



AGENDA

Wednesday, July 20, 2016

6:30 P.M.

**REGULAR MEETING
DESIGN REVIEW BOARD
MARINA CITY COUNCIL CHAMBERS
211 HILLCREST AVENUE**

VISION STATEMENT

Marina will grow and mature from a small town bedroom community to a small city, which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 - May 2, 2006)**

MISSION STATEMENT

The City Council will provide the leadership in protecting Marina's natural setting while developing the City in a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. **(Resolution No. 2006-112 - May 2, 2006)**

1. **CALL TO ORDER:**
2. **ROLL CALL & ESTABLISHMENT OF QUORUM:**

Design Review Board Members:

Heather Marquard (Chair), Dominic Askew (Vice-Chair), Kathy Biala, Richard Boynton, Ed Rinehart ,

3. **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE** (Please stand)
4. **SPECIAL ANNOUNCEMENTS:** *Announcements of special events or meeting of interest as information to Board and Public.*
5. **COMMUNICATIONS FROM THE FLOOR:** *At this time any person may comment on any item, which is not on the agenda. Please state your name and address for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on the next agenda. Design Review Board members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of Four (4) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the Design Review Board.*

6. CONSENT AGENDA: *Background information has been provided to the Planning Commission on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. If discussion is requested by anyone on any item, that item will be removed from the Consent Agenda and placed at the end of Other Action Items if separate action is requested.*

- a. Minutes for the April 20, 2016 special meeting.

7. ACTION ITEMS: *Action listed for each Agenda item is that which is brought forth for Design Review Board consideration and possible action. The Design Review Board may, at its discretion, take action on any items. The public is invited to provide up to four (4) minutes of public comment.*

It is recommended that the Site and Architectural Design Review Board:

- a. Consider adopting Resolution No. 2016- , recommending Planning Commission approval of the proposed architectural designs of Marina Heights/Sea Haven housing units with the approved style concepts and specifications in the Marina Heights Community Design Guidelines

8. OTHER ACTION ITEMS:

- a. None

9. CORRESPONDENCE:

- a. None

10. ADJOURNMENT:

CERTIFICATION:

I, Judy A. Paterson, Administrative Assistant for the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at Marina City Council Chambers bulletin board, 211 Hillcrest Avenue; City Kiosk at the corner of Reservation Road and Del Monte Boulevard, and the Marina Branch Library, 190 Seaside Circle, on or before 6:30 pm. on July 15, 2016.

Judy A. Paterson, Administrative Assistant, Planning Services



MINUTES

Wednesday, April 20, 2016

6:30 P.M.

**REGULAR MEETING
DESIGN REVIEW BOARD**

**SPECIAL MEETING
TREE COMMITTEE**

**MARINA CITY COUNCIL CHAMBERS
211 HILLCREST AVENUE**

1. **CALL TO ORDER:**

The meeting commenced at 6:32 pm.

2. **ROLL CALL & ESTABLISHMENT OF QUORUM:**

Design Review Board Members Present: Heather Marquard (Chair), Kathy Biala, Richard Boynton, Ed Rinehart.

Design Review Board Members Excused: Dominic Askew (Vice-Chair).

Tree Committee Members Present: Michael Owen (Chair), Richard Boynton (Vice-Chair), Kenneth Morris.

Tree Committee Members Excused; Gail Youngblood

3. **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE** (Please stand)

4. **SPECIAL ANNOUNCEMENTS:**

Tree Committee Member Owen: April is the month to reapply for the Tree Committee. The City Council has placed a Utility Users Tax on the November ballot for road a street repairs.

DRB Member Biala; She attends the FORA RUDG meetings and has followed the development of the Regional Urban Design Guidelines. A draft document will be available in two weeks and adoption before the FORA board is planned for June. It would be nice to have more landscape experts review and contribute to the document. There are nine (9) areas that the RUDG will apply to.

5. **COMMUNICATIONS FROM THE FLOOR:**

No communications from the floor.

6. CONSENT AGENDA:

No Consent Agenda items.

7. ACTION ITEMS:

TREE COMMITTEE:

- a. **Consider adopting Resolution No. 2016- , approving Tree Removal Permit (TP 2016-01) for removal of three (3) Monterey cypress (*Cupressus macrocarpa*) by PG&E located on former Fort Ord land (APN 031-021-050), subject to conditions.**

Chair Owen opened the matter for consideration.

Acting Planning Services Manager Taven M. Kinison Brown presented the Tree Removal Proposal on behalf of Senior Planner Justin Meek.

PG&E Representative Joe Foster responded to question from the Tree Committee members.

Member Boynton recommended increasing the minimum tree size for replanting to be 15 gallon in size, not 5 gallon (Condition #2)

A motion to approve the tree removal was made by Richard Boynton, and seconded by Kenneth Morris and passed with a 3-0 vote.

- b. **Consider adopting Resolution No. 2016- , recommending Planning Commission approval of Tree Removal Permit TP 2016-02 for the removal of nine (9) trees for the Veterans Transition Center Permanent Supportive Housing Proposal on a 2.4 acre project site located at 180 Hayes Circle (APN 031-021-040), subject to conditions.**

Chair Owen opened the matter for consideration.

Acting Planning Services Manager Taven M. Kinison Brown presented an introduction to the development project and the context of the tree removal request.

A letter from Marina Community Partners regarding the project was received and distributed to Tree Committee and Design Review Board Members.

Mr. David Egan of EAH Incorporated, representing the Veterans Transition Center, introduced the EAH team and the VTC representatives.

Shari Van Dorn reviewed the landscape plan with the Tree Committee and illustrated how 5 of the site's existing trees were being accommodated through adjusted slopes and retaining walls and that 100% of the (102) trees to be replanted/installed were native to the region and as much as 90% of the landscape vegetation would be native to the Marina region.

Kathy Biala suggested that the applicant look at the FORA RUDG list of plant materials being developed.

A motion to approve the tree removal, subject the conditions as presented in the Resolution for the matter was made by Mike Owen and seconded by Richard Boynton, and passed with a 3-0 vote.

THE TREE COMMITTEE ADJOURNED AT 7:30 PM.

SITE AND ARCHITECTURAL DESIGN REVIEW BOARD

- c. **Consider adopting Resolution No. 2016- , recommending Planning Commission approval of Site and Architectural Design Review DR 2016-05 for the Site Plan, Building Elevations, Conceptual Landscape Plan and colors and materials for the Veterans Transition Center Permanent Supportive Housing Proposal that includes the demolition of 4 duplexes (8 units) and the construction of a three-story, 71-unit multi-family residential structure on a 2.4 acre project site located at 180 Hayes Circle (APN 031-021-040), subject to conditions.**

DRB Chair Heather Marquard continued the discussion of the Veterans Supportive Housing Project and requested that staff continue to present the balance of the matter.

Acting Planning Services Manager Taven M. Kinison Brown presented the Site Plan, Building Elevations, Conceptual Landscape Plan and colors and materials for the project.

Mr. David Egan of EAH Incorporated, representing the Veterans Transition Center, introduced Paul McElwee to review the plan with the DRB.

The DRB reviewed the plans and discussed:

- *Trash/Recycling bin locations and access by large vehicles. Bin sizes and access by large vehicle and had been discussed with Green Waste and designed accordingly.*
- *Elevations, fenestration, and balconies.*
- *Three stories and the height of the project seemed massive to one member in the context of the single family homes.*
- *Use of color at the main entry point seemed “isolated,” and was not used elsewhere on the building facade. A suggestion to spread some of the colors in a complementary fashion throughout the building façade was made.*
- *The white color should be toned down to not be “paper white” but to be richer, creamier.*
- *The building site placement, articulation, fenestration, and general architecture were acceptable.*
- *Concerns for the amount of parking were aired, and addressed by the applicant. The applicant indicated that in another Veteran’s supportive Housing project that they operated that of 56 veterans, only 20 had cars. The DRB commenter was comfortable with the project’s 60 spaces for 64 one-bedroom and 7 two-bedroom apartments. Commenter also acknowledged that the parking reduction would be handled by the Planning Commission and City Council through a Use Permit review.*
- *Potential TAMC bus stops being provided to serve the neighborhood.*
- *Appreciation for retaining the informal trail and providing for its continuity.*
- *That carports will be photovoltaic (PV) ready and placed above 50 of the 60 parking spaces provided on site.*
- *Wrought iron fencing to secure the rear and side yards of the property. Direction was given to have the wrought iron be unadorned, without stone columns/pillars or stone/brick bases.*

As the motion came together it was suggested that:

- *The Final Landscape Plan be brought back to staff for review with Board Member Boynton for Administrative approval.*
- *The Lighting Plan and lighting levels be submitted for staff review and approval.*

A motion to approve the project, subject to changes and modified conditions was made by Richard Boynton and Seconded by Ed Rinehart and passed with a 3-1-0 vote, with Board Member Biala voting no. (This motion is reflected in Site and Architectural Design Review Board Resolution No. 2016-02.)

