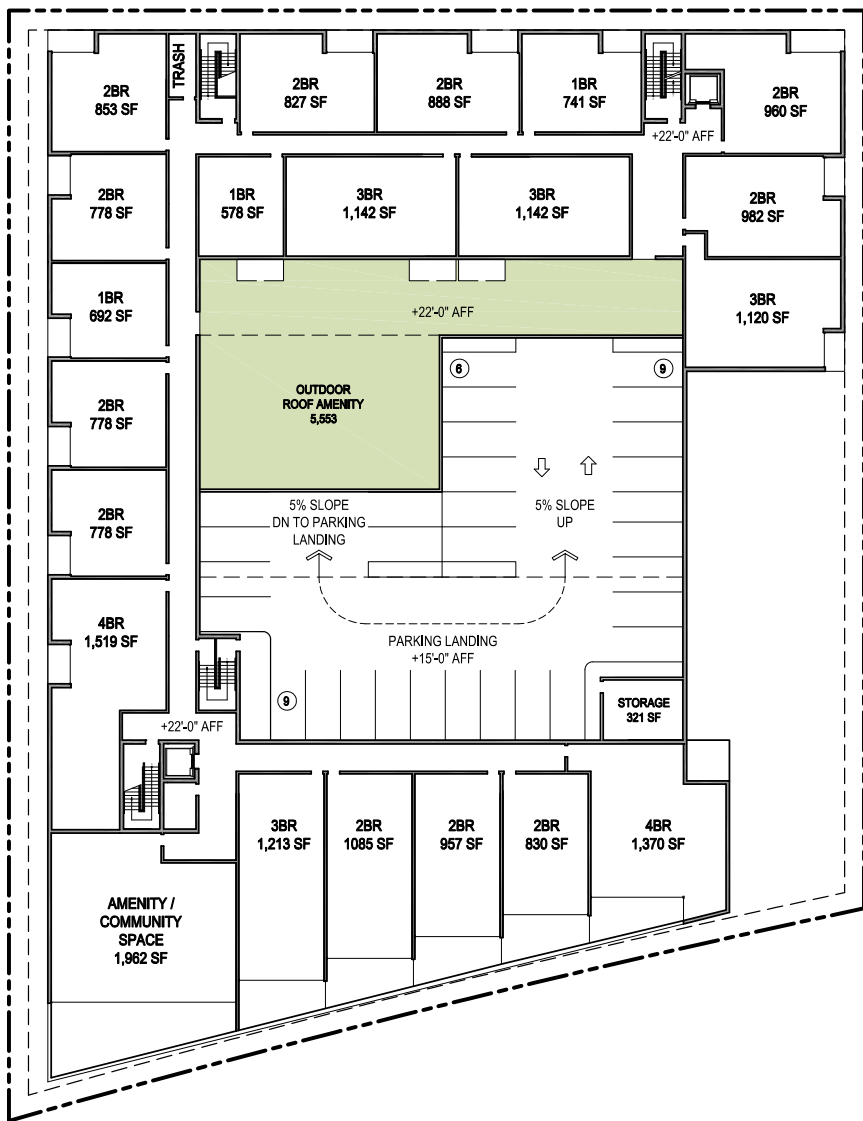


GROUND FLOOR PLAN @ 0'-0"
DOVER DR. STUDY AREA
1/32" = 1'-0"




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

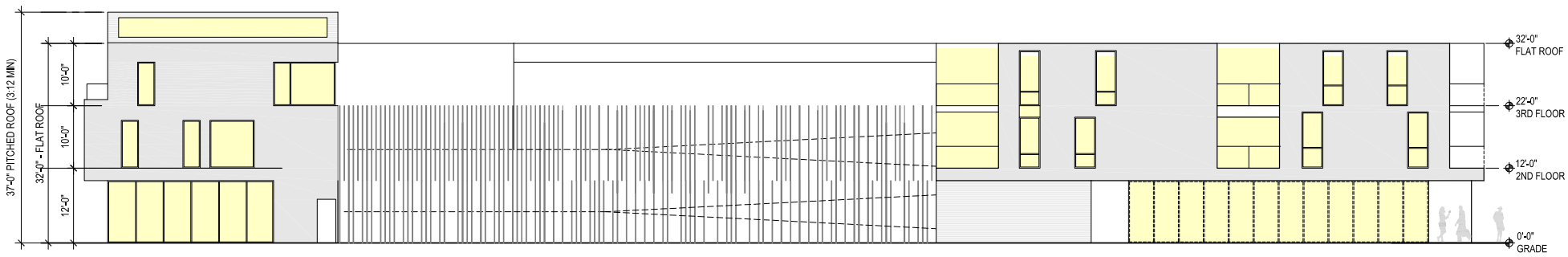
DOVER DRIVE STUDY AREA
Location: East side of Dover Drive, north of E 16th Street, bounded by Dover Drive and Seagull Lane
Zone: MU-DW
Date: 04.20.2026



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		
Non-residential (min)	0.25 / 14,341 SF	0.35
Non-residential (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 (2,550 SF required)	6,152 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 / 85 Required	54 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

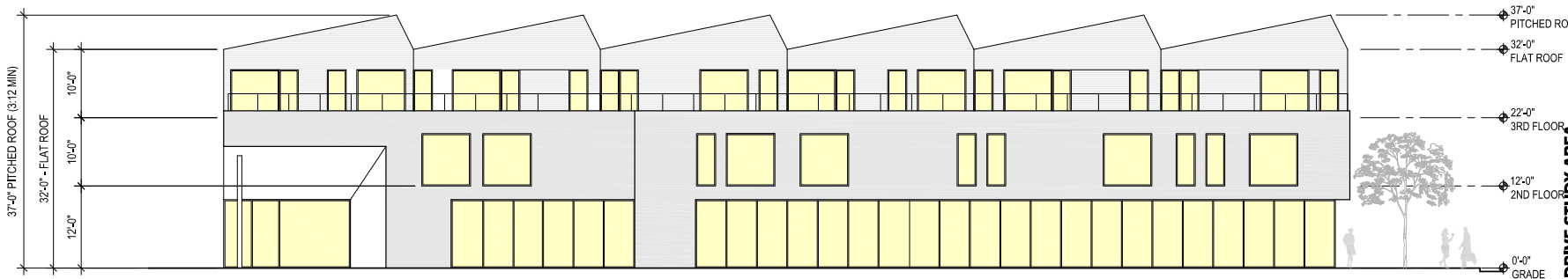
 **THIRD FLOOR PLAN @ 22'-0"**
DOVER DR. STUDY AREA
1/32" = 1'-0"

