

City of Bishop
PLANNING COMMISSION MEETING AGENDA
City Council Chambers – 301 West Line Street
Bishop, California 93514

Date:

January 25, 2011
7:00 P.M.

Notice to the Public:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (760) 873-5863. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35.104 ADA Title II).

Any writing that is a public record that relates to an agenda item for open session distributed less than 72 hours prior to the meeting will be available for public inspection at City Hall, 377 West Line Street, Bishop, California.

Call to Order

Pledge of Allegiance

Roll Call

Public Comment: This time is set aside to receive public comment on matters not calendared on the agenda.

Approval of Minutes:

- (1) Minutes of the Planning Commission meeting held on November 30, 2011 for approval.

New Business:

- (2) Emergency Shelter/Housing Element update
- (3) Planning Commission/City Council joint meeting set for February 14
 - a. Review roles, responsibilities, priorities for Commission; Council/Commission communications
 - b. Silver Peaks Design Charrette
 - c. Informational Session to review Emergency Shelter overlay zone

Staff and Commission Reports

Adjournment: This meeting will be adjourned to the Planning Commission/City Council joint meeting scheduled for February 14, 2011 at 4:00 p.m. in the Bishop City Council Chambers, 301 West Line Street, Bishop.

The next regularly scheduled meeting of the Planning Commission will be February 22, 2011 at 7:00 P.M. in the Bishop City Council Chambers, 301 West Line Street, Bishop.

City of Bishop
PLANNING COMMISSION MINUTES
City Council Chambers – 301 West Line Street
Bishop, California 93514

November 30, 2010

CALL TO ORDER:

Chairman Huntley called the meeting to order at 7:03 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Huntley.

COMMISSIONERS PRESENT:

Lowthorp, Crom, Huntley, Gardner, Hardy, Bloom and Bhakta

COMMISSIONERS ABSENT (Excused):

None

OTHERS PRESENT:

James M. Southworth, City Administrator
Peter Tracy, City Attorney
Gary Schley, Public Services Officer
Michele Thomas, Secretary

PUBLIC COMMENT

Chairman Huntley asked if anyone wished to speak on a subject not calendared on the agenda. There was no public comment.

(1) APPROVAL OF MINUTES

MOTION

Commissioner Crom moved to approve the minutes of the September 28, 2010 meeting as written.

Ayes: Crom, Bhakta, Gardner, Lowthorp, and Huntley
Abstain: Hardy and Bloom

MOTION CARRIED: 5-0

CORRESPONDENCE

Two letters were received from Caltrans regarding the Conditional Use Permits for 586 North Main Street and 380-A South Main Street and will be added as part of each record.

ACTION ITEMS

If anyone wishes to appeal any decisions by the Planning Commission, they can do so by writing to the City Council within 5 days of the meeting.

Chairman Huntley stated that he would have to disqualify himself as a commissioner for action items 2 and 3 because the applicants are a source of income for Huntley's personal business.

Commission Bhakta stated that he would have to disqualify himself as a commissioner for action item 2 because his business is within 500 sq. ft. of the proposed property.

- (2) Request for a Conditional Use Permit to place one 8' x 20' storage container at 586 North Main Street which is located in a C-1 zone (General Commercial and Retail District).

(a) PUBLIC HEARING

Vice-Chairman Bloom opened the public hearing at 7:06 PM.

Kelli Van Nest, owner of High Sierra Containers, representing Arco AMPM, explained that the container is a Grade-A brand new cargo container from China with a 6 foot roll up door on the 20 foot long side and cargo doors at one end that would not be used. The paint will last for 30 years and is the same color as the building. The container is not air tight as it has vents, but is rodent proof. There will be a rubberized roof, the same color as the container, which will keep the temperature 90% cooler during the summer.

Kamaljit Jammu, owner of Arco AMPM, explained that the container will be used for storage of dry goods and paper goods. No electrical service will be necessary.

Van Nest explained that the container will be placed partially in the fenced area near the stairwell. Customers will have access to the water and air machines.

Vice-Chairman Bloom closed the public hearing at 7:15 PM.

(b) PLANNING COMMISSION DISCUSSION AND POSSIBLE ACTION

Crom made a motion to approve the request for a Conditional Use Permit to place one 8' x 20' storage container at 586 North Main Street which is located in a C-1 zone (General Commercial and Retail District) with the conditions of no electrical, no lighting, no

signage upon the container, the maintenance and appearance is to be maintained as needed, the container may not be used as a storage rental and is pursuant to the plans submitted.

Ayes: Crom, Gardner, Hardy, Lowthorp and Bloom

MOTION CARRIED: 5-0

Commission Bhakta rejoined the meeting.

- (3) Request for a Conditional Use Permit to place one 8' x 20' storage container at 380-A South Main Street which is located in a C-1 zone (General Commercial and Retail District).

(a) PUBLIC HEARING

Vice-Chairman Bloom opened the public hearing at 7:20 PM.

Tina Bolen, representing Eldridge Electric, stated that they are applying for a condition use permit for a storage container to store wire, conduit and other materials needed to run their business. Electrical service will not be needed and the container will not impact any parking spaces. The container will be pre-owned. It will be a Grade-A container and the paint will match the building.

Vice-Chairman Bloom closed the public hearing at 7:22 PM.

(b) PLANNING COMMISSION DISCUSSION AND POSSIBLE ACTION

Crom made a motion to approve the request for a Conditional Use Permit to place one 8' x 20' storage container at 380-A South Main Street which is located in a C-1 zone (General Commercial and Retail District) with the conditions of no electrical, no lighting, no signage upon the container, the maintenance and appearance is to be maintained as needed, the container may not be used as a storage rental and is pursuant to the plans submitted.

Ayes: Gardner, Crom, Bhakta, Bloom, Hardy and Lowthorp

MOTION CARRIED: 6-0

Chairman Huntley rejoined the meeting.

- (4) Request for a Conditional Use Permit to place two 8' x 20' storage containers at 156 Willow Street which is located in a C-1 zone (General Commercial and Retail District).

(a) PUBLIC HEARING

Chairman Huntley opened the public hearing at 7:25 PM.

Mike Barnett, owner of Barnett Gatrell Rentals, explained that he had recently placed two storage containers on the property not aware that a conditional use permit was required. The containers will be used to store ladders and scaffolding for the rental business.

Chairman Huntley closed the public hearing at 7:29 PM.

(b) PLANNING COMMISSION DISCUSSION AND POSSIBLE ACTION

Crom made a motion to approve the request for a Conditional Use Permit to place two 8' x 20' storage container at 156 Willow Street which is located in a C-1 zone (General Commercial and Retail District) with the conditions of no electrical, no lighting, no signage upon the containers, the maintenance and appearance is to be maintained as needed, the containers may not be used as a storage rental and is pursuant to the plans submitted.

Ayes: Gardner, Crom, Bhakta, Bloom, Hardy, Huntley and Lowthorp

MOTION CARRIED: 7-0

STAFF AND COMMISSION REPORTS:

Schley informed the commission that the City has no pending applications for commission review at this time. Pestmaster Services will be coming back to the commission with an application for a parcel merger and the placement of a storage container at a later date.