8. OTHER ACTION ITEMS:

Approval of Site and Architectural Design Review Board Minutes for February 3, 2016 passed 3-0-0.

Approval of Site and Architectural Design Review Board Minutes for February 25, 2016 passed 3-0-0.

9. CORRESPONDENCE:

None

10. ADJOURNMENT:

ATTEST:

Heather Marquard, Chair
Site and Architectural Design Review Board

Taven M. Kinison Brown
Acting Planning Services Manger
Community Development Department
City of Marina

Date

July 15, 2016

Item No:

Honorable Chair and Members
of the Site and Architectural Design Review Board

Design Review Board Meeting
of July 20, 2016

**SITE AND ARCHITECTURAL DESIGN REVIEW BOARD
CONSIDER ADOPTING RESOLUTION NO. 2016-
RECOMMENDING THAT THE PLANNING COMMISSION
MAKE A COMPLIANCE DETERMINATION FOR THE
PROPOSED ARCHITECTURAL DESIGN OF THE MARINA
HEIGHTS / SEA HAVEN HOUSING UNITS (DR 2016-07) WITH
THE APPROVED STYLE CONCEPTS AND SPECIFICATIONS
IN THE MARINA HEIGHTS COMMUNITY DESIGN
GUIDELINES (MARINA HEIGHTS SPECIFIC PLAN AREA)**

REQUEST:

It is recommended that the Site and Architectural Design Review Board:

1. Consider adopting Resolution No. 2016- , recommending that the Planning Commission make a compliance determination for the proposed architectural designs of Marina Heights/Sea Haven housing units with the approved style concepts and specifications in the Marina Heights Community Design Guidelines.

BACKGROUND:

On March 3, 2004 the City Council of the City of Marina approved: a supplement to the approved Final Environmental Impact Report for the Marina Heights Specific Plan project, the Specific Plan, a Tentative Subdivision Map, and findings for consistency with the Fort Ord Reuse Plan. On March 16, 2004, the City Council added the Marina Heights Residential Zoning District to the City's Zoning Ordinance and approved the Marina Heights Development Agreement.

On September 9, 2004, the Planning Commission approved the Marina Heights Community Design Guidelines (MHCDGs or Design Guidelines). The Design Guidelines contain concepts and specifications for the design of the housing units for the Marina Heights project. The Design Guidelines also contain landscape guidelines and a plant palette to be used in the landscaping of the project homes and subdivision. A Planning Commission Condition of Approval for the Design Guidelines addressed the future submittal of architecture and landscaping proposals and reads as follows:

“Prior to applying for a building permit, for each of the Cottage, Craftsman, Monterey, Ranch and Spanish style units, the applicant shall submit to the Design Review Board a site plan, front, side and rear elevations, and a front yard landscaping plan for review and approval and a recommendation to the Planning Commission that the unit is in compliance with the approved style concepts and specifications of the Marina Heights Community Design Guidelines. Following Design Review Board approval, the Community Design Guidelines consistency of the proposed housing units as recommended by the Design Review Board shall be placed on the consent calendar of the next Planning Commission for review and action.

In August of 2007, the applicant presented the first of the architectural and landscape proposals for the Marina Heights subdivision and submitted for the Cottage and Craftsman designs (and did not submit for the Craftsman, Ranch or Spanish style units).

The Design Review Board on August 15, 2007 (in Resolution 2007-13) recommend approval to the Planning Commission on the Cottage and Monterey styles, subject to removing some small shutters on the second floor of the Monterey style plan, staggering front yards and landscaping to not give a straight line appearance down a given block, and that the landscapes proposed be consistent with the palette approved in the MHCDG.

On August 23, 2007 the Planning Commission found that the first site plans, front, side and rear elevations, and a front yard landscaping plans for the Cottage and Monterey style housing was consistent with the MHCDG (Resolution 2007-35).

In April, May and June of 2016, representatives of the Marina Heights project (to be re-branded Sea Haven), approached the City with an intent to begin construction soon in the project areas. Tentative architectural plans for Craftsman, Ranch, Spanish and Cottage style models were presented to staff and discussions of how a formal submittal would be processed took place.

On July 1, 2016 design review fees were paid and on July 11, 2016 formal Site and Architectural Design Review plans were submitted to the City for the July 20, 2016 DRB Meeting. Hard copies of these plans have been made available to DRB members and a hard copy has been placed at the Community Development Department Planning Counter at 209 Cypress Avenue for public review. The plans submitted are for the Craftsman style, Spanish style, Ranch style, and the Cottage style has been resubmitted as well. **(See the List of Attachments at the conclusion of this report.)**

Governing Documents and Processing. While the documents having a bearing on this application include: the General Plan, City of Marina Design Guidelines, and the Zoning Code Development Standards for the MHD District, the main concern for the Design Review Board will be for consistency with the *Marina Heights Community Design Guidelines*. An electronic version of the *Marina Heights Community Design Guidelines* may be reviewed on-line on the City's website.

Prior Conditions of Approval. Conditions of approval have been brought forward from the approval of the Marina Heights Tentative Subdivision Map and included here as a courtesy and as a reminder. Each of these conditions were timed to be satisfied by the developer "prior to issuance of building permits."

Only one Final Map has been recorded. At this time (July 2016), only one final Map has been recorded for a portion of the Marina Heights Specific Plan Area. While the site plans, elevations, architectural themes and landscape proposed herein will apply throughout the Specific Plan area, vertical residential construction will only be considered for those areas where Final Maps have been recorded and conditions fully met to the satisfaction of the City.

ANALYSIS:

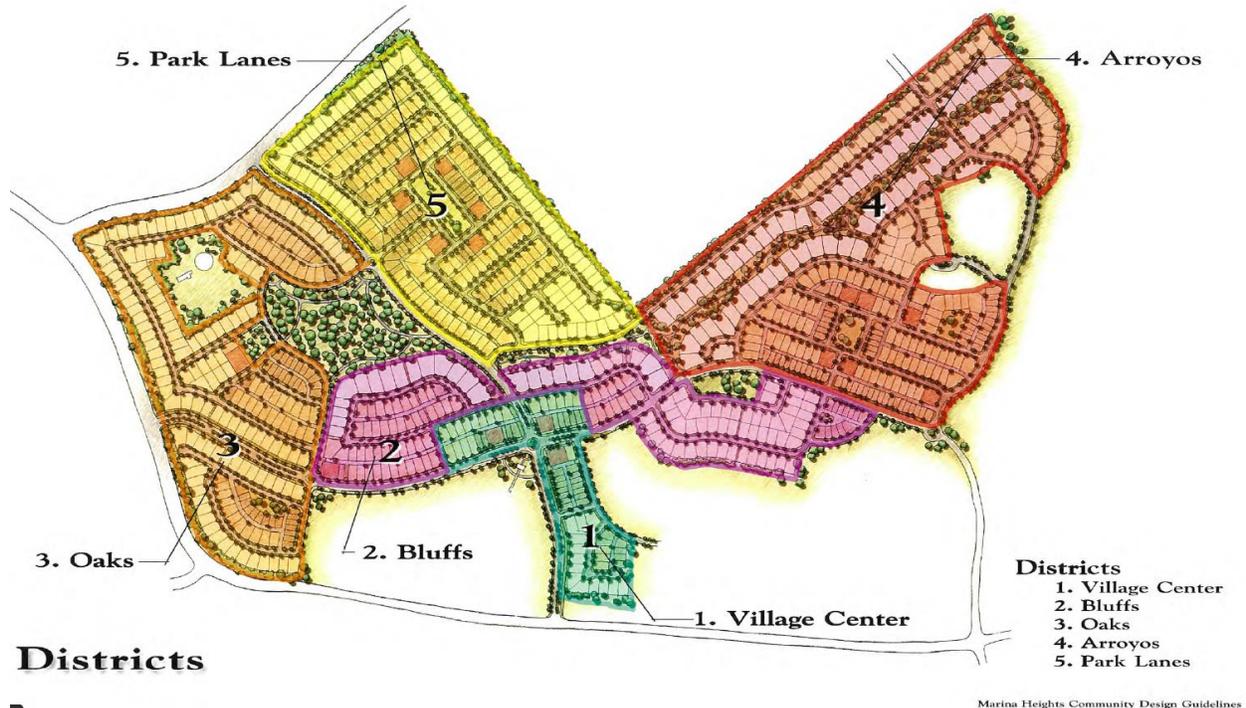
The analysis section will include a brief reintroduction to the pertinent sections of the Marina Heights Community Design Guidelines (MHCDGs) and then will introduce the four particular architectural styles presented and contrast their compliance and consistency with the MHCDGs. Following architecture, the landscaping proposals will be reviewed, and a staff recommendation to the DRB will be made.