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



NE ELEVATION
DOVER DR. STUDY AREA

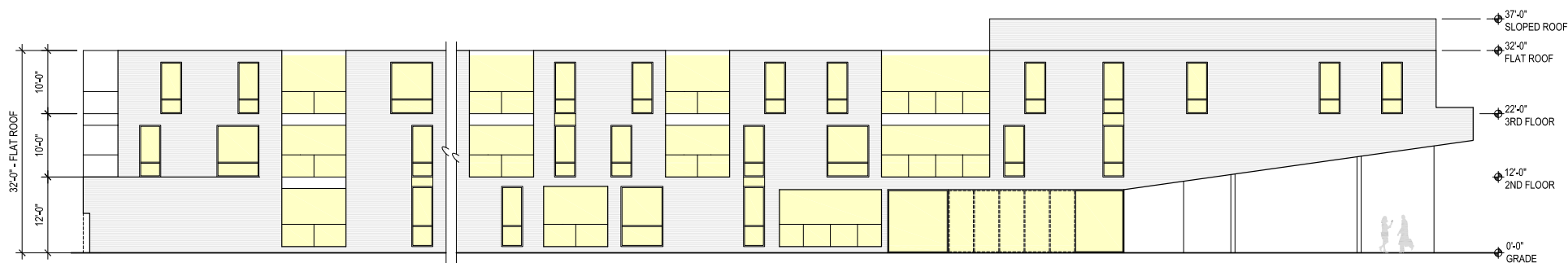
1/16" = 1'-0"



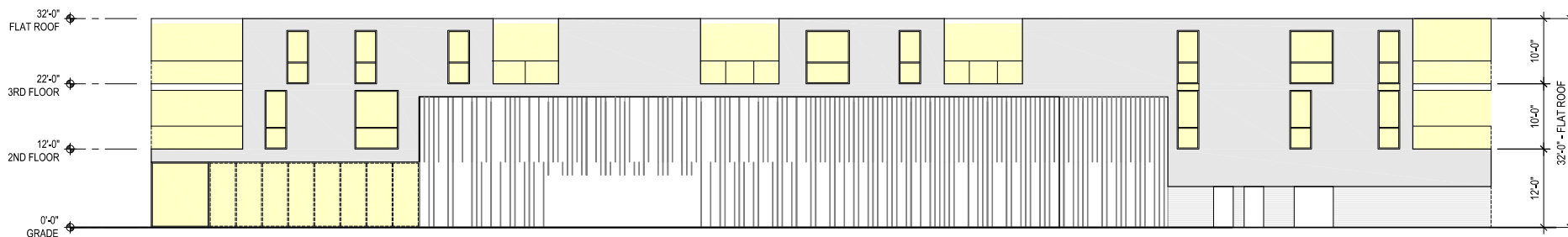
SE ELEVATION
DOVER DR. STUDY AREA

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

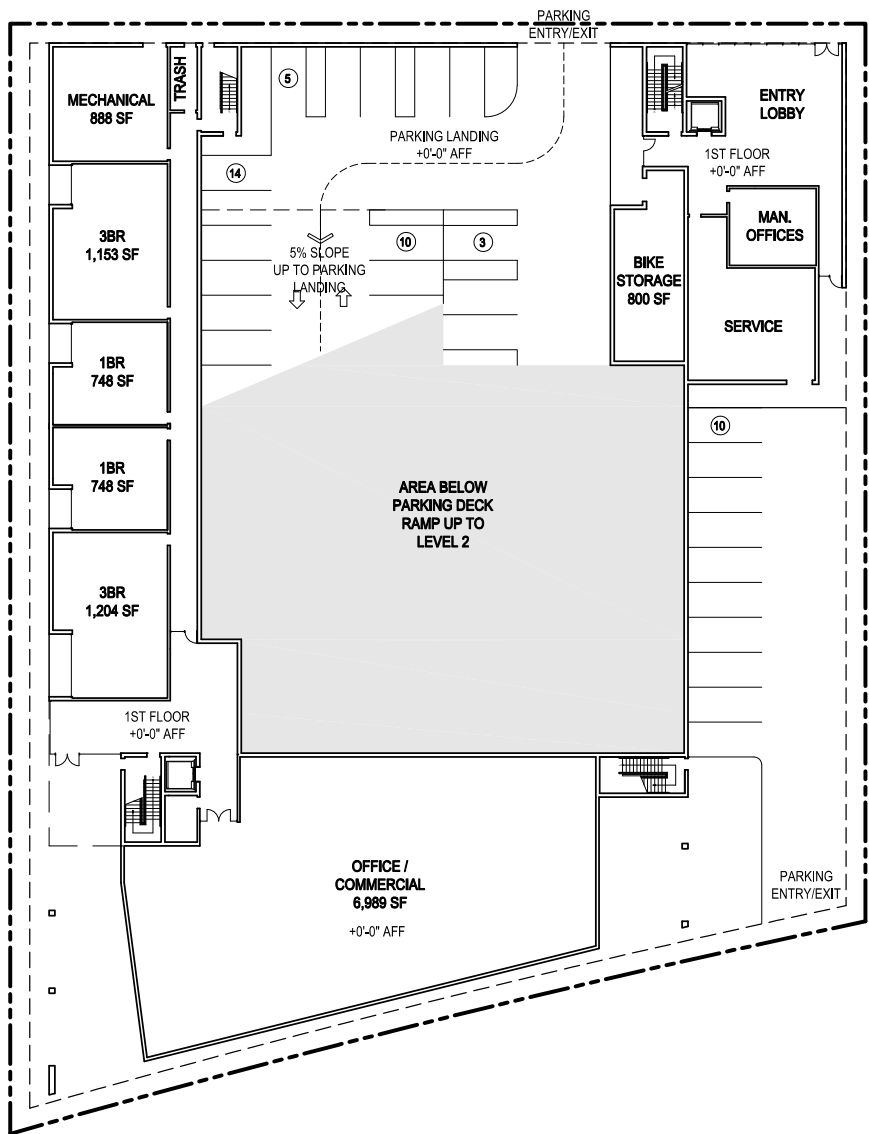


SW ELEVATION
DOVER DR. STUDY AREA
1/16" = 1'-0"