Southworth stated that the City Council has requested a joint meeting with the commission to discuss city goals and expectations. Staff will get back to the commission with a scheduled date for February 2011. Southworth also explained that the city has approved the Retail Gap Analysis contract for a study to analyze our city's current retail businesses. A presentation to City Council is tentatively scheduled for the 24 January City Council meeting and there will be a seminar/presentation with the Bishop business community tentatively planned for Tuesday, 25 January. Southworth would like to invite all commissioners to attend both or either meetings to learn more.

ADJOURNMENT:

Huntley made a motion to cancel the 28 December, 2010 Planning Commission meeting.

Ayes: Gardner, Crom, Bhakta, Bloom, Hardy, Huntley and Lowthorp

MOTION CARRIED: 7-0

Chairman Huntley adjourned the meeting at 7:40 P.M. The next scheduled meeting will be January 25, 2011 at 7:00 P.M. in the City Council Chambers.

Chairman Huntley

Michele Thomas, Secretary

MEMORANDUM

Date: January 20, 2011

To: City of Bishop Planning Commission

From: Gary Schley, Public Services Officer



Subject: Draft Emergency Shelter Zoning Ordinance

The Draft Emergency Shelter Zoning Ordinance and Zoning Overlay Map are being brought before you for your review and comment.

The Draft Emergency Shelter Zoning Ordinance and Zoning Overlay Map must be submitted to the Planning Commission and given a noticed public hearing. After the hearing, the Planning Commission must render its decision in the form of a written recommendation to the City Council that includes the reasons for the recommendation. A public hearing for the Emergency Shelter Zoning Ordinance is scheduled for the March 29, 2011 Planning Commission meeting.

PLANNING COMMISSION STAFF REPORT
PROPOSED EMERGENCY SHELTER (ES) COMBINING DISTRICT
CITY OF BISHOP HOUSING ELEMENT COMPLIANCE PROJECT

Project Description: The City of Bishop is proposing an amendment to the Zoning Regulations and official Zoning District Map to include a definition for “Emergency Shelter,” an Emergency Shelter overlay zone, and standards for emergency shelters.

Background: State Law (Government Code §65583) was amended on January 1, 2008 through Chapter 633 Statutes of 2007 (SB2) to strengthen requirements governing emergency shelters. The law now requires:

- At least 1 zone to allow emergency shelters without CUP or other discretionary action
- Sufficient capacity to accommodate need and at least 1 year-round emergency shelter
- Permit procedures that encourage and facilitate shelter development or conversion
- Requirements no greater than required for other approved uses in the zone
- Written and objective standards may be provided (3 beds, length of stay, security, etc.)
- Allows need to be met with existing ordinances or demonstrate that need can be met through existing shelters or an adopted multi-jurisdictional agreement
- Limits ability to deny approval to qualified shelter projects

The law is designed to facilitate efforts to address the critical needs of homeless population and persons with special needs throughout all communities in California. Prior to SB 2, housing element law required local governments to identify zoning to encourage and facilitate emergency shelters; SB2 strengthened these requirements by requiring identification of at least 1 zone where shelters are allowed by right, and provided that the zone could be identified through amendment to an existing zoning district, creation of a new zoning district, or through an overlay to an existing zoning district.

Characterization of Need and Resources Currently Available in Bishop: SB2 requires that the process address the compatibility and suitability of the zone. This is achieved by considering other uses that are permitted in the zone, and whether the zone is suitable for emergency shelters. Transitional zones and commercial zones that allow residential and residential-compatible uses (such as social services) are specifically cited as suitable zones for this use. The process must also include an assessment of need based on estimates of the homeless population, and this information must be used to verify that the proposed zone will have sufficient capacity to accommodate that need.

The 2009 *Housing Element* provides information about the homeless population in Bishop. According to the Inyo County Mental Health Director, at any point in time in 2004, there were approximately 25 homeless individuals in Inyo County. The Federal Task Force on Homelessness and Severe Mental Illness estimates that 33% of those that are homeless have a serious mental illness (SMI); of these, 40-60% has a co-occurring substance abuse disorder. In Inyo County, this would result in approximately 8 homeless individuals per year who require mental health/co-occurring disorder services. While this population is mostly adult, there may be some transition age youth and older adults in the homeless population. Using the City’s 19.5% share of population in the county, Bishop can expect approximately 5 homeless individuals, of whom 2 would have a co-occurring SMI and/or substance abuse disorder.

It is anticipated that the existing facilities and future facilities that may be provided in the proposed emergency shelter combining district will enable the City of Bishop to more than meet the needs of its homeless population and fully comply with requirements of SB2.

Implementation Timeframe: In compliance with State Law as noted above, the 2009 Housing Element requires that the City identify a specific zone and amend the zoning code to allow for emergency shelters in at least one zone without a CUP or other discretionary action. If a local government's existing zoning does *not* allow emergency shelters without a CUP or other discretionary action, the Housing Element must require that such a zone be identified and approved within 1 year of adoption. Since the element was adopted on 26 April 2010, the new provisions must be in place by 26 April 2011 or the City will be ineligible for HCD grants until it is in place.

Attachments: The following attachments are provided (1) proposed revisions to Municipal Code §17.08 (Definitions) including a proposed new §17.08.115 to define 'Emergency Shelter'; (2) a proposed new section in Municipal Code §17.38 (Regulations) to create standards for emergency shelters in Bishop; and (3) a map that depicts the boundaries proposed for the new emergency shelter (ES) combining district.

CITY OF BISHOP
PROPOSED ORDINANCE
TO CREATE AN EMERGENCY SHELTER (ES)
COMBINING DISTRICT

DEFINITIONS

Sections:

[17.08.100 - Dwelling.](#)

[17.08.110 - Dwelling, multiple.](#)

17.08.115 – Emergency Shelter

Housing for homeless persons that limits the occupancy of homeless persons to a period of six months or less. No individual or household may be denied emergency shelter because of inability to pay. This use type does not include Residential Care or Group Care

[17.08.120 - Dwelling, single-family.](#)

REGULATIONS

Sections:

[17.38.010 - Generally.](#)

[17.38.020 - Applicability.](#)

[17.38.030 - Uses permitted.](#)

[17.38.040 - Uses expressly prohibited.](#)

[17.38.050 - Standards.](#)

17.38.010 - Generally

The emergency shelter ES combining district is intended to be combined with C-1 and R-3 districts to permit a specified area in which emergency shelters will be allowed by right. The location of the ES combining district reflects a close association with, provides convenience to and/or is compatible with surrounding uses with a range of complementary services including public transportation, basic goods and groceries, and social welfare facilities.

(Ord. ____ §____, 2011)

17.38.020 – Applicability.

The emergency shelter ES combining district may be combined with any R-3 and C-1 district which in the judgment of the city council possesses the desired locational and/or developmental standards as stated in Section 17.38.060. All operators of emergency shelters are required to apply to the City's Planning Department to assure that the criteria listed in §17.XX (Standards) are met.