Marina Heights Community and Design Guidelines

The MHCDG document is organized into four sections: A - Introduction, B - Community Patterns, C - Architectural Patterns, and D - Landscape Patterns. Drawing from the A-1 Introduction Section, "The 1,050 homes in Marina Heights are distributed in five distinct neighborhoods and

each neighborhood includes a variety of home types and styles. A natural arroyo and oak grove area run nearly the length of the entire property.” By name, the five districts are: 1. Village Center, 2. Bluffs, 3. Oaks, 4. Arroyos, 5. Park Lanes. See figures below:

B-1 District Patterns - Design Concept & Objectives



Districts

- 1. **“Village Center** – Adjacent to the community park, the Village Center is an eclectic mix of styles held together by a common landscape theme and community entry promenade.
- 2. **Bluffs** – With predominantly larger homes with views towards the ocean, the Bluffs incorporates an overall Spanish style as its neighborhood identity.
- 3. **Oaks** – With a large Oak Grove Preserve and neighborhood parks throughout, the Oaks has an overall Monterey style.
- 4. **Arroyos** – The Arroyos neighborhood has a long linear park with a predominance of large Ranch style homes. The trail systems and neighborhood parks open up and connect the community districts.
- 5. **Park Lanes** – The Park Lanes neighborhood shares an edge with the Oak Grove Preserve and contains its own large neighborhood park. The overall Cottage-style of the neighborhood creates an identifiable sense of community with its friendly “architectural forward” design orientation.”

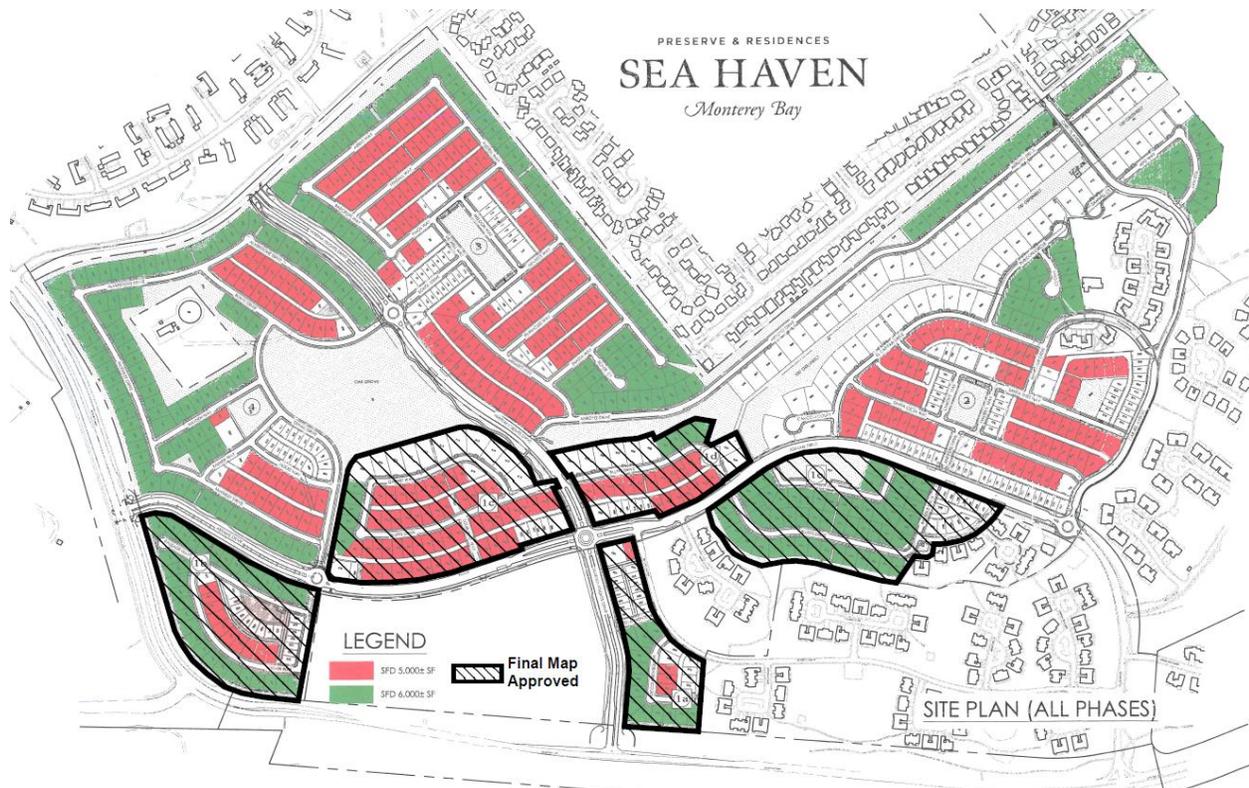
Within the five districts of the new Sea Haven subdivision as described above, are a variety of minimum lot sizes ranging from 2,675 sf in lot area to 10,400 sf in area. This mixture of lot sizes is shown in the next figure below (Figure Marketing Exhibit - All Phases).

The present proposal before the DRB and Planning Commission is for the housing types for the 5,000 square foot lots and the 6,000 square foot lots dispersed throughout the five neighborhoods (672 total lots at this time). This specific proposal for architectural and landscape review is shown in the green and red lots of the next figure below (Figure – Sea Haven Preserve & Residences Monterey Bay).

Each of the lot size includes all four of the architectural styles presented within the five named district neighborhoods, with each district being weighted by a predominance of a particular style.



Figure: Marketing Exhibit - All Phases



**Figure: Sea Haven Preserve & Residences Monterey Bay
(Present Proposal)**

Drawing from the A-2 Design Guidelines – Use and Purpose section, “These guidelines address the design criteria inherent to the community and cover the most critical features for the successful execution of community building. Issues such as massing, scale, proportion, lot coverage, setbacks, landscaping, vehicular and pedestrian circulation are addressed.” The following goals were included in this section of the Design Guidelines to provide a consistent set of quality measures:

- A mixture of one & two story homes with limited second story massing
- Varied setback requirements
- An eclectic mixture of architectural styles
- Mixture of vertical & horizontal building massing
- Interplay of color and materials
- Landscape strategic clustering.

APPLICANT’S MATERIALS

Available for review at the Community Development Department Planning Counter and on-line on the Planning Services Division web page, the applicant’s design review materials include:

- *Color and Materials board* (paper copy). For each of the architectural styles: Cottage, Craftsman, Ranch and Spanish, there are four color schemes. The schemes include as appropriate for their design, images and manufacturer names for roof materials, body color, trim color, accent color, metal roof, stone, and brick.
- “*Streetscapes*” for the 5,000 square foot lots. To show a mixture of the architectural styles in context with each other.
- *Elevations and Roof Plans* for each of the four Plans 1-4.
- *Landscape / Planting Plans* (5,000 square foot lots)
- *Typical Plot Plan* – 5,000 square foot lots
- “*Streetscapes*” for the 6,000 square foot lots. To show a mixture of the architectural styles in context with each other.
- *Building Elevations and Options* (6,000 square foot lots)
- *Landscape / Planting Plans* (6,000 square foot lots)
- *Typical Plot Plan* – 6,000 square foot lots

ARCHITECTURAL REVIEW

Section C of the Marina Heights Community Design Guidelines introduces the Architectural Patterns - Concepts and Objectives, and Section C-1 introduces the approach to massing, scale and proportion. Section C-3 describes the lot diagrams for each of the five lot sizes used throughout the subdivision and the architectural styles approved for the subdivision. Section C-4 outlines the Concepts and Specifications for each of the five architectural styles: Cottage, Craftsman, Monterey, Ranch and Spanish.

