

ORDINANCE NO. 77 **ATTACHMENT 4**

AN ORDINANCE AMENDING ORDINANCE NO. 537, THE
ZONING ORDINANCE, AS AMENDED, A ZONING MAP CHANGE.

THE CITY COUNCIL OF MANTECA DOES ORDAIN AS FOLLOWS:

SECTION I: The Zoning Map of the City of Manteca, Zoning Ordinance No. 537, as amended, is hereby amended as designated on Rezone Map No. 87-8 attached hereto and made part hereof as follows:

All of Parcel "B" of that certain parcel map recorded in Book 15, of Parcel Maps, at Page 60, San Joaquin County Records, being situated in Southwest One-quarter (S.W. 1/4), of Section Thirty-one (31), Township One (1) South, Range Seven (7) East, Mount Diablo Base and Meridian.

SECTION II: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

This Ordinance shall take effect thirty (30) days after its final passage.

DATED: December 7, 1987

ROLL CALL:

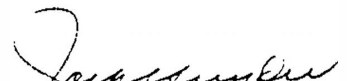
AYES: Council Members Balsinger, Dowhower, Mezzetti, Perry, and Snyder

NOES: None

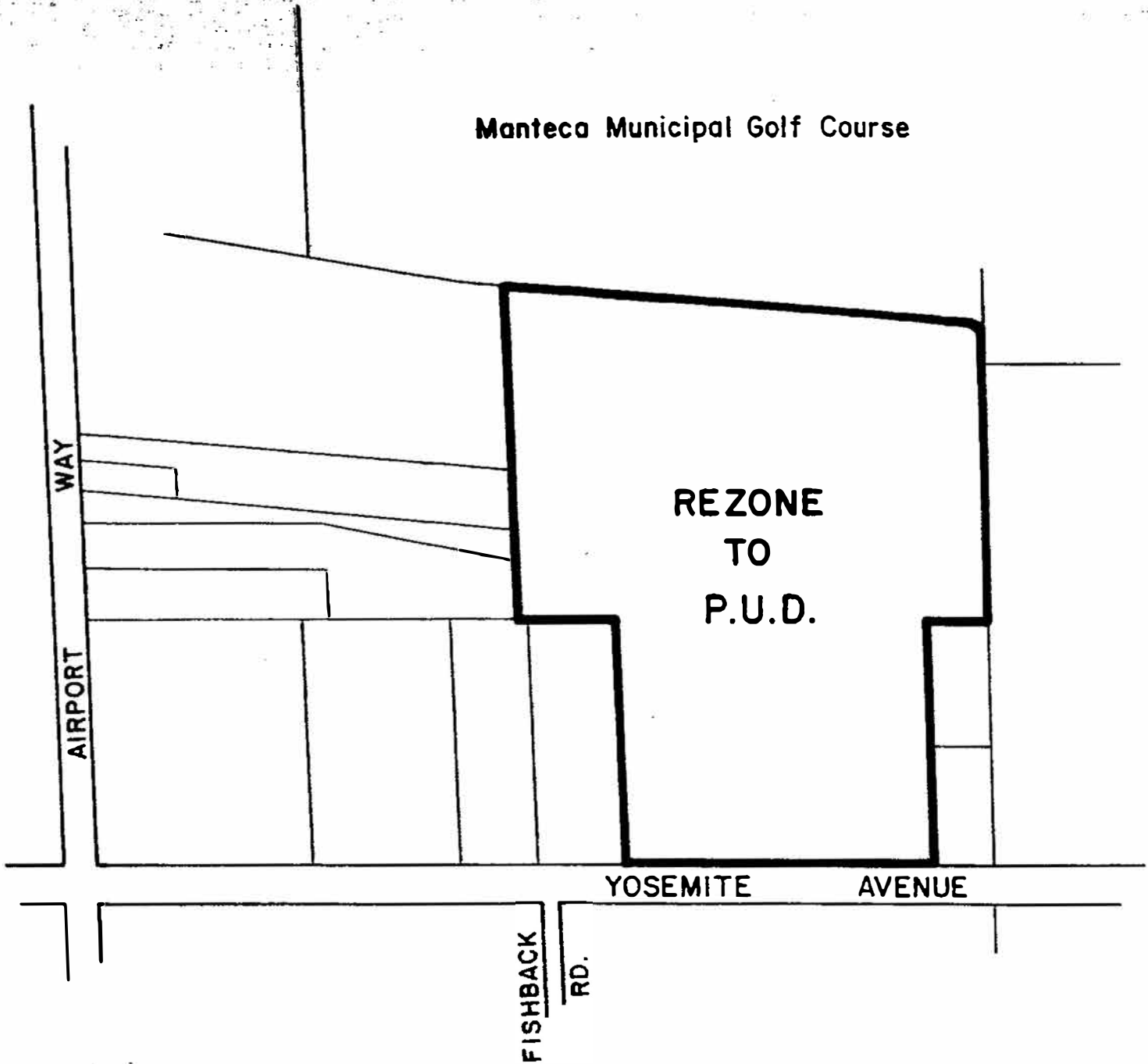
ABSENT: None

ATTEST:


JOANN TILTON
CITY CLERK


JACK C. SNYDER
MAYOR

Manteca Municipal Golf Course



REZONE MAP NO. 87-8

Initiated by:

ST. JOSEPH'S HEALTHCARE CORP.