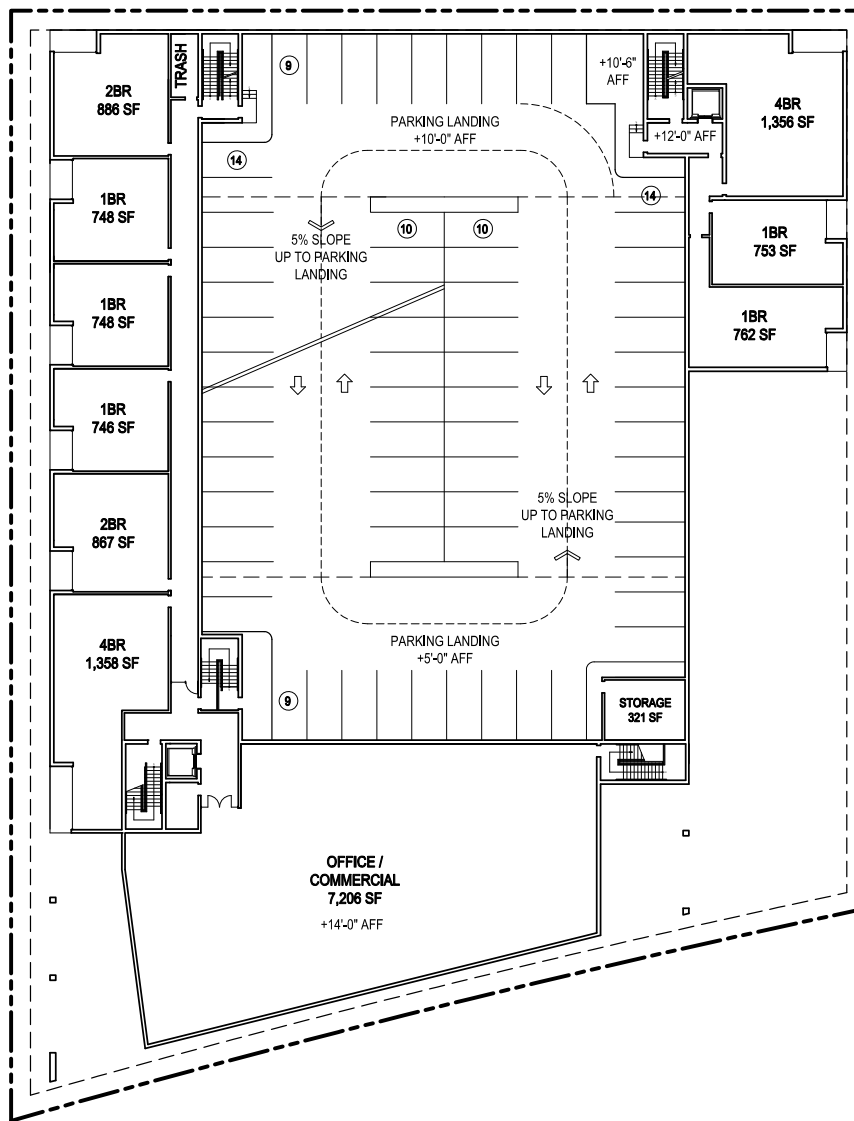


NW ELEVATION
DOVER DR. STUDY AREA
1/16" = 1'-0"

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

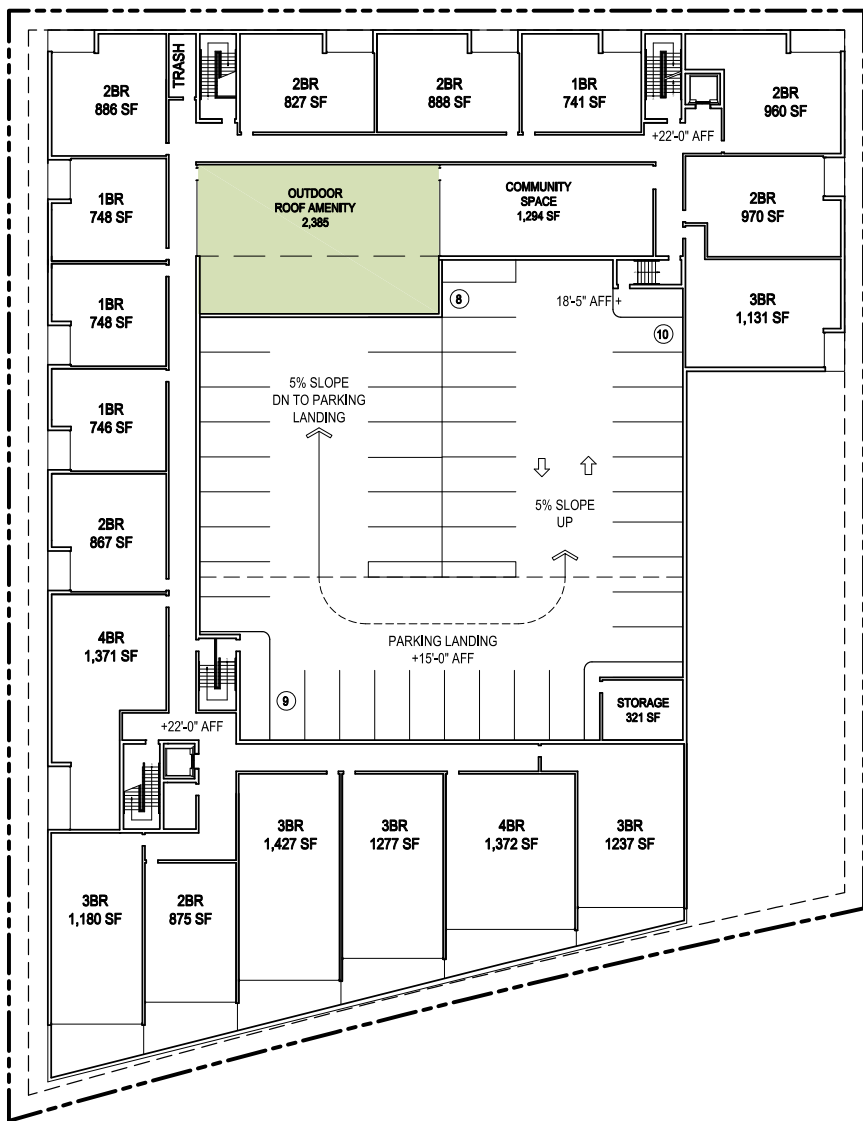


GROUND FLOOR PLAN @ 0'-0"
DOVER DR. STUDY AREA
1/32" = 1'-0"