The Design Review Board’s review of the four plan types, four architectural styles and the four color schemes will be measured against the goals of Section A-2 of the Design Guidelines (as introduced above).

Consistency with Design Guidelines. Staff has reviewed the proposal and finds the proposal *mostly* consistent with the Design Guidelines. There is a mixture of one and two story homes, a mixture of architectural styles, a mixture of vertical and horizontal building massing, and an interplay of color and materials. Where staff needs guidance from the DRB and Planning Commission though, involves the unique feature of the Observation Decks in Plan 3 and Plan 4.

Observation Decks. In Plans 3 and 4 (for the 5,000 square foot lots), the developer intends to offer new home purchasers the option of an Observation Deck built above the second story. This is a very unique feature to new home construction and may afford great views and outdoor recreation opportunities for new home owners. Staff is not aware of a similar new home product in the region.

Yet, in the goals of Section A-2 of the Design Guidelines, the first goal is, “A mixture of one & two story homes with limited second story massing.” And in the Marina Height Specific Plan, Chapter 3 Development Standards and Criteria Section 9.0 Height Limits, it states that, “No habitable building or structure shall exceed two stories and a height of thirty-five feet.”

For these plans with the Observation Deck option, none exceed 35 feet in height, and no rooms or other “living” areas, other than the stairwell, are above the second story. A literal interpretation from the Building Code would classify the upper enclosed stairwells and roofed areas as a “story,” thereby determining these plan options as having three stories. A planning and *design review interpretation* however, *could* consider that the first and second floors of enclosed living areas (where kitchens, bedrooms, bathrooms and hallways are) would be consistent with “two stories.” No kitchens, bedrooms, bathrooms or hallways are above the second story. The DRB may conclude though, that the Observation Deck elements may be incongruous with “limited second story massing.”

These concerns were shared directly with the developer, who has decided to present the materials as drawn, to the DRB and Planning Commission. Staff requests that the DRB consider the matter and make a formal recommendation on the Observation Deck matter to the Planning Commission.

Otherwise, staff finds all the plans, architectural styles and color schemes consistent with the Marina Heights Community Design Guidelines.

LANDSCAPE REVIEW

Please refer to the MHCDGs Section D-3 Landscape Palette – Design Concepts & Objectives. Included on the palette are the approved indigenous trees, native trees, coastal trees, ornamental trees, indigenous shrubs, native and Mediterranean shrubs, ornamental shrubs, ornamental grasses, groundcovers and succulents.

Each of the submitted schemes and the “substitutions” draw from the approved plant palette of the Marina Heights Community Design Guidelines, although a few species not on the list have been added:

Shrubs

- Moonshine Yarrow. Achillea “moonshine.” Not on the approved plant list

Groundcover

- Lantana montevidensis - Purple Trailing Lantana. Not an approved groundcover.

Vines

- Roger’s Red Grape. Not on the approved plant list.
- Bougainvillea “Barbara Karst.” Not on the approved plant list.
- Creeping Fig. Not on the approved plant list.

Staff has included a condition of approval in the attached resolution, requiring modification to the proposed landscape plans to be fully drawn from the approved landscape palette of Section D of the Design Guidelines, unless specifically determined appropriate and consistent by the Design

Review Board. All subsequent landscape revisions shall be submitted for staff review and approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

On November 25, 2003, the City of Marina City Council certified the Final Environmental Impact Report (EIR) for the Marina Heights Specific Plan/Abrams “B” Housing Project (Resolution 2002-191a). On March 3, 2004 the City of Marina City Council approved a Supplement to the FEIR (2004-41).

CONCLUSION:

This request is submitted for Site and Architectural Design Review Board consideration and recommendation to the Planning Commission for final action. As such, staff supports the project and recommends approval as conditioned.

Respectfully submitted,

Taven M. Kinison Brown
Acting Planning Services Manager
City of Marina

ATTACHMENTS:

- Resolution 2016-0X
- Project Materials
 - Sea Haven Site Plan (All Phases)
 - A Color and Materials Board (colored printed paper)
 - Cottage Schemes A-1 through A-4.
 - Craftsman Schemes B-1 through B-4.
 - Ranch Schemes C-1 through C-4.
 - Spanish Schemes D-1 through D-4.
 - “Streetscapes” (5,000 square foot lots)
 - Building Elevations and Options (5,000 square foot lots)
 - Plan 1
 - Plan 2
 - Plan 3
 - Plan 4
 - Landscape / Planting Plans (5,000 square foot lots)
 - L-2.0 Planting Legend Plan 1- Ranch Style, and Planting Legend Plan 2- Cottage Style
 - L-2.1 Planting Legend Plan 3 - Craftsman Style, Planting Legend Plan 4 - Spanish Style
 - L-2.2 Planting Plan Sea Haven 5,000 sf Corner Condition
 - Typical Plot Plan – 5,000 square foot lots
 - “Streetscapes” (6,000 square foot lots) (Sheet A1)
 - Building Elevations and Options (6,000 square foot lots)
 - Plan 1A – Cottage
 - Plan 1C – Ranch
 - Plan 1D – Spanish

- Plan 2A – Cottage
- Plan 2B – Craftsman
- Plan 2D – Spanish
- Plan 3A – Cottage
- Plan 3C – Ranch
- Plan 3D – Spanish
- Plan 4A – Cottage
- Plan 4b – Craftsman
- Plan 4D – Spanish
- Landscape / Planting Plans (6,000 square foot lots)
 - L-2.0 Planting Legend Plan 1- Ranch Style, and Planting Legend Plan 1- Cottage Style
 - L-2.1 Planting Legend Plan 3- Craftsman Style, Planting Legend Plan 4- Spanish Style
 - L-2.2 Planting Plan Sea Haven 6,000 sf Corner Condition
- Typical Plot Plan – 5,000 square foot lots

RESOLUTION NO. 2016 –

A RESOLUTION OF THE CITY OF MARINA SITE AND ARCHITECTURAL DESIGN REVIEW BOARD RECOMMENDING THAT THE PLANNING COMMISSION MAKE A COMPLIANCE DETERMINATION FOR THE PROPOSED ARCHITECTURAL DESIGNS OF THE MARINA HEIGHTS/SEA HAVEN HOUSING UNITS WITH THE APPROVED STYLE CONCEPTS AND SPECIFICATIONS IN THE MARINA HEIGHTS COMMUNITY DESIGN GUIDELINES, SUBJECT TO CONDITIONS. (MARINA HEIGHTS SPECIFIC PLAN AREA)

WHEREAS, on November 25, 2003, the City of Marina City Council certified the Final Environmental Impact Report (EIR) for the Marina Heights Specific Plan/Abrams “B” Housing Project (Resolution 2002-191a), and;

WHEREAS, on March 3, 2004 the City Council of the City of Marina approved: a supplement to the Final Environmental Impact Report for the Marina Heights Specific Plan project, the Marina Heights Specific Plan, a Tentative Subdivision Map, and findings for consistency with the Fort Ord Reuse Plan, and;

WHEREAS, on March 16, 2004, the City Council added the Marina Heights Residential Zoning District to the City’s Zoning Ordinance and approved the Marina Heights Development Agreement, and;

WHEREAS, on September 9, 2004, the Planning Commission approved the Marina Heights Community Design Guidelines (MHCDGs or Design Guidelines). The Design Guidelines contain concepts and specifications for the design of the housing units for the Marina Heights project. The Design Guidelines also contain landscape guidelines and a plant palette to be used in the landscaping of the project homes and subdivision.