(Ord. ____ §____, 2011)

17.38.030 – Uses Permitted

The uses permitted by the application of the emergency shelter ES combining district shall include emergency shelters that comply with the standards below and associated supportive services. These permitted uses shall be in addition to the land uses allowed by the district with which it is combined. Therefore in an emergency shelter ES combining district those uses which are presently

permitted in any individual R-3 and C-1 district under the zoning regulations currently in effect, are now joined uses under the ES district overlay and such combined uses are permitted.

(Ord. ___ § ___, 2011)

17.38.040 – Uses Expressly Prohibited.

Prohibited uses shall be those defined for the C-1 (§17.48.030) and R-3 §17.36.030) zoning districts.

17.38.050 – Standards.

Standards shall be as provided in the underlying district unless specifically addressed in this section. Properties to which the emergency shelter combining district is applied should have the following locational and existing or proposed site design characteristics:

- On-site and off-site improvements in substantial conformance with the development standards of the underlying district;
- Substantial amenities such as landscaped setbacks and attractive appearance;
- Minimum gross site area of 5,000 square feet or larger;
- Compatible physical relationship with the surrounding neighborhood.

Any proposed emergency shelter located in the emergency shelter overlay zone must operate under the standards and criteria listed below in addition to all applicable state and local codes including but not limited to building, fire, and health and safety codes, as well as applicable zoning standards for development and use of the property on which the shelter is proposed to be located.

A. Capacity: The maximum number of clients permitted in an emergency shelter facility shall not exceed 10 clients.

B. Vehicle Parking: Off-street vehicle parking shall be provided based on one (1) space per maximum employee shift and one-quarter (1/4) space for each of the client beds.

C. Bicycle Parking: Bicycle racks that allow for the secure storage of bicycles shall be provided. Bicycle racks shall accommodate at least one bicycle storage space for every five (5) client beds. All bicycle racks shall be on site and located in an area that is not visible from a public right-of-way.

D. Intake Areas: If the intake area occurs onsite, an enclosed interior waiting area shall be provided. There shall be no outdoor queuing.

E. Management:

1. Onsite management shall be provided 24 hours a day seven days a week and accompanied by support staff. Only individuals that are not residing as clients on site may serve as onsite management for purposes of these standards.

2. Client restrictions. The emergency shelter operator shall conduct a background check on all prospective clients using a Megan's Law database and restrict client intake in accordance with state and local registered sex offender residency restrictions and comply with any applicable parolee obligations. The emergency shelter operator shall not intake any person as a client of the shelter that the operator knows is wanted by the police or any person deemed by local law enforcement to be a threat to the safety of other clients.

3. Personal storage. A private storage area or closet shall be provided with each onsite bed. At no time shall any client of an emergency shelter be allowed to keep on site any alcoholic beverages or store any type of illegal substances, drugs, and/or weapons of any kind. The manager of the emergency shelter shall conduct routine inspections of each onsite

client's persona; space to verify compliance, and shall report to the police any client that is found to be in possession of prohibited substances.

4. Shower and toilet facilities. Toilets, sinks and showers shall be provided onsite. The emergency shelter manager shall be responsible for ensuring that all restroom and shower facilities comply with the City's building code requirements. Separate and secured restroom and shower facilities shall be provided for men and women.

5. Food service areas. The emergency shelter operator shall be responsible for ensuring that any food service or onsite meal preparation areas comply with all applicable requirements of the County Health Department.

6. Outdoor storage. Emergency shelters shall screen all outdoor storage areas from all public rights of way and onsite parking lots. The emergency shelter manager shall ensure that all outside storage areas be maintained in a neat, clean and orderly manner at all times.

F. Proximity:

1. An emergency shelter shall not be located within 300 feet of another parcel or lot with an emergency shelter.

2. An emergency shelter shall not be located within 500 feet of any public schools and day care centers.

G. Length of Stay: No client shall be permitted to stay for a period longer than six months (180 days) in any consecutive twelve (12) month period.

H. Hours of Operation: Each emergency shelter shall establish and maintain set hours of operation for client intake and discharge. These hours shall be clearly displayed at the entrance to the shelter at all times. In the event an emergency shelter client is socially disruptive, a threat to the safety of others, or in violation of emergency shelter facility rules, the emergency shelter manager may proceed to discharge that client immediately.

I. Lighting: Lighting shall be provided in all parking and exterior areas and along the periphery of the building; all lighting shall be screened from adjoining properties through downlights, hoods or other means.

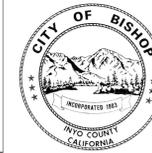
J. Security: The emergency shelter operator shall submit an onsite security plan to the Planning Department and to the Police Department. The emergency shelter operator shall be responsible for ensuring that the approved security plan is implemented at all times.

K. Emergency Shelters: Any existing emergency shelters may continue to operate under existing terms of approval.

L. Signs:

1. Exterior sign—C-1 District. Exterior signs in the portion of the ES combining district that overlays the C-1 district shall comply with standards for the C-1 district as set forth in §17.48.060.

2. Exterior sign—R-3 District. Exterior signs shall be permitted in the emergency shelter ES combining district up to a maximum area of 9 square feet strictly for the purpose of identifying the shelter.



ZONING MAP

of the City of Bishop

Adopted by City Council XXX 2011

Zone Areas		
Zone	Acres	%
R-1	186.18	17.3%
C-1	169.16	15.8%
P	157.72	14.7%
R-3	138.66	12.9%
O-S	85.36	7.9%
R-2000	74.99	7.0%
C-2	64.88	6.0%
M-1	64.58	6.0%
C-H	48.51	4.5%
A-R	30.87	2.9%
R-2000-P	11.05	1.0%
R-2	10.97	1.0%
C-H BP	10.79	1.0%
R-M	8.52	0.8%
R-3-P	8.09	0.8%
O-P	3.62	0.3%
Total	1073.95	

