



AGENDA

Wednesday, August 17, 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 July 20, 2016 regular 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.*

- a. (Continued from July 20, 2016) Site and Architectural Design Review DR 2016-07. Consider Adopting Resolution No. 2016- recommending that the Planning Commission make a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the Wathen Castanos proposed architectural designs for the Marina Heights/Sea Haven housing units without the observation deck options, subject to conditions.

- b. (Continued from July 20, 2016) Site and Architectural Design Review DR 2016-07 Observation deck Option). Consider adopting Resolution No. 2016- , recommending that the Planning Commission make a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the Wathen Castanos proposed architectural designs for the Marina Heights/Sea Haven housing units with the observation deck options, subject to conditions.

- c. Site and Architectural Design Review 2016-09. Consider adopting Resolution No. 2016- , approving Site and Architectural Design Review for the civilian reuse of residential structures on Hayes Circle (APN: 031-021-039-000), subject to conditions.

- d. Site and Architectural Design Review 2016-08. Consider adopting Resolution No. 2016- , approving Site and Architectural Design Review for the site plan and building elevations to modify the former Veterans of Foreign Wars Hall (VFW) to a church at 3131 Crescent Avenue. (APN: 032-171-021), subject to conditions

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 August 12, 2016.

Judy A. Paterson, Administrative Assistant, Planning Services



MINUTES

Wednesday, July 20, 2016

6:30 P.M.

**REGULAR MEETING
DESIGN REVIEW BOARD**

**MARINA CITY COUNCIL CHAMBERS
211 HILLCREST AVENUE**

(Due to a continued City Council meeting from the night before the City Council Chambers were no longer available. The DRB meeting was moved across the parking lot to the Community Center)

1. **CALL TO ORDER:**

The meeting commenced at 6:35 pm.

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

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

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

4. **SPECIAL ANNOUNCEMENTS:**

Member Biala distributed information regarding the FORA RUDG (Fort Ord Reuse Authority - Regional Urban Design Guidelines.)

5. **COMMUNICATIONS FROM THE FLOOR:**

No communications from the floor.

6. **CONSENT AGENDA:**

Minutes for the April 20, 2016 special meeting. Approved unanimously.

7. **ACTION ITEMS:**

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.

Chair Marquard opened the matter for consideration.

Acting Planning Services Manager Taven M. Kinison Brown presented the architectural style and residential landscape proposal. Staff recommended that the proposal was mostly consistent with the Marina Heights Community Design Guidelines (MHCDGs), yet had reservations about the “Observation Deck” feature being potentially inconsistent with the MHCDGs.

Paul Wathen and Peter Castanos and Jeff Cooks of Wathen Castanos Homes, introduced themselves and the thought process behind designing the residential housing products presented to the City of Marina for the Marina Heights / Sea Haven subdivision.

The DRB reviewed the plans and discussed:

- *Plot Plans. That the project site contours and changes in elevations were not reflected well in the “Streetscapes” illustrative graphic as some building pads would be several feet above street level, and other pads would be several feet below street level.*
- *Plot plans and model type placement of one or two story structures should be reviewed carefully in the context of retaining walls.*
 - *Applicant should show maximum and minimum conditions with front elevations*
 - *Grading plan /Plot Plans should / could show steps and handrails if applicable*
 - *View of each style with slopes*
 - *Ranch Style lends itself to flatter, less sloped land areas.*
- *Setback variations.*
 - *The 6,000 sf lots will have a front setback variation from the 20 - 23 feet of depth.*
 - *The 5,000 sf lots will have a front setback variation from the minimum to approximately 1 foot deeper.*
 - *Streets are laid out in curvilinear style and architecture style also incorporates variation in front elevations to not have the street appear with an unvarying setback.*
- *Landscape.*
 - *The two shrubs and groundcovers called out by staff as not being in the approved MHCDGs were indeed found within the palette and are acceptable as presented.*
 - *Vines. The three vine types included in the applicant’s proposal were determined acceptable to the DRB, as the MHCDGS were silent in the matter. These are:*
 - *Roger’s Red Grape.*
 - *Bougainvillea “Barbara Karst.”*
 - *Creeping Fig.*
 - *Do not install Mexican Feather Grass – even if it is on the palette.*
- *Fences / front landscape shall be stepped back 18”- 24” minimum from front building corners. Fences shall not be placed directly in line with the front plane of the residence.*
- *Elevations.*
 - *The fronts of the styles need to be dressed up more and more completely. Notably the Craftsman needs more work. Work on extending rafter overhangs to 24” or so. Be more true to form. Including the appearance of more symmetry in the floor plan/ street look of the facade*
 - *The Spanish style appears to be the most complete.*
 - *The placement of shutters appears random and infrequent, not in keeping with the true architectural styling.*
 - *Divided lights/multi-paned windows not used throughout the appropriate design. An inconsistent application.*