WHEREAS, in August of 2007, the applicant presented the first of the architectural and landscape proposals for the Marina Heights subdivision and submitted for the Cottage and Monterey Craftsman designs (and did not submit for the Craftsman, Ranch or Spanish style units), and;

WHEREAS, the Design Review Board on August 15, 2007 (in Resolution 2007-13) recommend approval to the Planning Commission on the Cottage and Monterey styles, subject to removing some small shutters on the second floor of the Monterey style plan, staggering front yards and landscaping to not give a straight line appearance down a given block, and that the landscapes proposed be consistent with the palette approved in the MHCDG, and;

WHEREAS, on August 23, 2007 the Planning Commission found that the first site plans, front, side and rear elevations, and a front yard landscaping plans for the Cottage and Monterey style housing was consistent with the MHCDG (Resolution 2007-35), and;

WHEREAS, on August 23, 2007 a Planning Commission Condition of Approval addressed the future submittal of architecture and landscaping proposals:

“Prior to applying for a building permit, for each of the Cottage, Craftsman, Monterey, Ranch and Spanish style units, the applicant shall submit to the Design Review Board a site plan, front, side and rear elevations, and a front yard landscaping plan for review and approval and a recommendation to the Planning Commission that the unit is in compliance with the approved style concepts and specifications of the Marina Heights Community Design Guidelines. Following Design Review Board approval, the Community Design Guidelines consistency of the proposed housing units as recommended by the Design Review Board shall be placed on the consent calendar of the next Planning Commission for review and action,” and;

WHEREAS, in April, May and June of 2016, representatives of the Marina Heights project (to be re-branded Sea Haven), approached the City with an intent to begin construction soon in the project areas. Tentative architectural plans for Craftsman, Ranch, Spanish and Cottage style models were presented to staff, and;

WHEREAS, on July 1, 2016 design review fees were paid and on July 11, 2016 formal Site and Architectural Design Review plans with conceptual landscaping were submitted to the City for the July 20, 2016 DRB Meeting, and;

WHEREAS, the Site and Architectural Design Review Board of the City of Marina, at a duly noticed public meeting, considered all public testimony presented at the meeting, and received and considered the recommendation of the staff report for the June 20, 2016 meeting.

NOW, THEREFORE BE IT RESOLVED by the Site and Architectural Design Review Board of the City of Marina that it hereby recommends that the Planning Commission find that the site plans, elevations and front yard landscaping plans submitted for the Craftsman, Ranch, Spanish and Cottage style are consistent with the approved style concepts and specifications in the Marina Heights Community Design Guidelines, based upon the following findings, and subject to the following Conditions of Approval:

Findings

1. Consistency with the Marina Heights Specific Plan and Goals of the Marina Heights Community Design Guidelines – As conditioned, the project is consistent with the following goals of Section A-2 Design Guidelines – Use and Purpose:
 - i. A mixture of one & two story homes with limited second story massing
 - ii. Varied setback requirements
 - iii. An eclectic mixture of architectural styles
 - iv. Mixture of vertical & horizontal building massing
 - v. Interplay of color and materials
 - vi. Landscape strategic clustering.

Each of the four plan shapes, four architectural themes (Craftsman, Ranch, Spanish and Cottage) and four color schemes have been designed and presented in a manner consistent with these goals and the Marina Heights Community Design Guidelines. The representative “Streetscape” Exhibits of the applicant’s submittal illustrates the context of these features together as one may experience the development on a given street within the subdivision.

The Site and Architectural Design Review Board finds that the Observation Deck *option* offered by the developer for the 5,000 square foot lots, is consistent with two stories of habitable space and the 35 foot height limitations of the Marina Heights Specific Plan.

2. Site and Architectural Design Review DR 2016-07 – That, as conditioned, the proposed project has been designed and will be constructed, and so located, to not:
 - a. Be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the City, in that the site plans, elevations and front yard landscaping as submitted have been designed and presented in a manner consistent with the Marina Heights Community Design Guidelines and Specific Plan.
 - b. Impair the desirability of residence or investment or occupation in the City, in that the project provides new desirable housing products in the community and opportunities for new families and homeowners to invest in the community.
 - c. Limit the opportunity to obtain the optimum use and value of the land and improvements, in that the project is a component of the Marina Heights Specific Plan, a well thought out plan to provide new housing opportunities and value to the community.
 - d. Impair the desirability of living conditions on or adjacent to the subject site, in that the Specific Plan is designed in districts with particular, yet not exclusive, architectural themes with unifying landscaped pedestrian ways and parkways. New cohesive neighborhoods will result.
 - e. Otherwise adversely affect the general welfare of the community, in that approval of the architecture and landscape (and the satisfaction of conditions of approval) will allow for construction to once again proceed, and contribute positively to the local general welfare and community. The local economy had been adversely affected by the national economic downturn, and the approved development of these properties has been long delayed.

Conditions of Approval

1. Building Permits – The applicant shall obtain all necessary building permits from the Marina Building Division prior to project construction.
2. Fire Department – Marina Fire Department standard conditions shall be implemented to the satisfaction of the Fire Chief.
3. Landscape – Prior to issuance of building permits, the developer shall submit revised landscape plans for staff review and approval that draw plant materials solely from the approved plant palette of the Marina Heights Community Design Guidelines, or as specifically allowed by the Design Review Board (as being consistent).
4. Substantial Compliance – Once the Plan Set has been revised to the satisfaction of the Planning Services Manager, development shall be accomplished in substantial accordance with the revised Plan Set.

The following conditions of approval are brought forward from the approval of the Marina Heights Tentative Subdivision Map. Each of these conditions were timed to be satisfied by the developer “prior to issuance of building permits,” and are included here as a reminder. Additionally, at this time (July 2016), only one final Map has been recorded for a portion of the Marina Heights Specific Plan Area. While the architectural approvals granted herein will apply throughout the Specific Plan area, vertical residential construction will only be considered for those areas where Final Maps have been recorded and conditions fully met to the satisfaction of the City.

Outstanding Tentative Map Conditions for the First Final Map of Marina Heights /Sea Haven.

11. As part of any Final Map application, the applicant shall submit a Park Improvement Plan for review and approval as part of the Final Map approval. The Park Improvement Plan shall include a program for the timing of park improvements and a program for the ongoing maintenance of park improvements by a Homeowners Association as provided for in the approved CC&R’s for the Specific Plan area. (Direction: Submit a copy of the CC&Rs)

13. Prior to the issuance of a building permit for any residential unit, the applicant shall pay a Park Development Fee of \$2,224 per unit.

18. Prior to the issuance of any demolition, grading, or building permits, the applicant shall submit for staff review and approval Groundwater Conveyance Access Restrictions and Setbacks.

24. Prior to the issuance of any demolition, grading, or building permits, the applicant shall submit for staff review and approval a Construction Dust Control Plan that implements measures identified in the EIR. The approved dust control measures shall be implemented by construction contractors during all construction phases.

25. Prior to the issuance of any demolition, grading, or building permits, the applicant shall submit for staff review and approval a Diesel Emissions Control Plan that implements measures identified in the EIR.

26. If the Habitat Conservation Plan (HCP) and Implementing Agreement (IA) for the former Fort Ord are not fully executed by all responsible agencies prior to the issuance of any grading or building permits, the applicant shall consult with the California Department of Fish and Game and shall obtain independent authorization for incidental take for sand gilia prior to the issuance of any demolition, grading, or building permits

27. Prior to the issuance of any grading or building permits, the applicant shall retain a qualified biologist approved by City staff to collect seed from Monterey spineflower plants and salvage topsoil within the occupied areas to be disturbed following the measures listed in the EIR.

28. A condition of approval for any grading permit shall be the requirement for the applicant to retain a qualified biologist approved by City staff to monitor grading activities and salvage and relocate any black legless lizards that are encountered during grading activities following the measures listed in the EIR.

32. The type and location of streets, bike paths, and lanes are approved as shown in the Tentative Subdivision Map subject to:

- a. The Local Street section and local streets on the Tentative Subdivision Map shall be revised to show 28’ wide streets, 6’6’ wide planting strips, and 5’ wide sidewalks. For

local streets, except where determined infeasible by the City, curb extensions shall be provided at intersections such that curb to curb width is 22 to 24 feet, driveways outletting onto the streets shall be located on adjoining portions of adjoining lots, and where driveways do not outlet onto streets, curb extensions of approximately 50 foot length shall be located intermittently along the streets at a frequency and with a design to provide for assured fire-fighting capabilities along the length of the curb extensions.

b. The Tentative Subdivision Map shall be revised so that the ends of cul-de-sacs T20/U21 and X23 as shown on the “Arroyos” Tentative Subdivision Map plan section in the October 30, 2003 Planning Commission staff report are connected by a 10 foot wide pedestrian way to a through street.,

34. Prior to the issuance of a Building Permit for any residential unit, the applicant shall pay Fort Ord Reuse Authority traffic impact fees, traffic signal fees, and City development fees, as required by the Option Agreement and the Final Development Agreement, to fund traffic mitigation measures identified in the EIR that are to be undertaken by FORA and/or the City of Marina.