Overlay Areas	
Overlay	Acres
Downtown Core	13.79
Emergency Shelter	31.53

Legend

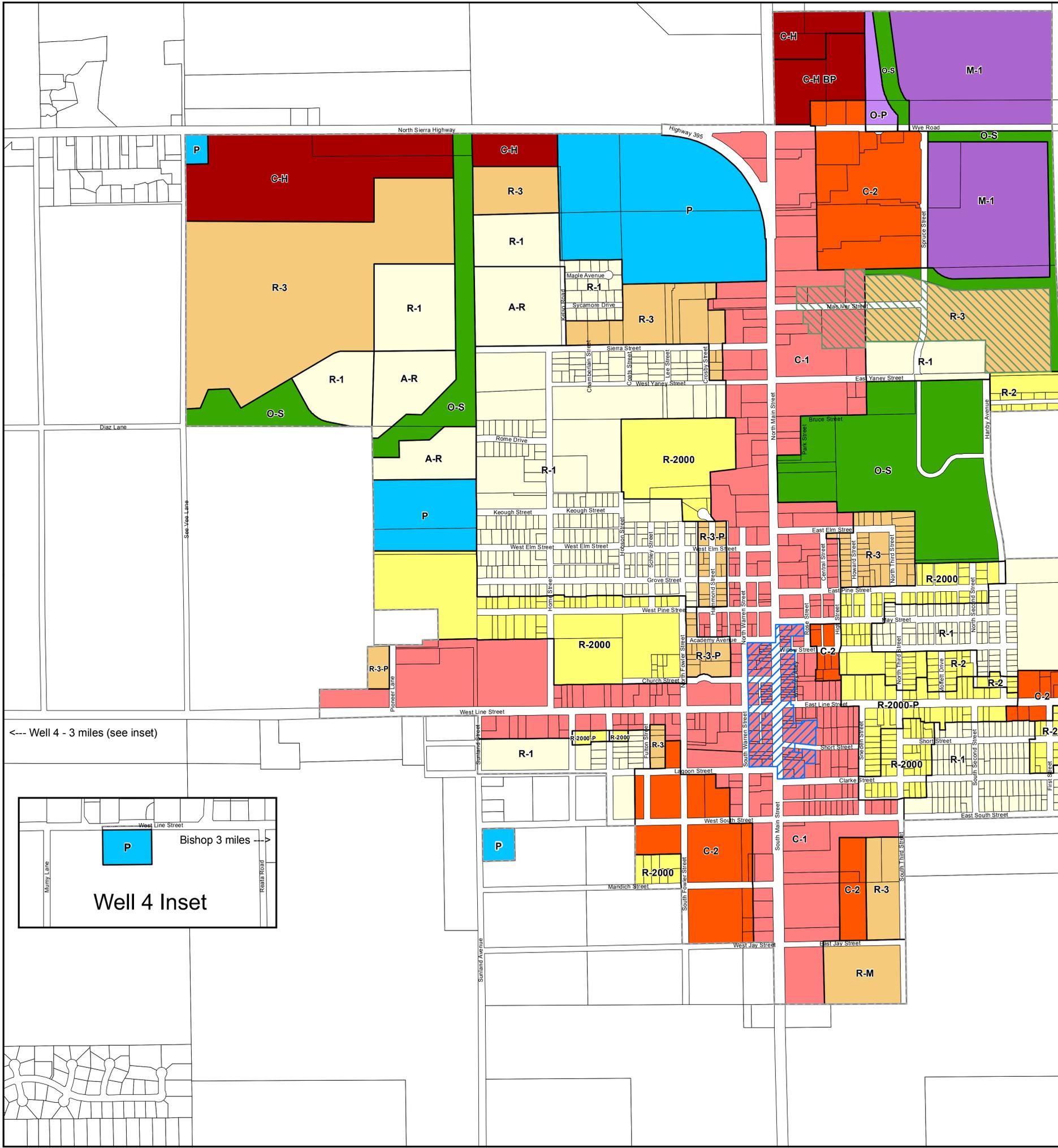
- City Limit
- Zone Districts
- Emergency Shelter Overlay
- Downtown Core
- Parcels



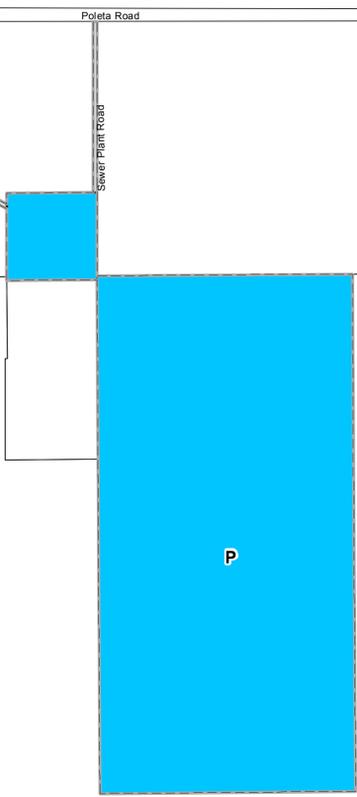
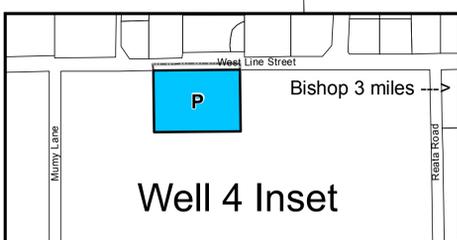
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1 inch = 400 feet

Zone Categories	District Definitions
LOW DENSITY RESIDENTIAL	A-R Low Density Residential
MEDIUM DENSITY RESIDENTIAL	R-1 Single-Family Residential
HIGH DENSITY RESIDENTIAL	R-2 Low Density Multiple Residential
GENERAL COMMERCIAL AND RETAIL	R-2000 Medium High Density Residential
GENERAL COMMERCIAL	R-2000-P Medium High Density Residential and Offices
HIGHWAY COMMERCIAL	R-3 Multiple Residential
OFFICE AND PROFESSIONAL	R-3-P Multiple Residential and Offices
GENERAL INDUSTRIAL	R-M Residential Mobile Homes
OPEN SPACE	C-1 General Commercial and Retail
PUBLIC	C-2 General Commercial
	C-H Commercial Highway Services
	M-1 General Industrial
	BP Business Park
	O-P Office and Professional
	P Public
	O-S Open Space



<--- Well 4 - 3 miles (see inset)



Draft Outline

FOR PROPOSED SILVER PEAKS

DESIGN CHARRETTE

February 2010

1. Purpose of Design Charrette
 - A. Incorporate Council Design Preferences into Silver Peaks Development
 - B. Achieve Highest Quality Site and Architectural Design for Silver Peaks

2. Silver Peaks Project Overview
 - A. Phased Project for Low-Income Seniors and Persons with Disabilities
 - B. Current Partnership with IMAH, Kern Regional Center, and IMACA
 - C. Status of Property Purchase by City of Bishop

3. Guiding Design Criteria for Silver Peaks
 - A. Development Site Design Criteria
 - B. Development Building Design Criteria

4. Site Planning Design Alternatives
 - A. One-story Option
 - B. Courtyard Design
 - (1) Courtyard Design with One-Story Buildings
 - (2) Courtyard Design with Two-Story Buildings
 - C. One- and Two-story Building Design
 - D. Two-Story Alternative

5. City Council Design Direction
 - A. List of Design Criteria to be Incorporated into Development Plans
 - B. Selection of Site Design Alternative

Draft

**GUIDING DESIGN CRITERIA
FOR
SILVER PEAKS APARTMENTS**

1. DEVELOPMENT SITE DESIGN CRITERIA

A. General Design Concepts

- Development designed for low-income seniors and people with disabilities
- Includes two or more phases of development; approximately 36± units each phase in compliance with parking and density standards
- Provide quality views for all residents (premium views are east and west); preserve views of White Mountains for Sunrise residents along common property line
- Maximize shade in the summer with carports (solar panels on carports) and maximize solar gain in winter with building orientation and design
- Designed for affordability (low-income seniors and residents with disabilities)