- *Observation Decks.*
 - *Consider not having such (tall) structures side by side each other, or next to one-story structures. Privacy issues may result.*
 - *Deck IS habitable, just not considered conditioned space.*
 - *Such decks ARE three stories. (All members agree)*
 - *Three out of five DRB members liked the observation decks. Two DRB members, were reserved with their responses as the written Specific Plan and Guidelines have specific language that would appear to dis-allow such features.*
- *Editorial comments and Direction to Staff*
 - *Taven: please look for the meeting minutes for how the Specific Plan Standards and MHCDGS rules came into place that restricted structures to two stories, yet allow 35 feet height.*
 - *Taven: How can “exceptions” or variances be granted within a Specific Plan? Find the process and review with the DRB and applicant.*
- *Colors*
 - *In the interest of time, the discussion was brief and the chair decided to independently submit her comments at a later time to staff. (Staff received these comments on 7/21 and passed these through to the applicant same day.*
 - *The chair requests a true materials and colors board for the next presentation.*
- *Height - Editorial comments and Direction to Staff*
 - *Taven – How is height measured? From pad or not?*
 - *Taven’s answer (7/22/2016) from the Municipal Code: 17.04.400 Height of building. “Height of building” means the vertical distance from natural grade at the average of the highest and lowest points of the building site covered by the building, to the topmost point of the roof. (Zoning ordinance dated 7/94 (part), 1994)*

A motion to Continue the proposal to a date uncertain was made by Ed Rinehart and seconded by Heather Marquard and passed with a 5-0 vote.

8. OTHER ACTION ITEMS:

None

9. CORRESPONDENCE:

None

10. ADJOURNMENT:

The meeting adjourned at 9:35 pm.

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

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

Design Review Board Meeting
of August 17, 2016

(CONTINUED FROM JULY 20, 2016) SITE AND ARCHITECTURAL DESIGN REVIEW BOARD CONSIDER ADOPTING RESOLUTION NO. 2016- , RECOMMENDING THAT THE PLANNING COMMISSION MAKE A COMPLIANCE DETERMINATION WITH THE APPROVED STYLE CONCEPTS AND SPECIFICATIONS IN THE MARINA HEIGHTS COMMUNITY DESIGN GUIDELINES FOR THE WATHEN CASTANOS PROPOSED ARCHITECTURAL DESIGNS FOR THE MARINA HEIGHTS/SEA HAVEN HOUSING UNITS WITHOUT THE OBSERVATION DECK OPTIONS (DR 2016-07) (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 with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the Wathen Castanos proposed architectural designs for the Marina Heights/Sea Haven housing units *without the observation deck options* (DR 2016-07).

BACKGROUND:

This item was first reviewed by the Site and Architectural Design Review Board on July 20, 2016. Please refer to the July 20, 2016 Site and Architectural Design Review Board staff report and project materials for a full background, project description, staff analysis and initial recommendation. Following staff's presentation of the matter, the applicants introduced themselves and the products presented to the City of Marina for the Sea Haven subdivision.

The DRB reviewed the plans and discussed:

- Plot Plans. That the project site contours and changes in elevations were not reflected well in the "Streetscapes" illustrative graphic as some building pads would be several feet above street level, and other pads would be several feet below street level.
- Plot plans and model type placement of one or two story structures should be reviewed carefully in the context of retaining walls.
 - Applicant should show maximum and minimum conditions with front elevations.
 - Grading plans/plot plans should show steps and handrails if applicable.
 - View of each style with slopes.
 - The Ranch style lends itself to flatter, less sloped land areas.
- Setback variations.
 - The 6,000 sf lots will have a front setback variation from 20 - 23 feet of depth.
 - The 5,000 sf lots will have a front setback variation from the 12 foot minimum to approximately 1 foot deeper.