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

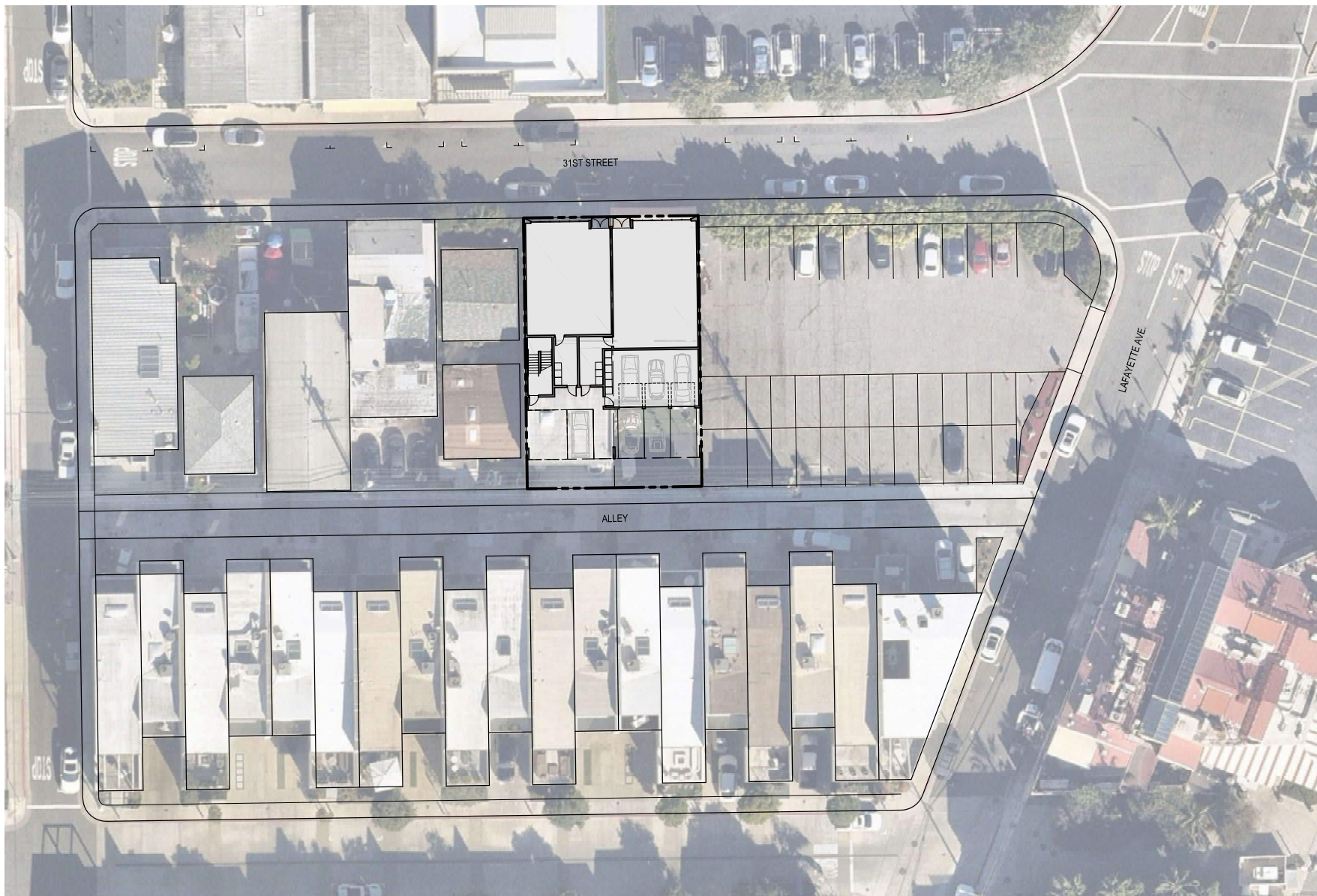


Dover (MU-DW) (BY RM3H7)		
DEVELOPMENT STANDARDS	Required	Proposed
DENSITY		
Lot Area per Unit (min)	56,664 SF / 1,631 = 34.74 UNITS	31.00
Lot Area per Unit (max)	56,664 SF / 2,167 = 26.14 UNITS	31.00
FAR		
Nonresidential (min)	0.25 / 14,341 SF	0.25
Nonresidential (max)	0.5 / 28,282 SF	0.25
Residential (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		



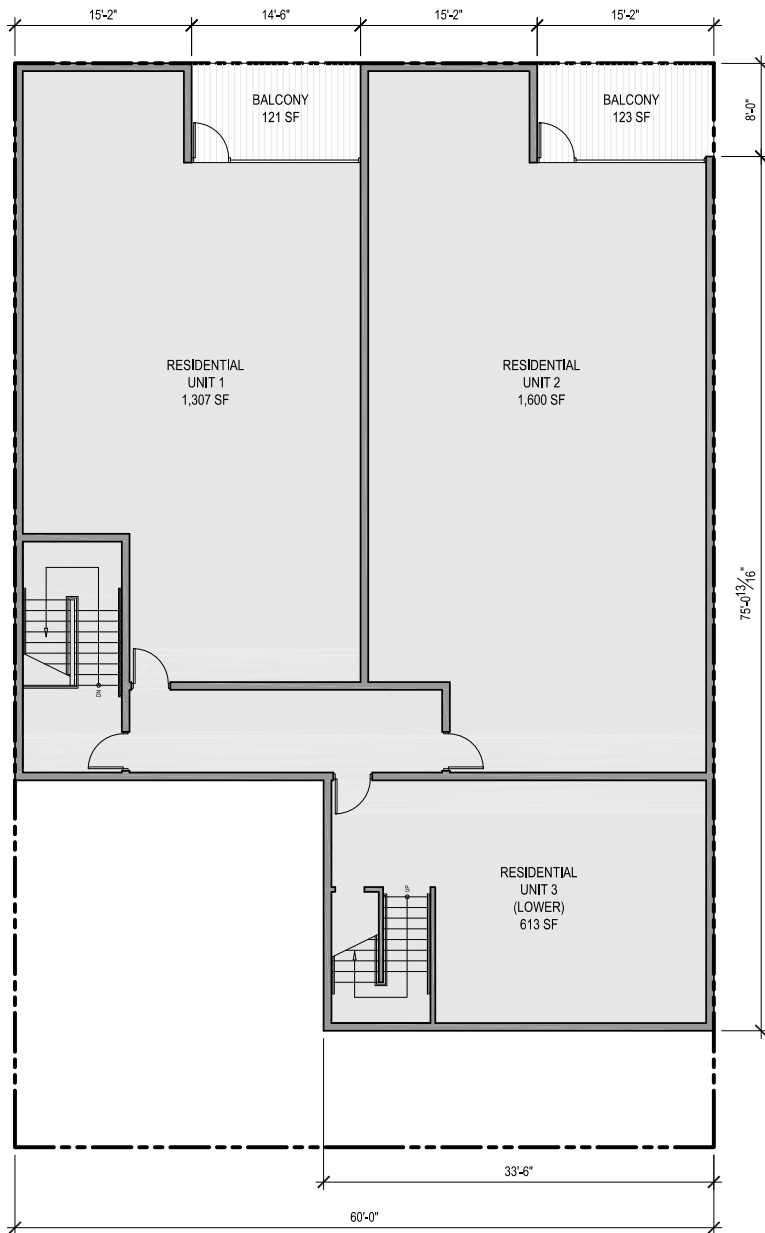
THIRD FLOOR PLAN @ 22'-0"
DOVER DR. STUDY AREA
1/32" = 1'-0"