36. As part of any Final Map application, the applicant shall submit a Street, Bike Path, and Lane Improvement Plan for review and approval as part of the Final Map approval. The Street, Bike Path, and Lane Improvement Plan shall include a program for the timing of the improvements and a program for the ongoing maintenance (including parking controls/restrictions) of lanes by a Homeowner’s Association as provided for in the approved CC&R’s for the Tentative Subdivision Map area.

37. All ends of lanes shall be designed to provide emergency access and any proposed barriers limiting access to emergency vehicles shall be reviewed and approved by the Fire Chief.

38. As part of any Final Map application, the applicant shall submit verification from the Monterey Regional Water Pollution Control Agency to the City of Marina that adequate wastewater treatment capacity exists to serve the Marina Heights project.

39. Prior to beginning the preliminary plan review process or the plan check review process, the applicant shall execute as necessary a Construction and Transfer of Water, Recycled Water, and Sewer Agreements with the Marina Coast Water District (MCWD) and the City of Marina Public Works Department. The applicant shall agree to prepare a Subdivision Sewer Master Plan as required by the Marina Coast Water District.

42. As part of any Final Map application, the applicant shall submit a Storm Drainage Report and Plan for review and approval as part of the Final Map approval. The Plan shall include drainage calculations, drainage plans, landscaping plans for proposed retention basins, and a program for ongoing maintenance of storm drain facilities by a Homeowners Association as provided for in the CC&R’s for the Specific Plan area.

43. Prior to the issuance of required construction permits and the start of any construction of storm drain facilities, the applicant shall submit a listing of best management practices to minimize the impacts of storm water runoff during construction for review and approval by the Public Works Department.

48. Prior to the beginning the preliminary review process or the plan check review process, the applicant shall execute as necessary a Construction and Transfer of Water, Recycled Water, and Sewer Agreements with the Marina Coast Water District (MCWD) and the City of Marina Public Works Department.

55. Prior to issuance of a building permit for any residential unit, the applicant shall pay development impact fees as required in the Option Agreement.

56. Prior to issuance of a building permit for any residential unit, the applicant shall pay all current applicable school impact fees
66. Prior to issuance of a Building Permit, building pads shall be certified by a licensed engineer or land surveyor for compaction and elevation.
67. All construction shall conform to the latest edition of the Uniform Building Code as adopted by the City of Marina.
76. No vertical building construction shall take place until fire hydrants and fire access roads are in place as required by the Fire Chief. The Fire Chief shall approve the distribution and location of all fire hydrants.

Outstanding Tentative Map Conditions for the First Final Map of Marina Heights /Sea Haven.
Exhibit 1 Memorandum October 30, 2003

1. That the applicants shall submit the tentative map and site development plans to each of the following utility companies: Pacific Gas & Electric, SBC, Comcast, USA Media, US Postal Service, Marina Coast Water District and the Army and/or the Corps of Engineers immediately after the tentative map is approved by the City Council. The applicant shall subsequently provide the City Engineer with copies of the transmittal letters, each utility's easement needs and the utility connection plans as part of the initial submission of the final map and improvement plans. The utility connection plans need to show location and details of all above and below ground equipment such as transformers, cabinets, pull boxes, splice boxes, meters, backflow preventers, etc.
4. That the applicants shall submit a plan to protect or relocate existing monitoring wells and existing underground water treatment pipe lines and structures for approval by the City and the Corps of Engineers. (Direction: Give status to PW)
5. That the applicant shall submit truck routes for the demolition and construction phases for approval by the City. Trucks shall not be allowed to travel on existing local and collector streets such as Preston Drive, Carmel Avenue, Salinas Avenue, California Avenue (north of Main Street), etc. Construction trucks, equipment, machinery, delivery trucks shall use only Imjin Parkway, Abrams Drive, and California Avenue, south of Main Street, to enter or exit the development site. The applicants shall employ a commercial sweeper to clean the truck routes as directed by authorized representative of the Public Works Department. The applicants shall submit a plan showing proposed locations of warning signs along the truck routes and at the points of entering and exiting the development for review and approval of the City Engineer.
13. That the applicant shall submit directly to the Public Works Department two sets each of the final map, subdivision guarantee or up-to-date title report, traverse or lot closure calculations, draft C.C. & R's, articles of incorporation and by-laws of the homeowners association, demolition plans, utility removal & relocation plans, tree removal & relocation plans, erosion control plans, traffic signal plans, irrigation and landscaping plans of all perimeter, neighborhood parks, pedestrian walk ways, roundabouts and open spaces, improvement plans for the public improvements, grading and drainage plans and calculations, and the plan checking fees as part of the initial submission. All the public improvement plans shall not be included in the architectural plans and shall not be submitted to the Building or Planning Department for plan checking. The plans shall be in complete form and in accordance with the standards established by the City Engineer regarding format and design information required. All public improvement plans shall be 24 in by 36 in sheet size with 1in=20ft scale or lower, drawn by PC CAD programs. After all reports, analyses, calculations and plans have been reviewed and approved by the City, the applicants shall submit all these documents and plans in electronic format to the Public Works Department in CD format

with all related fonts, shape files and plot files. The applicants shall also submit all approved improvement plans in reproducible Mylar, 3 mil thick. The construction details can have different scales. The street improvement plans shall show proposed top of curb profiles of all the curb returns with designed elevations at 1/4 points. The minimum allowed longitudinal slope for streets and curbs is 0.5 percent. The maximum allowed grade break is 0.5 percent.

41. That all lots shall be graded to drain to the onsite storm drain system to the satisfaction of the City Engineer.

56. That the applicants shall submit building plans showing proposed model homes and temporary parking areas for potential customers as part of the initial submission of plans.

57. That the applicants shall submit plans showing temporary construction offices, equipment parking, storage of construction materials and staging areas. The plans shall also show location and details of any temporary construction and security fences.

PASSED AND ADOPTED by the Site and Architectural Design Review Board of the City of Marina at a regular meeting duly held on the 20th day of July, by the following vote:

AYES, BOARD MEMBERS:

NOES, BOARD MEMBERS:

ABSENT, BOARD MEMBERS:

ABSTAIN, BOARD MEMBERS:

Heather Marquard, Chair

ATTEST:

Taven M. Kinison Brown
Acting Planning Services Manager
Community Development Department
City of Marina