B. Urban Planning Design Principles (similar to New Urbanism & Prefurbia design)

- Pedestrian oriented design with buildings close to street, hidden parking lots; easy to walk to transportation, etc.; connectivity with high quality pedestrian network
- Quality Architecture and Urban Design with emphasis on aesthetics, human comfort, human scale architecture and beautiful surroundings
- Traditional Neighborhood Structure with discernable center and edge and public space at center
- Green transportation with pedestrian-friendly design encouraging public and alternative forms of transportation
- Sustainability with: minimum environmental impact of development; eco-friendly technologies; energy efficiency; more walking, less driving
- Quality of Life to create a sense of space that enriches and inspires the human spirit

C. Senior/Disabled Resident Design Requirements

- Accessible parking design (e.g. wide drive aisles, no difficult turn-around areas, large radius turning)
- Parking spaces within close proximity to dwelling units
- Sidewalk in front of each unit for convenient access
- An entrance to units with few or no steps
- Accessible access to street sidewalks and common areas from all ground level units
- Provide an adequate number of accessible parking spaces—compliance with Americans with Disabilities Act (ADA)

D. Zoning Code Requirements

- Exceed Zoning Code Building Setbacks: Minimum is 10-foot street and west property line (Sunrise Mobile Home Park); provide 15 to 20 foot setback
- Density (22.1 to 35.0 du/ac); design for minimum site density
- Off-Street Parking: Code is two spaces/unit; recommendation is one space per unit for senior- and income-restricted apartments
- Building Height: maximum per Code is two stories, 26 feet

E. Open Space/Recreation

- Adequate building area for common meeting room, laundry room, kitchen, assembly area, lounge, and similar amenities
- Balcony or patio for each unit (private open space)
- Include a community garden for development
- Maintain natural open space area adjacent to Yaney Ditch

F. Environmental Considerations

- No environmental impact on Yaney Ditch
- Reduce impervious surfaces (e.g. asphalt, concrete, roofing)
- Retain a majority of the trees (although most are Cottonwood Trees which require much water and shed branches)
- Erosion and sedimentation control during construction
- Dust control during all phases of construction
- Job site construction and waste recycling

G. Landscaping

- Xeriscape planting and design with low-water, native, drought-tolerant landscaping (efficient irrigation system)
- Incorporate existing vegetation (including trees), when possible, into landscape design
- Utilize decomposed granite walkways into landscape design
- Provide benches and other places for residents to rest and view nature

2. DEVELOPMENT BUILDING DESIGN CRITERIA

A. Green Building Design Standards

- Units oriented on east/west axis for solar orientation (facing north and south)
- Living rooms, kitchens and balconies oriented to streets and public open spaces
- Use of through-unit design for maximum daylight penetration and natural ventilation
- Designed for maximum daylight provision in kitchen and living rooms
- Provide energy-efficient design (heating/cooling, energy systems, appliances, building materials, etc.)
- Maintain highest indoor air quality
- Use of recycled materials in construction where possible
- Incorporate solar panels on south facing carport roofing

B. Senior/Disabled Resident Design Requirements

- Full bath and bedroom on main level
- Door handle levers instead of knobs
- Doorways wider than standard
- Units occupied by residents with disabilities on ground floor
- Two-bedroom units for residents with disabilities (second bedroom to be occupied by caretaker)

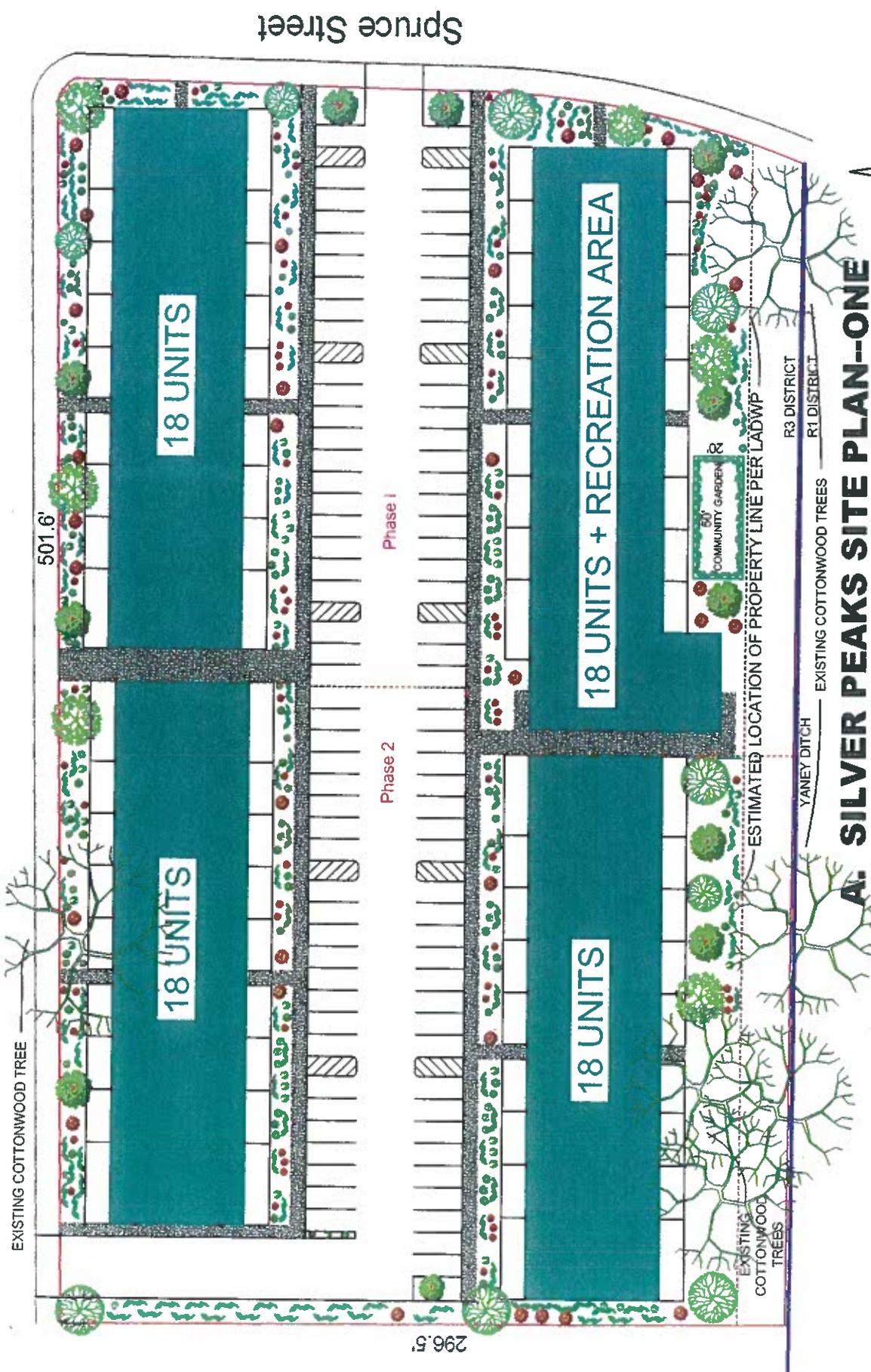
C. Building Code Requirements

- Comply with Americans with Disabilities Act (ADA)
- Provide both Elevator and Stairwell for second floor access