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

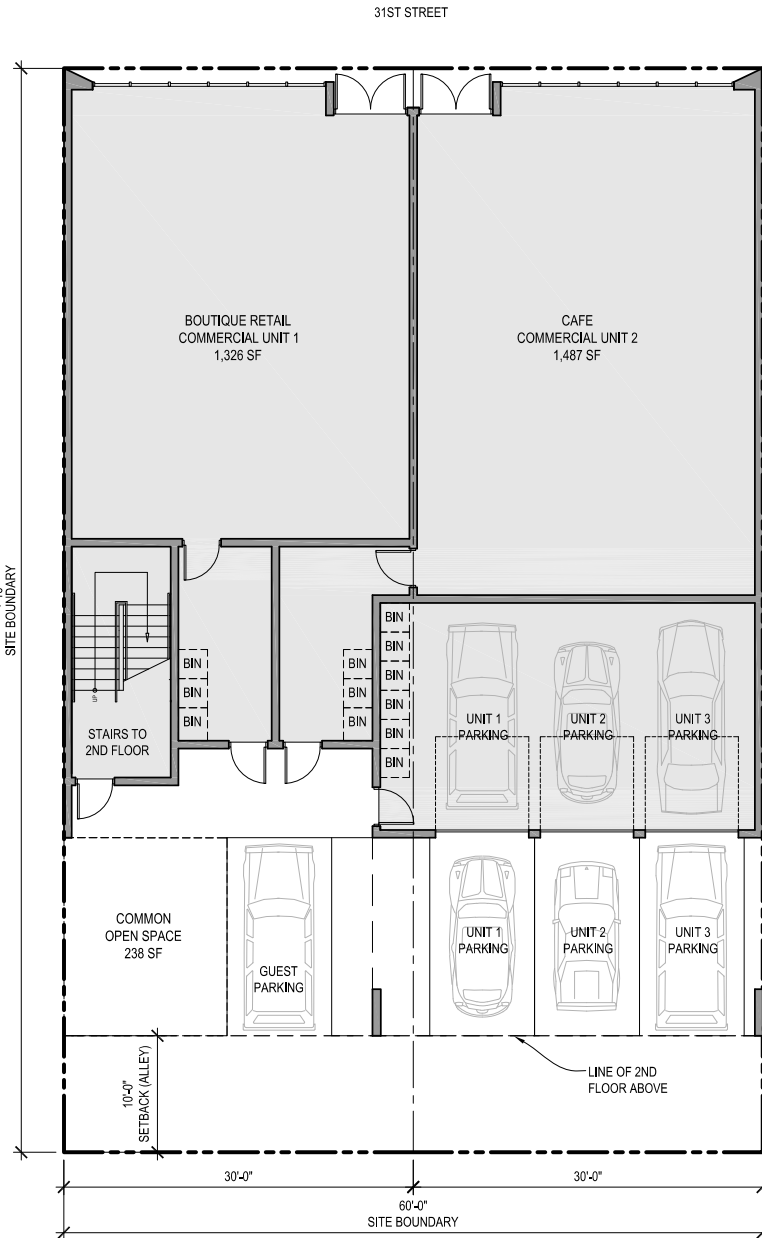


SITE PLAN
CANNERY VILLAGE STUDY AREA
 1/32" = 1'-0"

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



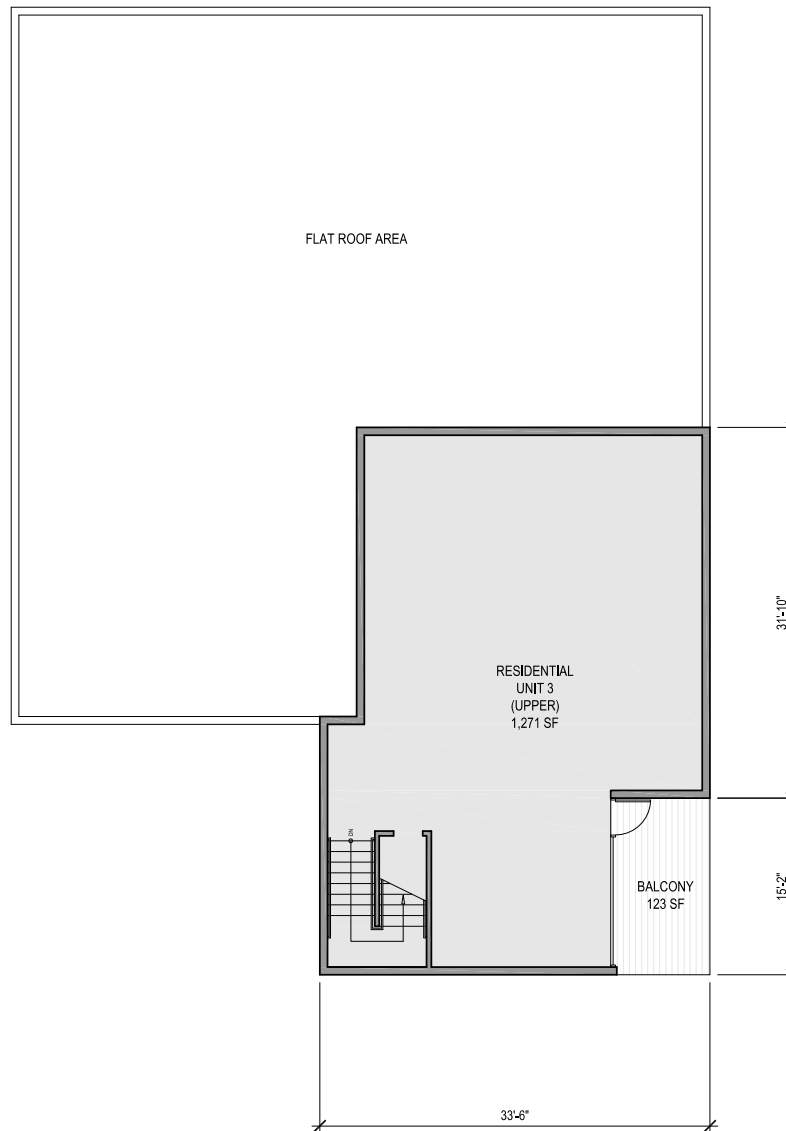
2ND FLOOR PLAN @ 11'-0"
CANNERY VILLAGE STUDY AREA
3/32" = 1'-0"



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

DEVELOPMENT STANDARDS	CANNERY VILLAGE (MU-CV 4 STORY)	
	Required	Proposed
DENSITY		
Lot Area per Unit (sq ft)	2254 SF (1.62) = 3.42 UNITS	3,300
Lot Area per Unit (sq ft)	5584 SF (2.97) = 2.98 UNITS	3,300
FWR		
Nonresidential (sq ft)	0.95	0.63
Residential (sq ft)	0.9	0.90
Residential (sq ft)	1	1.00
SETBACKS		
Front (ft)	0	0
Side (ft)	0	0
Side (ft) - adjoining residential district	5	N/A
Rear (ft)	0	N/A
Rear (ft) - adjoining residential district	5	N/A
Rear (ft) - adjoining alley	10	10
OVERLAP AREAS		
Overhang (ft)	7.5 sq ft/Unit	228 SF (79.2 SF/UNIT)
Private Drive	25% of gross floor area (min dimension of 6 ft)	7.5%, 5.0%, 6.5%
ROOFS		
Flat Roof	20 ft (less than 3/2" roof pitch)	N/A
Sloped Roof	20 ft (3/12 roof pitch or greater)	31 FT
Additional Notes	Minimum Density can be waived or modified with a City Development Review	
PARKING		
From Units	2,287 sq ft. 75% garage and 1 covered or in garage. 2 per unit covered, 100% guest parking.	3 UNITS TOTAL 6 SPACES (COVERED)
From Unit (if units)	1-2 units, no guest parking required	1 GUEST SPACE
Required (Future and Service Area to 30' width)	4 units, 1 space parking space / 7 Required	7
Total Parking Required	1 per 250 sq. ft. 10 Required	10
Additional Notes	15 Spaces Required Parking requirements can be waived with the approval of a conditional use permit (CUP). The Director can waive residential parking requirements up to 20 percent.	12 SPACE SHORTFALL