PRESERVE & RESIDENCES

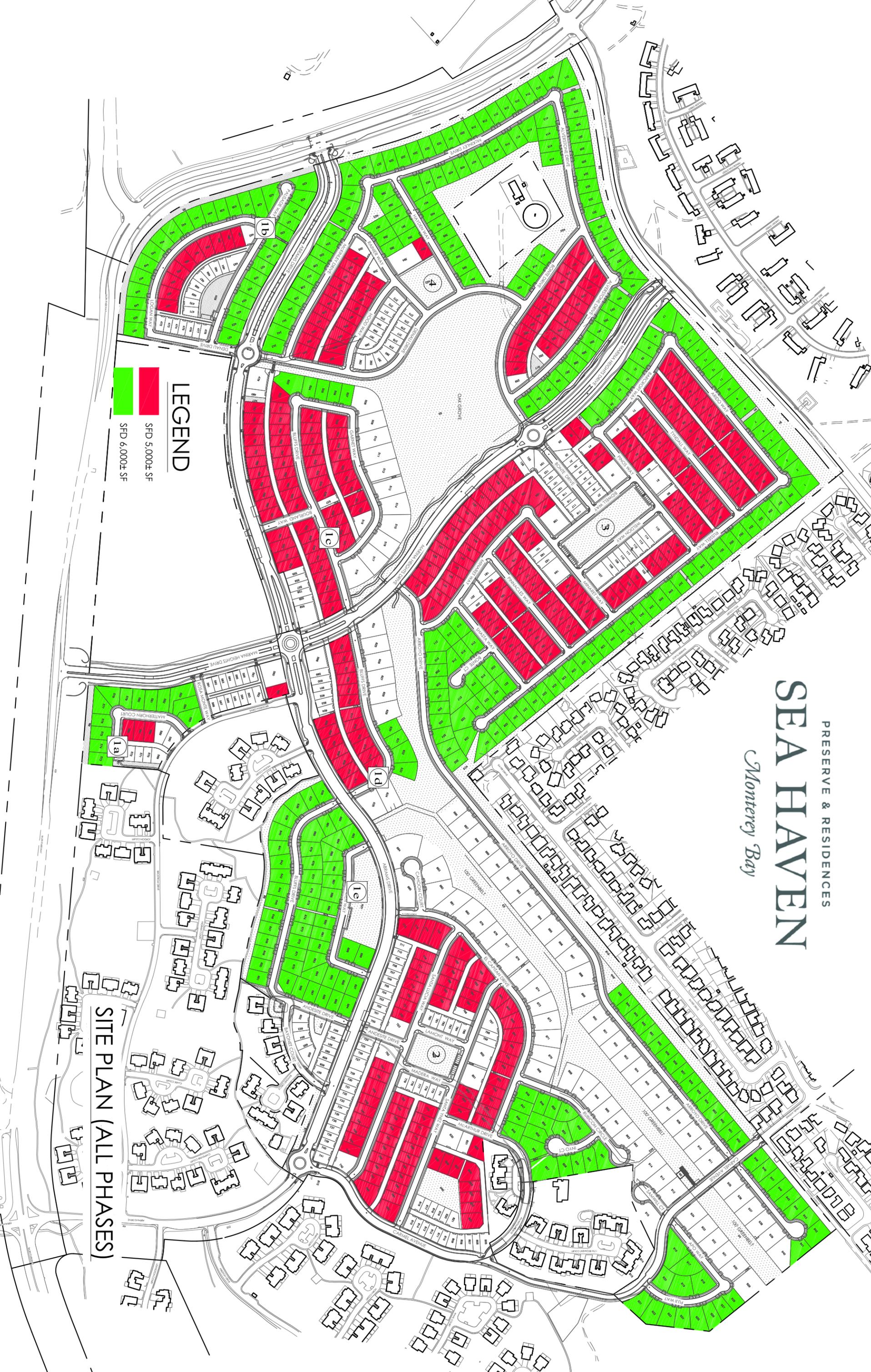
SEA HAVEN

Monterey Bay

LEGEND

	SFD 5,000± SF
	SFD 6,000± SF

SITE PLAN (ALL PHASES)



MARINA HEIGHTS

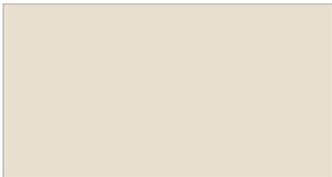
COLOR AND MATERIAL BOARD



ROOF MATERIAL
CERTAINTED LANDMARK SHINGLE
Weathered Wood



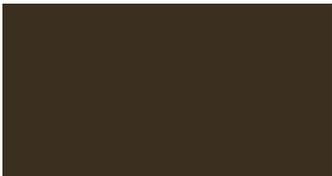
BODY COLOR
STUCCO EXTERIOR WALL MATERIAL
Silver Strand SW 7057 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS,
GARAGE, & SECONDARY EXTERIOR DOORS**
Moderate White SW 6140 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Pottery Urn SW 7715 by Sherwin Williams



METAL ROOF
AEP SPAN - DURATECH 5000
Weathered Cooper

All wrought iron to be SW 7069 (Iron Ore).

COTTAGE
SCHEME A-1

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



JOB NO. 1145.006
DATE 06-22-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

COLOR AND MATERIAL BOARD



ROOF MATERIAL
CERTAINTEED LANDMARK SHINGLE
Heather Blend



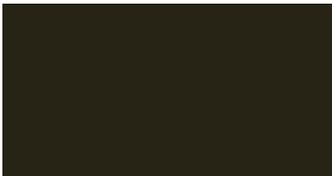
BODY COLOR
STUCCO EXTERIOR WALL MATERIAL
Cityscape SW 7067 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS,
GARAGE, & SECONDARY EXTERIOR DOORS**
Amazing Gray SW 7044 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Peppercorn SW 7674 by Sherwin Williams



METAL ROOF
AEP SPAN - DURATECH 5000
Dark Bronze

All wrought iron to be SW 7069 (Iron Ore).

COTTAGE
SCHEME A-2

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



JOB NO. 1145.006

DATE 06-22-16

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

COLOR AND MATERIAL BOARD



ROOF MATERIAL
CERTAINTED LANDMARK SHINGLE
Weathered Wood



BODY COLOR
STUCCO EXTERIOR WALL MATERIAL
Hammered Silver SW 2840 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS,
GARAGE, & SECONDARY EXTERIOR DOORS**
Natural Choice SW 7011 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Iron One SW 7069 by Sherwin Williams



METAL ROOF
AEP SPAN - DURATECH 5000
Zinc Grey

All wrought iron to be SW 7069 (Iron Ore).

COTTAGE
SCHEME A-3

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



JOB NO. 1145.006
DATE 06-22-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

COLOR AND MATERIAL BOARD



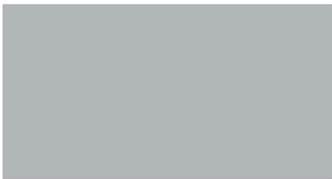
ROOF MATERIAL
CERTAINTED LANDMARK SHINGLE
Weathered Wood



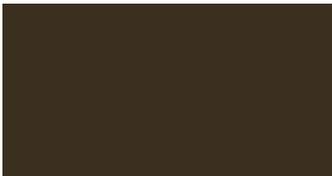
BODY COLOR
STUCCO EXTERIOR WALL MATERIAL
Alpaca SW 7022 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS,
GARAGE, & SECONDARY EXTERIOR DOORS**
Mink SW 6004 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Online SW 7072 by Sherwin Williams



METAL ROOF
AEP SPAN - DURATECH 5000
Weathered Copper

All wrought iron to be SW 7069 (Iron Ore).

COTTAGE
SCHEME A-4

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



JOB NO. 1145.006
DATE 06-22-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

COLOR AND MATERIAL BOARD



ROOF MATERIAL
CERTAINTED LANDMARK SHINGLE
Weathered Wood



BODY COLOR 1
STUCCO EXTERIOR WALL MATERIAL
Ponder SW 7079 by Sherwin Williams



BODY COLOR 2
BOARD & BATT OR LAP SIDING
Indian White SW 0035 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS ,
GARAGE & SECONDARY EXTERIOR DOORS**
Truly Taupe SW 6038 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Garret Gray SW 6075 by Sherwin Williams



STONE
VENEER
Fog Southern LedgeStone by Boral Cultured Stone



BRICK
VENEER
Moroccan Sand by Boral Cultured Stone

All wrought iron to be SW 7069 (Iron Ore).

CRAFTSMAN
SCHEME B-1

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



JOB NO. 1145.006
DATE 06-22-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

COLOR AND MATERIAL BOARD



ROOF MATERIAL
CERTAITEED LANDMARK SHINGLE
Heather Blend



BODY COLOR 1
STUCCO EXTERIOR WALL MATERIAL
Toasted Pine Nut SW 7696 by Sherwin Williams



BODY COLOR 2
BOARD & BATT OR LAP SIDING
Requisite Gray SW 7023 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS ,
GARAGE & SECONDARY EXTERIOR DOORS**
Spalding Gray SW 6074 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Cloak Gray SW 6278 by Sherwin Williams



STONE
VENEER
Kapalua Del Mare Ledge Stone by Boral Cultured Stone



BRICK
VENEER
Moroccan Sand by Boral Cultured Stone

All wrought iron to be SW 7069 (Iron Ore).