D. Building Architecture

- Incorporate quality exterior building design into development
- Provide cost-conscious design for low-income residents
- Use of durable building materials such as stucco siding, composition-shingle roofing, etc.
- Painted aluminum/wrought iron or equivalent open-style fencing throughout site
- Building offsets and articulation to create visual interest
- Reduce appearance of building bulk and mass from street and adjoining properties

NOTE: Due to the mixed occupancy of this project with low-income seniors and people with disabilities, varying nature of funding programs, and desire for quality while maintaining affordability, some of the design criteria may conflict and overlap



A. SILVER PEAKS SITE PLAN--ONE

STORY OPTION

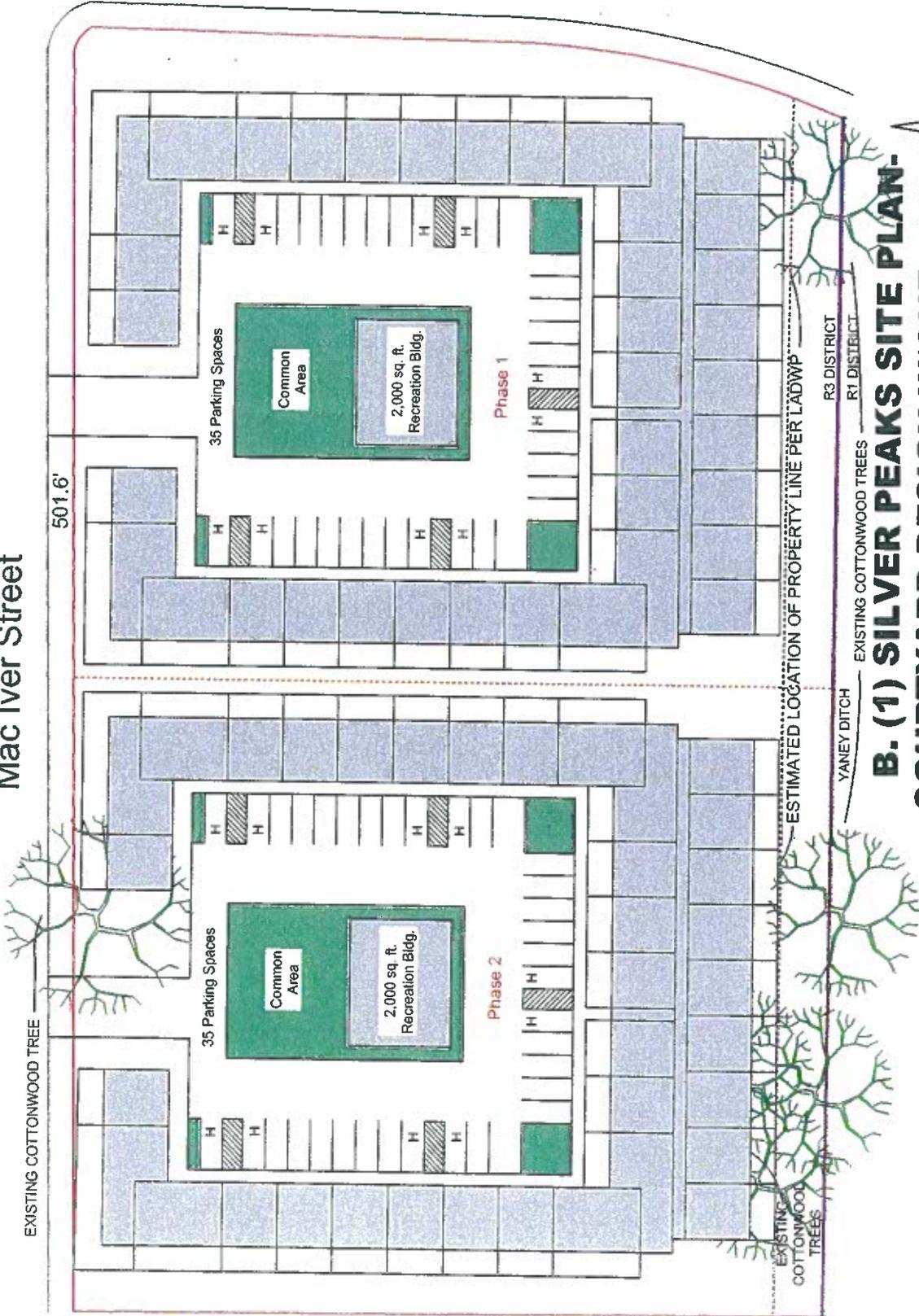
PROJECT SUMMARY

- Site Area: 3.3 Acres (approximately); 35.4% Lot Coverage
- Zoning/General Plan: R-3/High Density Residential (22.1 to 35.0 du/ac)
- No. of Units: 71 + 1 Managers Unit = 72 Total; inc. 13 two-bdrm & 59 one-bdrm units
- Floor Area: 504 sq. ft. in 1-bdrm; 775 sq. ft. in 2-bdrm; recreation area is 2,858.5 sq. ft.
- Building Height: All structures are one-story; all units include 10-foot deep patio
- No. of Parking Spaces: 20 Accessible + 74 Standard = 94 Total; 1.3 spaces/unit
- Phasing: 36 units + 46 p.s. in 1st Phase and 36 units + 48 p.s. in 2nd Phase