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

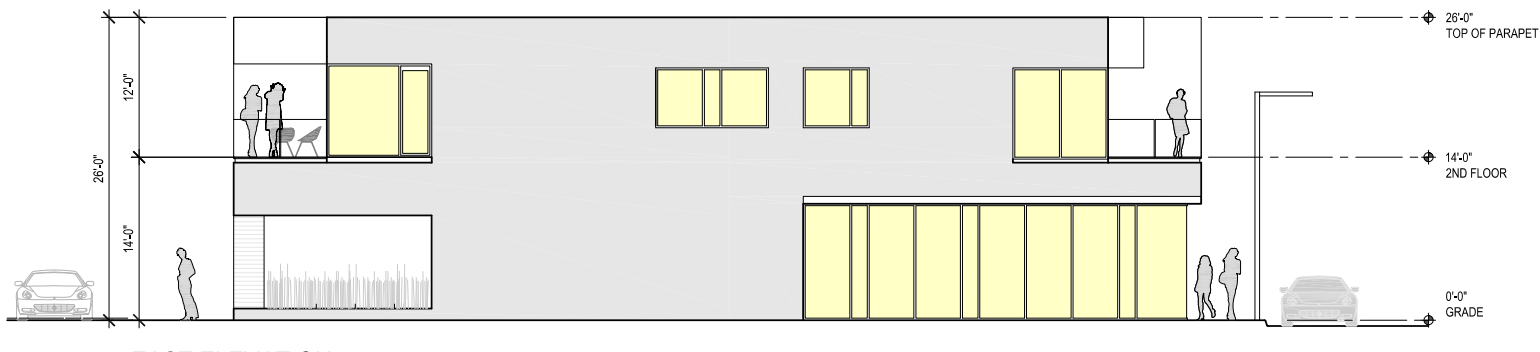


3RD FLOOR PLAN @ 20'-0"
CANNERY VILLAGE STUDY AREA
3/32" = 1'-0"