CRAFTSMAN
SCHEME B-2

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



JOB NO. 1145.006
DATE 06-22-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

COLOR AND MATERIAL BOARD



ROOF MATERIAL
CERTAINTEED LANDMARK SHINGLE
Georgetown Gray



BODY COLOR 1
STUCCO EXTERIOR WALL MATERIAL
Link Gray SW 6200 by Sherwin Williams



BODY COLOR 2
BOARD & BATT OR LAP SIDING
Dollop of Cream SW 7120 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS ,
GARAGE & SECONDARY EXTERIOR DOORS**
Alpaca SW 7022 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Pottery Urn SW 7715 by Sherwin Williams



STONE
VENEER
Echo Ridge Southern LedgeStone by Boral Cultured Stone



BRICK
VENEER
Moroccan Sand by Boral Cultured Stone

All wrought iron to be SW 7069 (Iron Ore).

CRAFTSMAN
SCHEME B-3

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



JOB NO. 1145.006
DATE 06-22-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

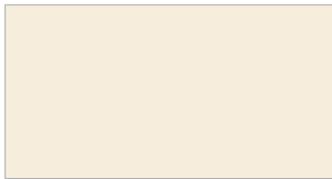
COLOR AND MATERIAL BOARD



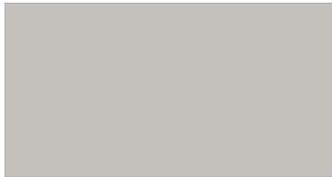
ROOF MATERIAL
CERTAINTEED LANDMARK SHINGLE
Thunderstorm Gray



BODY COLOR 1
STUCCO EXTERIOR WALL MATERIAL
Mink SW 6004 by Sherwin Williams



BODY COLOR 2
BOARD & BATT OR LAP SIDING
A la Mode SW 7116 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS ,
GARAGE & SECONDARY EXTERIOR DOORS**
Knitting Needles SW 7672 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Cityscape SW 7067 by Sherwin Williams



STONE
VENEER
Rustic Southern LedgeStone by Boral Cultured Stone



BRICK
VENEER
Rustic Manor by Boral Cultured Stone

All wrought iron to be SW 7069 (Iron Ore).

CRAFTSMAN
SCHEME B-4

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



JOB NO. 1145.006
DATE 06-22-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

COLOR AND MATERIAL BOARD



ROOF MATERIAL
CERTAINTEED LANDMARK SHINGLE
Heather Blend



BODY COLOR 1
STUCCO EXTERIOR WALL MATERIAL
Moderate White SW 6140 by Sherwin Williams



BODY COLOR 2
BOARD & BATT OR LAP SIDING
Wheat Penny SW 7705 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS ,
GARAGE & SECONDARY EXTERIOR DOORS**
Stick & Stones SW 7503 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
City Scape SW 7067 by Sherwin Williams

All wrought iron to be SW 7069 (Iron Ore).

RANCH
SCHEME C-1

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



JOB NO. 1145.006
DATE 06-22-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

COLOR AND MATERIAL BOARD



ROOF MATERIAL
CERTAINTeed LANDMARK SHINGLE
Weathered Wood



BODY COLOR 1
STUCCO EXTERIOR WALL MATERIAL
Pavilion Beige SW 7512 by Sherwin Williams



BODY COLOR 2
BOARD & BATT OR LAP SIDING
Special Gray SW 6277 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS ,
GARAGE & SECONDARY EXTERIOR DOORS**
Mega Greige SW 7031 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Folkstone SW 6005 by Sherwin Williams

All wrought iron to be SW 7069 (Iron Ore).

RANCH
SCHEME C-2

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



JOB NO. 1145.006
DATE 06-22-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

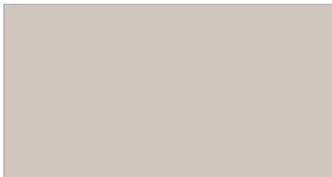
COLOR AND MATERIAL BOARD



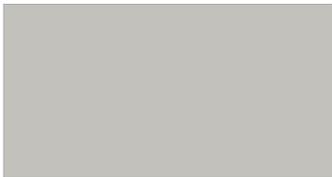
ROOF MATERIAL
CERTAINTEED LANDMARK SHINGLE
Thunderstorm Gray



BODY COLOR 1
STUCCO EXTERIOR WALL MATERIAL
Poised Taupe SW 6039 by Sherwin Williams



BODY COLOR 2
BOARD & BATT OR LAP SIDING
Alpaca SW 7022 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS ,
GARAGE & SECONDARY EXTERIOR DOORS**
Light French Gray SW 0055 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Gibraltar SW 6257 by Sherwin Williams

All wrought iron to be SW 7069 (Iron Ore).

RANCH
SCHEME C-3

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



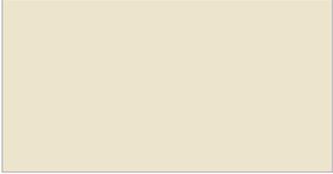
JOB NO. 1145.006
DATE 06-22-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

COLOR AND MATERIAL BOARD



ROOF MATERIAL
CERTAINTEED LANDMARK SHINGLE
Georgetown Gray



BODY COLOR 1
STUCCO EXTERIOR WALL MATERIAL
Classical White SW 2829 by Sherwin Williams



BODY COLOR 2
BOARD & BATT OR LAP SIDING
Cityscape SW 7067 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS ,
GARAGE & SECONDARY EXTERIOR DOORS**
Agreeable Gray SW 7029 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Wheat Penny SW 7705 by Sherwin Williams

All wrought iron to be SW 7069 (Iron Ore).

RANCH
SCHEME C-4

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



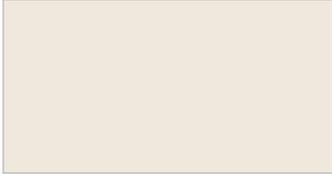
JOB NO. 1145.006
DATE 06-22-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

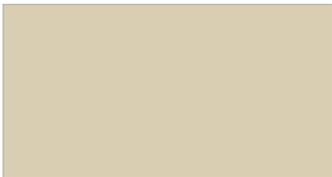
COLOR AND MATERIAL BOARD



ROOF MATERIAL
CONCRETE TILE
Gulfstream Villa 900 by Boral



BODY COLOR
STUCCO EXTERIOR WALL MATERIAL
Futon SW 7101 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS ,
GARAGE & SECONDARY EXTERIOR DOORS**
Softer Tan SW 6141 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Wall Street SW 7665 by Sherwin Williams

All wrought iron to be SW 7069 (Iron Ore).

**SPANISH
SCHEME D-1**

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



JOB NO. 1145.006

DATE 06-22-16

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

COLOR AND MATERIAL BOARD



ROOF MATERIAL
CONCRETE TILE
California Mission Blend Villa 900 by Boral



BODY COLOR
STUCCO EXTERIOR WALL MATERIAL
Colony Buff SW 7723 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS ,
GARAGE & SECONDARY EXTERIOR DOORS**
Stick & Stones SW 7503 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Mink SW 6004 by Sherwin Williams

All wrought iron to be SW 7069 (Iron Ore).

SPANISH
SCHEME D-2

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



JOB NO. 1145.006
DATE 06-22-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

COLOR AND MATERIAL BOARD



ROOF MATERIAL
CONCRETE TILE
Gulfstream Villa 900 by Boral



BODY COLOR
STUCCO EXTERIOR WALL MATERIAL
Nomadic Desert SW 6107 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS ,
GARAGE & SECONDARY EXTERIOR DOORS**
Garret Gray SW 6075 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Downing Stone SW 2821 by Sherwin Williams

All wrought iron to be SW 7069 (Iron Ore).

SPANISH
SCHEME D-3

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



JOB NO. 1145.006
DATE 06-22-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

MARINA HEIGHTS

COLOR AND MATERIAL BOARD



ROOF MATERIAL
CONCRETE TILE
California Mission Blend Villa 900 by Boral



BODY COLOR
STUCCO EXTERIOR WALL MATERIAL
Toasted Pine Nut SW 7696 by Sherwin Williams



TRIM COLOR
**WINDOW, DOOR, & BODY TRIM, WOOD ACCENTS, FASCIA, VENTS ,
GARAGE & SECONDARY EXTERIOR DOORS**
Garret Gray SW 6075 by Sherwin Williams



ACCENT COLOR
FRONT DOOR & SHUTTERS
Peppercorn SW 7674 by Sherwin Williams

All wrought iron to be SW 7069 (Iron Ore).

SPANISH
SCHEME D-4

MARINA HEIGHTS MARINA, CA
WATHEN CASTANOS



JOB NO. 1145.006
DATE 06-22-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200