No Scale

Mac Iver Street

Spruce Street



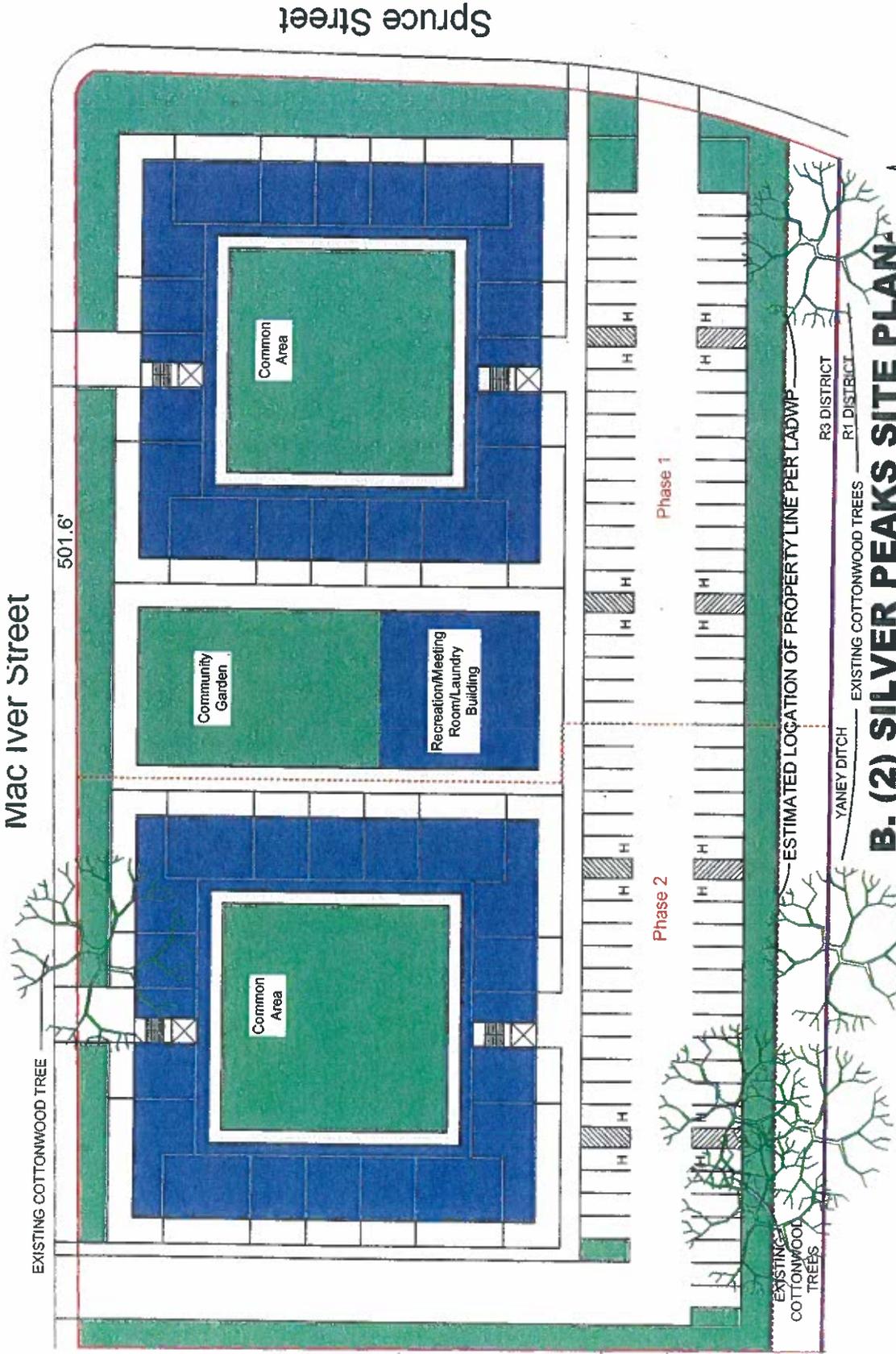
**B. (1) SILVER PEAKS SITE PLAN-
COURTYARD DESIGN W/ONE-STORY**



No Scale

PROJECT SUMMARY

- Site Area: 3.3 Acres (approximately)
- Zoning/General Plan: R-3/High Density Residential (22.1 to 35.0 du/ac)
- No. of Units: 73 Total; 57 one-bdrm and 16 two-bdrm (inc. manager's unit)
- Floor Area: 504 sq. ft. in 1-bdrm; 863 sq. ft. in 2-bdrm; 2 recreation buildings w/2,000 sq. ft. each
- Lot Coverage/FAR: 36 percent lot coverage; .36 FAR
- Building Height: All structures are one-story; all units include 10-foot deep patio
- No. of Parking Spaces: 70 parking spaces
- Phasing: 37 units, 35 parking spaces in first phase; 36 units, 35 parking spaces in second phase