Date: 8-3-87



St. Dominic's Healthcare Facilities of Manteca

Campus Standards & Design Guidelines

1 June 87

Brewer/Fraser & Associates Architects & Medical Facilities Planners

1. BACKGROUND & SUMMARY ATTACHMENT 4

This document defines Design Guidelines and Campus Standards pertaining to the planning and design of new developments within St. Dominic's Healthcare Campus, located along Yosemite Avenue between Union and Airport Way, in Manteca, California, as shown in the diagram on the following page.

This document applies to all tenants leasing property from St. Dominic's Hospital, and to all developers purchasing property from St. Dominic's Hospital except Lot No. 8 as noted herein.

The purpose of these Campus Standards and Design Guidelines is to guide the tenant and developer in the selection of signage and lighting systems, landscaping, hard and soft scape site improvements, building scale, location, and palette, the goal being to achieve an overall consistency amount different developments within the campus.

Adherence to the following Campus Standards and Design Guidelines will be required of new projects and additions to existing buildings within the campus, and will be a part of the Design Review process by St. Dominic's Healthcare Campus.

2. DESIGN GUIDELINES

St. Dominic's Healthcare Campus

A. Design Goals The general design goal is for all campus commercial development on site to have an overall contextural unity with respect to building scale, building mass, building materials, texture, color and form, as well as all site improvements surrounding the buildings including signage, lighting, parking and landscaping. This will ensure an overall attractive and safe environment and will assist in the maintenance of general property values.

B. Review Requirements

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General

All buildings will be reviewed for conformance with Campus Standard and Design Guidelines at the schematic design phase and again upon nearing the completion of the working drawings. The review will address the criteria listed below and requires submission of the following:

1. Review Materials:
 - (a) Color Board
 - (b) Site Plan
 - (c) Floor Plans
 - (d) Elevations or Perspectives
 - (e) Lighting and Signage Plan
 - (f) Landscape Plan

Planning Criteria

1. Setbacks.
 - (a) Setbacks for Buildings Located at Mall:
 - (1) 15 ft. mall setback.
 - (2) 25 ft. front yard (wall opposite mall).
 - (3) 15 ft. side yards
 - (b) Setbacks for Buildings Located Elsewhere:
 - (1) 25 ft. front yard.
 - (2) 15 ft. side yards and rear yard.

Note: Front yard refers to the yard which faces the main public parking lot for a building and where access to the public entrance is provided.

2. Height. 36 ft. above grade including penthouses and mechanical enclosures; or 36 ft. from finished first floor for buildings with underground parking.*
3. Coverage. 60% of the buildable lot may be covered by the building provided that minimum parking requirements and setbacks are met. Buildable lot is that area between the mall setback line and the main parking area curb line. See site diagram.*
4. Floor Area Ratio. A ratio of 1:1 or 1 gross square foot of building to 1 sq. ft. of land.*
5. Note: Gross square feet is defined as excluding any enclosed mechanical or utility support space. Parking structures are not counted in the gross square footage.

*** Lot 8 is excepted from these Guidelines.**

Utilities

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1. Transformer. Provide enclosure or include within building.
2. Gas/Electric Meters.
 - (a) Provide enclosure or include within building.
 - (b) Provide underground service.
3. Telephone. Provide underground service.
4. Roof Top Equipment. Provide screening.
5. Water Regulators. Provide screening.
6. Cooling Towers. Provide screening.
7. Trash Disposal Areas. Provide screening.

Parking Development

1. Parking may be provided on one side of the building. Parking lot may not be closer to the buildings than 25 feet.
2. Structures above grade shall conform to the Campus Standard.
3. Pedestrian walkways shall be provided in clearly defined areas through and between all parking areas. Such areas are included as a part of the required landscaped area requirements.
4. Parking ratio shall be provided as follows:
 - (a) Medical Office - 1 space per 200 square feet
 - (b) Professional Office - 1 space per 300 square feet
5. Developments over 20,000 square feet shall provide 50% of the parking in underground structures, or multiple level parking structures.*

*** Lot 8 is excepted from these Guidelines.**

Building Palette

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1. Material Color. Natural light hues, off white and grays.
2. Exterior Finish. Material Palette.
 - (a) Fiberglass reinforced concrete.
 - (b) Concrete.
 - (c) Stucco.

Signage

1. Campus Identification. To be provided by St. Dominic's Campus at Yosemite and Center Streets and limited to building identification.
2. City Street and Directional Signage. Provided by St. Dominic's Campus.
3. Mall Directories. Provided by St. Dominic's Campus.
4. Building Identification. Limited to building name. Letters, which must be placed on building, shall be to campus standards.
5. Pedestrian Walkways and Miscellaneous Site Signage. Shall be to Campus Standards.

Site Lighting

Provide to Campus Standards for height and intensity for security and illumination at vehicular and pedestrian areas.

Hardscape Site Materials

1. Paving/Vehicular. Asphalt.
2. Paving/Pedestrian. Campus Standard.
3. Curbs. Concrete.
4. Fences/Walls. To match design of building except for trash enclosures which shall be to Campus Standards.

Site Furniture

Provide Waste Receptacles, Benches, Tree Grates, Planters, Bicycle Racks, and Drinking Fountains to Campus Standards.

Landscaping

A minimum of 10% of each individually developed site shall be landscaped overall, excluding mall areas.

1. Plant Material.
 - (a) Shall be native to the area.
 - (b) Provide 15% flowering species.
2. Irrigation Systems. Provide underground sprinkler system for all landscaped areas. Timing shall be coordinated with St. Dominic's irrigation system.
3. Pathway. Provide trees of Campus standard variety and spacing.
4. Roadway. Provide trees of Campus standard variety and spacing.
5. Center Street. Provide trees as per City standards.

Campus Standard Design Elements

These standards are illustrated in the following sections.