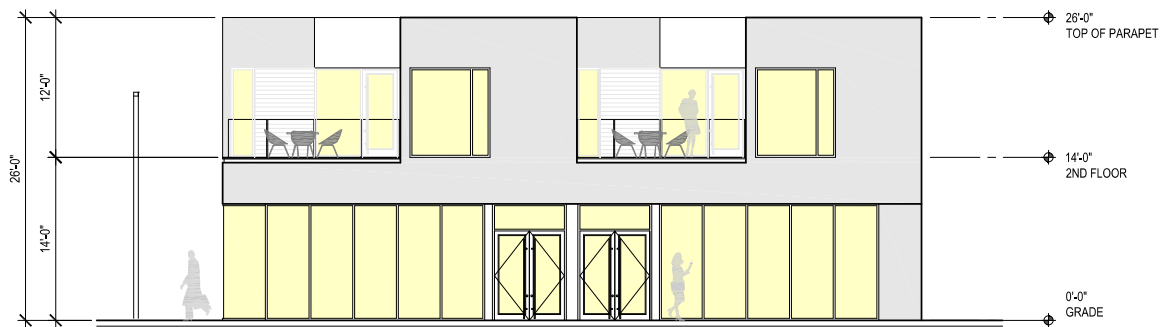
Attachment B

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

SK-03

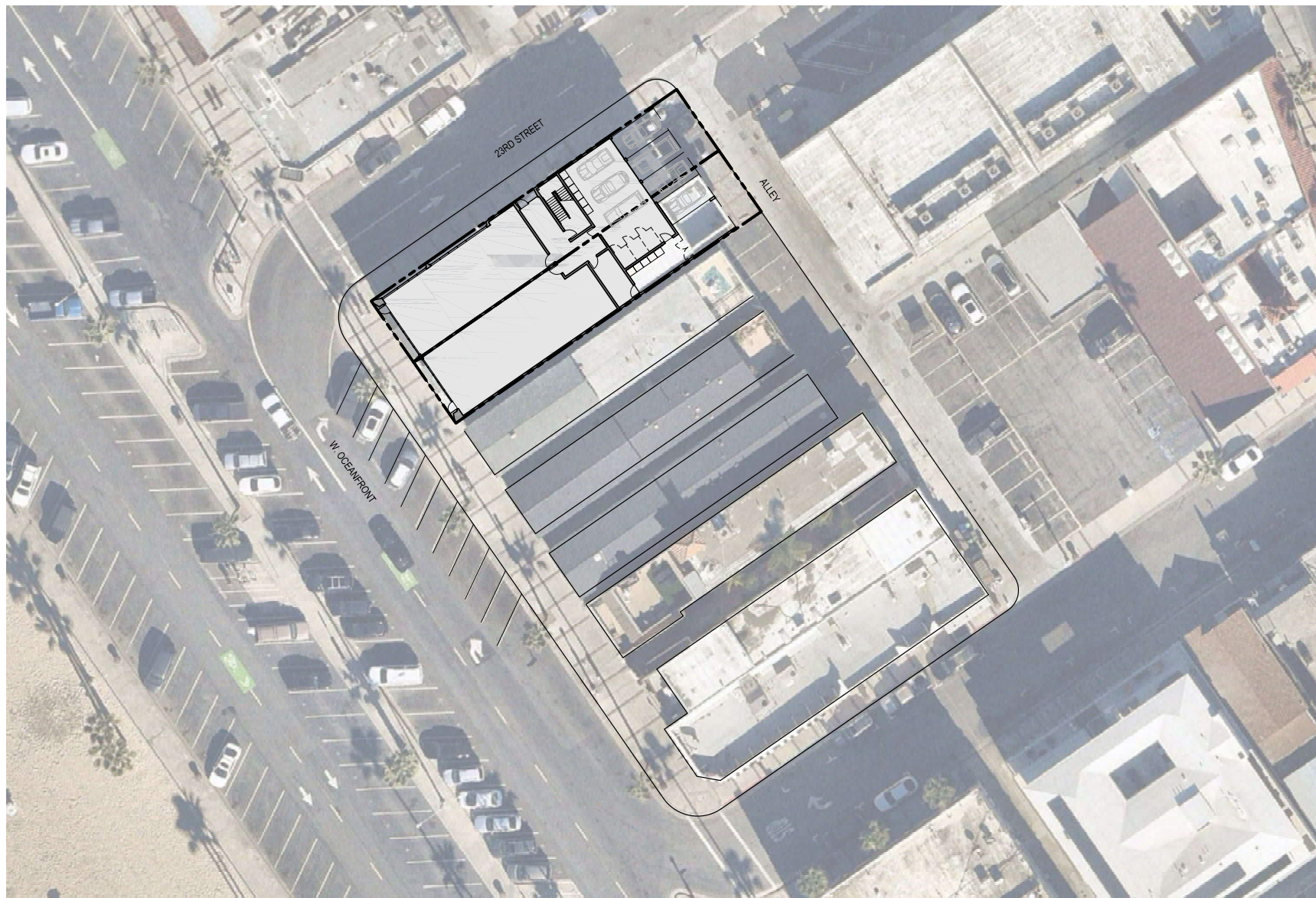


LAFAYETTE AVE. ELEVATION
CANNERY VILLAGE STUDY AREA
3/32" = 1'-0"



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

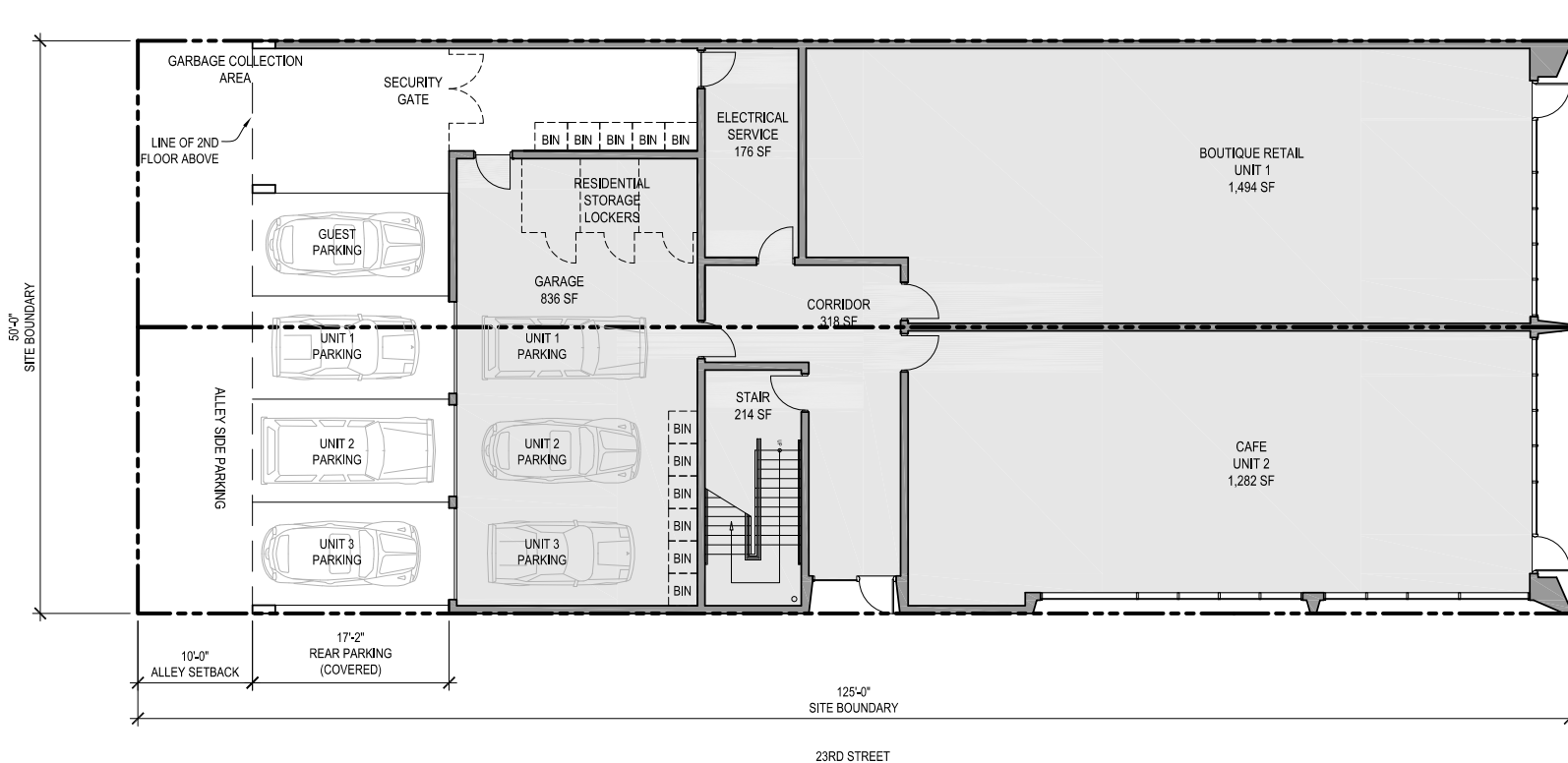
CANNERY VILLAGE STUDY AREA / 2 STORY SCENARIO
Location: South side of 31st Street between Villa Way and Lafayette Road
Zone: MU-CV/15th
Date: 03.30.2026