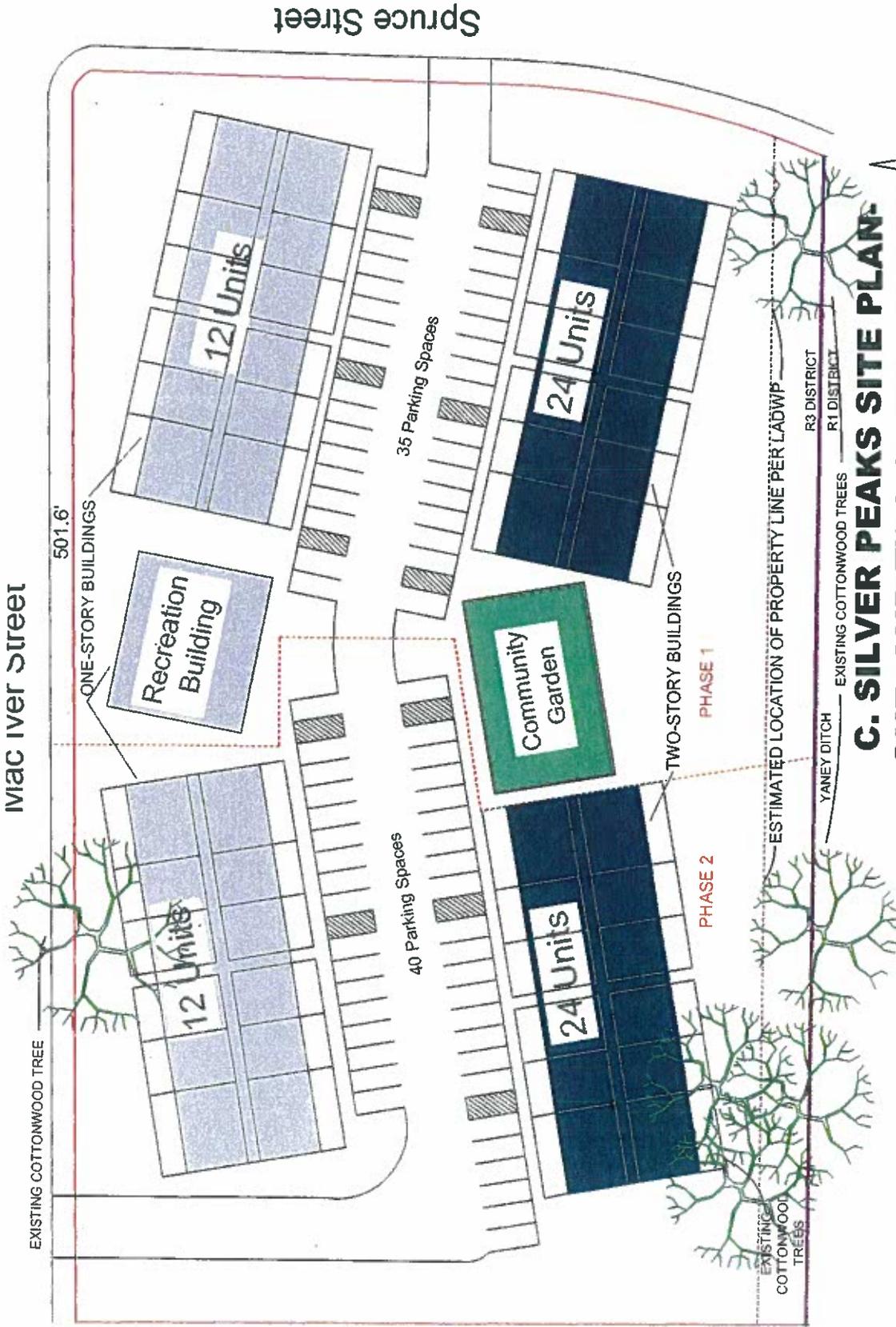
**B. (2) SILVER PEAKS SITE PLAN
COURTYARD DESIGN W/TWO-STORY**



No Scale

PROJECT SUMMARY

- Site Area: 3.3 Acres (approximately)
- Zoning/General Plan: R-3/High Density Residential (22.1 to 35.0 du/ac)
- No. of Units: 72 Total; 40 one-bdrm and 32 two-bdrm (inc. manager's unit)
- Floor Area: 504 sq. ft. in 1-bdrm; 863 sq. ft. in 2-bdrm; 2 recreation buildings w/2,000 sq. ft. each
- Lot Coverage/FAR: 24 percent lot coverage; .43 FAR
- Building Height: All structures are two-story; all units include 10-foot deep patio/balcony
- No. of Parking Spaces: 89 parking spaces
- Phasing: 36 units, 45 parking spaces in first phase; 36 units, 44 parking spaces in second phase



No Scale

C. SILVER PEAKS SITE PLAN- ONE- AND TWO-STORY DESIGN

PROJECT SUMMARY

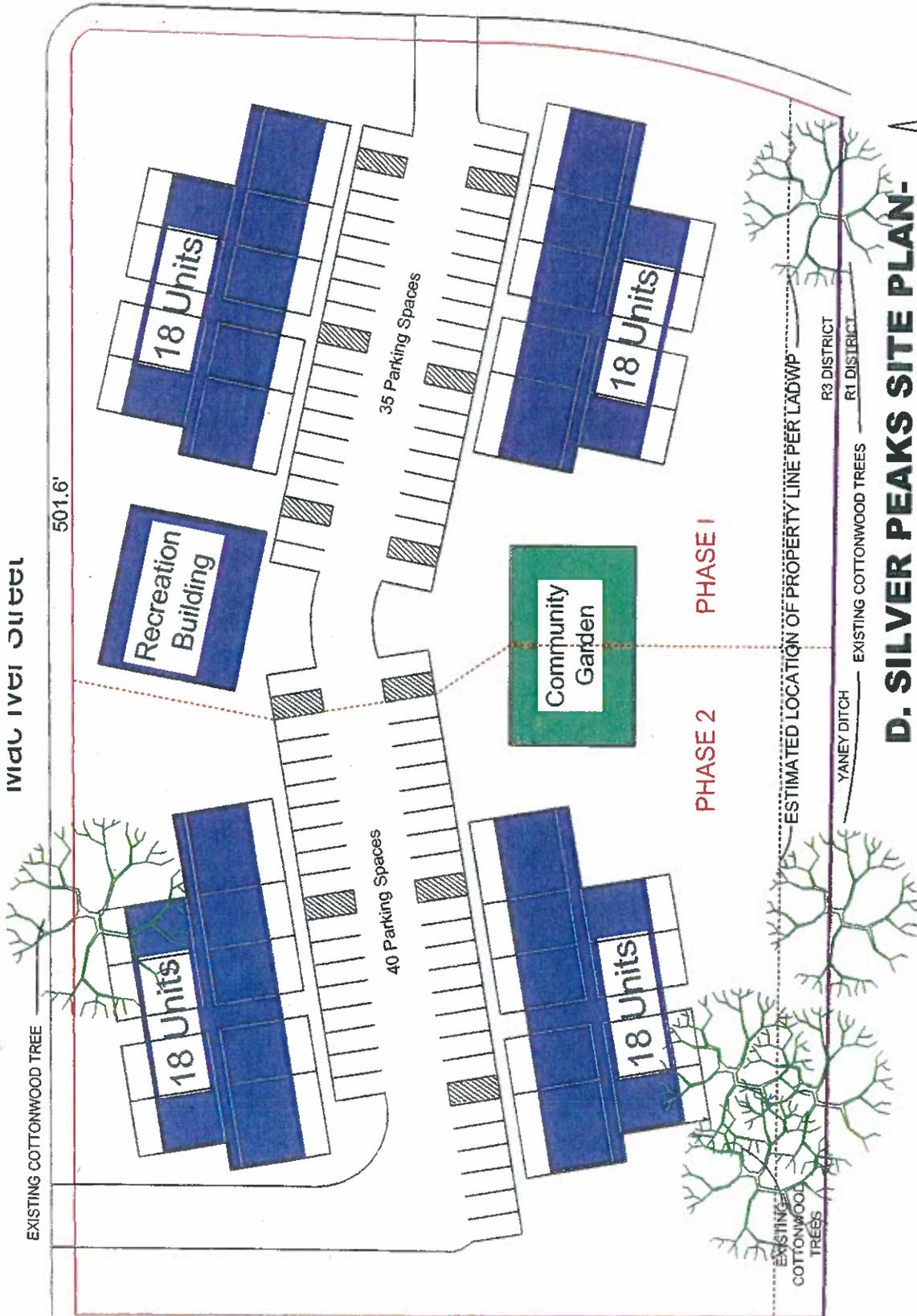
- Site Area: 3.3 Acres (approximately)
- Zoning/General Plan: R-3/High Density Residential (22.1 to 35.0 du/ac)
- No. of Units: 72 Total; 48 one-bdrm and 24 two-bdrm (inc. manager's unit)
- Floor Area: 504 sq. ft. in 1-bdrm; 825 sq. ft. in 2-bdrm; 3,575 sq. ft. recreation building
- Building Height: One-story (lt. blue) and two-story (dk. blue)
- Private Open Space: All units include attached patios or balconies
- No. of Parking Spaces: 75 parking spaces
- Phasing: 36 units, 35 parking spaces in first phase; 36 units, 40 parking spaces in second phase
- Lot Coverage/FAR: 27 percent lot coverage; .39 FAR

296.5'

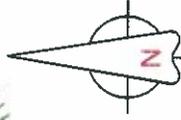
EXISTING COTTONWOOD TREE

501.6'

Spruce Street



D. SILVER PEAKS SITE PLAN- TWO STORY ALTERNATIVE



No Scale

PROJECT SUMMARY

- Site Area: 3.3 Acres (approximately)
- Zoning/General Plan: R-3/High Density Residential (22.1 to 35.0 du/ac)
- No. of Units: 72 Total; 56 one-bdrm and 16 two-bdrm (inc. manager's unit)
- Floor Area: 504 sq. ft. in 1-bdrm; 825 sq. ft. in 2-bdrm; 3,575 sq. ft. recreation building
- Lot Coverage/FAR: 21 percent lot coverage; .40 FAR
- Building Height: All structures are two-story; all units include 10-foot deep patio or balcony
- No. of Parking Spaces: 75 parking spaces
- Phasing: 36 units, 37 parking spaces in first phase; 36 units, 38 parking spaces in second phase