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

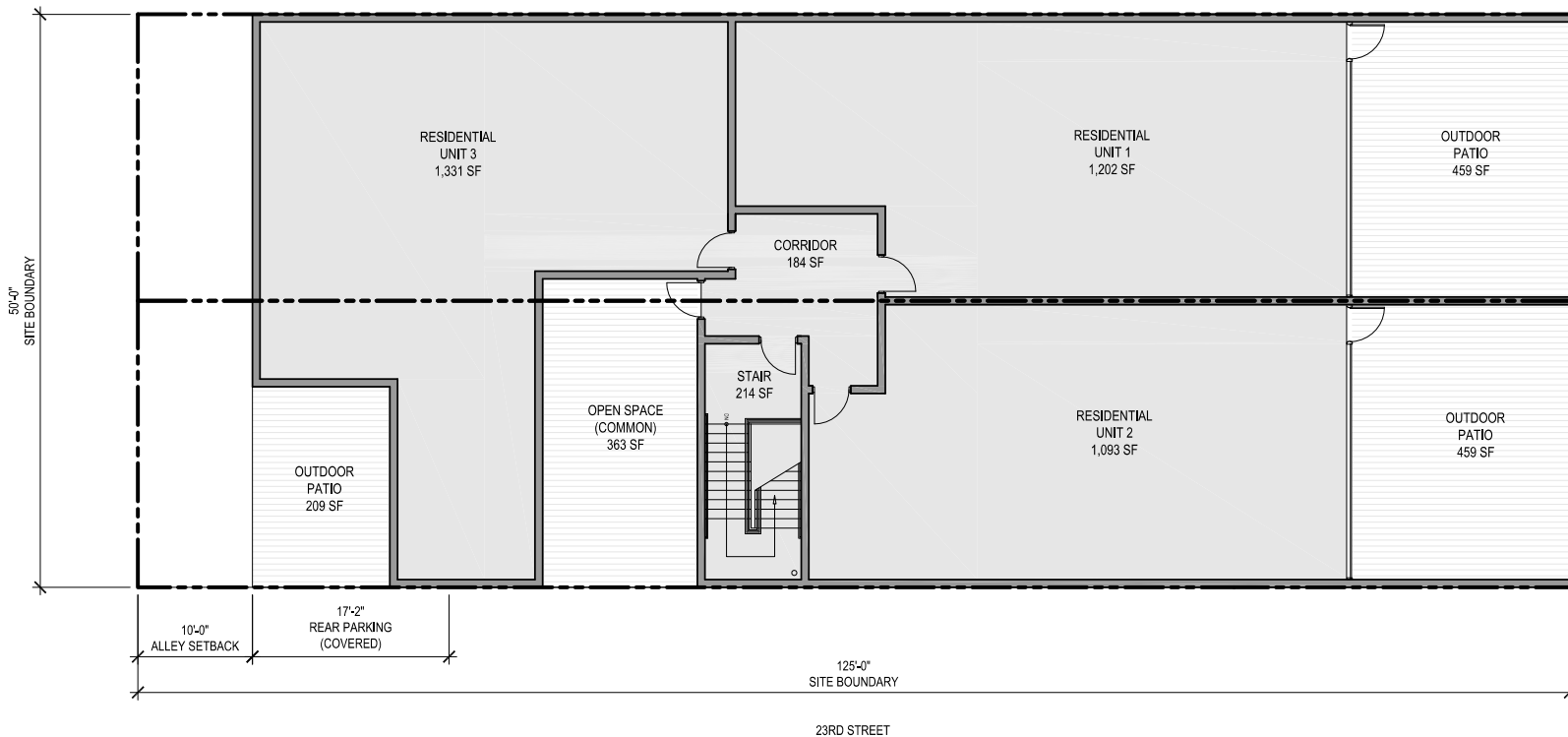
DEVELOPMENT STANDARDS	MCFADDEN SQUARE / MU-W2 (2 STORY)	
	Required	Proposed
DENSITY		
Lot Area per Unit (min)	6,250 SF / 1,631 + 383 UNITS	3,000
Lot Area per Unit (max)	6,250 SF / 2,267 + 288 UNITS	3,000
FAR		
Maximum FAR (min)	0.75	1.50
Maximum FAR (max)	0.75	0.75
Required FAR	0.75	0.75
SETBACKS		
Front (min)	0	0
Side (min)	0	0
Side (min - adjoining residential district)	5	N/A
Rear (min)	0	N/A
Rear (min - adjoining residential district)	5	5
Rear (min - adjoining alley)	10	10
OPEN SPACE		
Open Space	1% net (1' min dimension of 50' long)	363 SF (221 SF UNIT)
Private (min)	2% of gross floor area (min dimension of 5' x 5')	381, 481, 651
HEIGHT		
Max. Height	35' 0" (from 3'-0" roof piling)	26 FT
Ground Level	2' 0" (3'-0" top of curb or ground)	N/A
Additional Notes	Minimum Density can be waived or modified with a site development review	
PARKING		
Per Unit	2 per unit, 1 in garage and 1 covered or in garage	3 UNITS TOTAL 6 SPACES (COVERED)
Multi-Unit (3 units)	1 - 2 units, no guest parking required	1 UNITS OFFICE 0
Retail / Take-out Service (up to 20 seats)	3 units, 1 guest parking space / 7 Required per 250 sq. ft. / 12 Required	7 SPACES
Total Parking Required	19 Spaces Required	
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 + 383 UNITS	3,000
Lot Area per Unit (max)	6,250 SF / 2,267 + 288 UNITS	3,000
FAR		
Maximum FAR (max)	0.75	0.50
Minimum FAR (min)	0.5	0.50
Required FAR (min)	0.75	0.75
SETBACKS		
Front (min)	0	0
Side (min)	0	0
Side (min - adjoining residential district)	5	N/A
Rear (min)	0	N/A
Rear (min - adjoining residential district)	5	N/A
Rear (min - adjoining alley)	10	10
OPEN SPACE		
Common Open	1% (or 1' min dimension of 30' long)	363 SF (121 3'x12'x10')
Private (min)	2% of gross floor area (min dimension of 6' x 6')	381, 481, 651
HEIGHT		
Max. Roof	35' 8" (from 3'12" roof piling)	26 FT
Speed Roof	21' 8" (3'2" top deck or greater)	N/A
Additional Notes	Minimum Density can be waived or modified with a site development review	
PARKING		
Per Unit	2 per unit, 1 in garage and 1 covered or in garage	3 UNITS TOTAL 6 SPACES (COVERED) 1 UNITS OFFICE 6
Multi-Unit (3 units)	2 per unit (covered, plus garage parking) 1 - 2 units, no garage parking required 3 units, 1 guest parking space / 7 Required per 250 sq. ft. / 12 Required	7 SPACES
Total Parking Required	19 Spaces Required	12 SPACE SHORTFALL
Additional Notes		

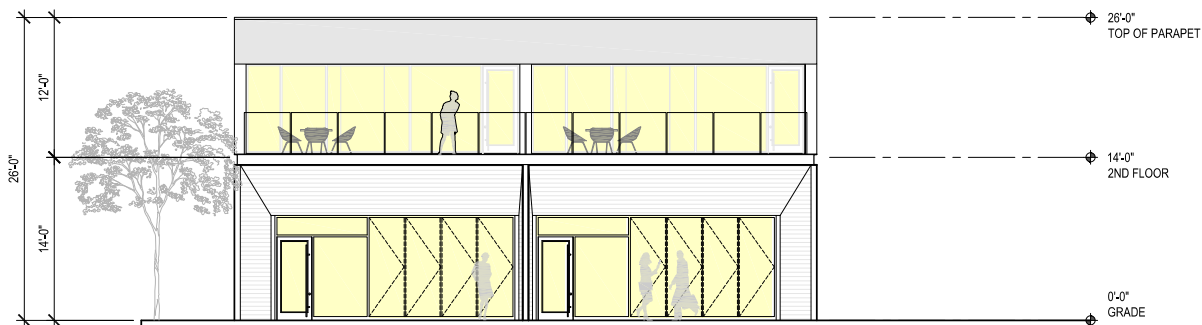


2ND FLOOR PLAN
MCFADDEN SQUARE STUDY AREA
3/32" = 1'-0"

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