- Streets are laid out in a curvilinear style and the architectural styles also incorporate variations in the front elevations to not have the street appear to have an unvarying setback.
- Landscape.
 - The two shrubs and groundcovers called out by staff as not being in the approved MHCDGs were found within the palette and are acceptable as presented.
 - Vines. The three vine types included in the applicant's proposal were determined acceptable to the DRB. These are:
 - Roger's Red Grape.
 - Bougainvillea "Barbara Karst."
 - Creeping Fig.
 - Do not install Mexican Feather Grass – even if it is on the palette.
- Fences and front landscape shall be stepped back 18"- 24" minimum from front building corners. Fences shall not be placed directly in line with the front plane of the residence.
- Elevations.
 - The fronts of the styles need to be dressed up more completely. Notably the Craftsman needs work. Work on extending rafter overhangs to 24" or so. Be more true to form, including the appearance of more symmetry in the floor plan/street look of the façade.
 - The Spanish style appears to be the most complete and true to form.
 - The placement of shutters appears random and infrequent; not in keeping with particular architectural styles.
 - Divided lights/multi-paned windows are not used throughout the appropriate design. An inconsistent application.
- Observation Decks.
 - Consider not having such (tall) structures side by side each other, or next to one-story structures. Privacy issues may result.
 - Deck IS habitable, just not considered conditioned space.
 - Such decks ARE three stories. (All members agree)
 - Three out of five DRB members liked the observation decks. Two DRB members, were reserved with their responses as the written Specific Plan and Guidelines have specific language that would appear to disallow such features.
- Colors
 - In the interest of time, the discussion was brief and the chair decided to independently submit her comments to staff. (Staff received these comments on 7/21 and passed these through to the applicant same day.) (Attached **EXHIBIT B**)
 - The chair requests a true materials and colors board for the next presentation.
- Direction to Staff:

At the July 20, 2016 first review of the Wathen Castanos architecture for the Sea Haven Subdivision, staff was directed to:

 - Review meeting minutes from years past for how the MH Specific Plan Standards (MHSP) and Marina Heights Community Design Guidelines (MHCDGS) came into place that restricted structures to two stories, yet still allow 35 feet in height.
 - **Staff answer.** Staff has reviewed meeting minutes and resolutions from the City Council, Planning Commission and Design Review Board from 2003, 2004, and 2007 and can find no dialogue pertaining to why the approved height standard for the Specific Plan was changed from merely a *35 foot height* limit in the Specific Plan originally submitted, to, "*No habitable*

building or structure shall exceed two stories and a height of thirty-five feet.”

- How can “exceptions” or variances be granted within a Specific Plan? Find the process and review with the DRB and applicant.
 - **Staff answer.** Exceptions or variances to Specific Plan standards cannot be administratively or easily granted. Such a request would be subject to processes generally the same as amending a General Plan, would require CEQA review, and must have a majority of the membership of the Planning Commission (not just the majority of a quorum) recommend approval prior to Council Review. There are other provisions for public noticing as well.
 - **Applicant:** On Tuesday, July 26, 2016 staff shared this information with the applicant who asked staff to discontinue the research and that they would not seek to amend, modify or amend the Marina Heights Specific Plan to change the height standards of the MHSP, or Section A-2 of the Design Guidelines, where the first goal is, “A mixture of one & two story homes with limited second story massing.”
- Determine how height measured in the City? From the pad or not?
 - **Staff answer.** From the Municipal Code: 17.04.400 Height of building. “Height of building” means the vertical distance from natural grade at the average of the highest and lowest points of the building site covered by the building, to the topmost point of the roof. (Zoning ordinance dated 7/94 (part), 1994)

On Friday July 29, 2016 the applicant made a resubmittal to address the Design Review Board’s concerns, as well as bifurcate the proposal in such a manner as to defer the question of the Observation Deck options. The applicant is seeking a favorable recommendation to the Planning Commission for all one-story and two-story units presented, as a separate action from consideration of the Observation Deck option. A second report, analysis, staff recommendation and draft resolution are to be considered on this same agenda for the applicant’s modified observation deck option proposal. The applicant included a narrative of their re-submitted items for the DRB’s consideration as follows:

5000 SF Lots

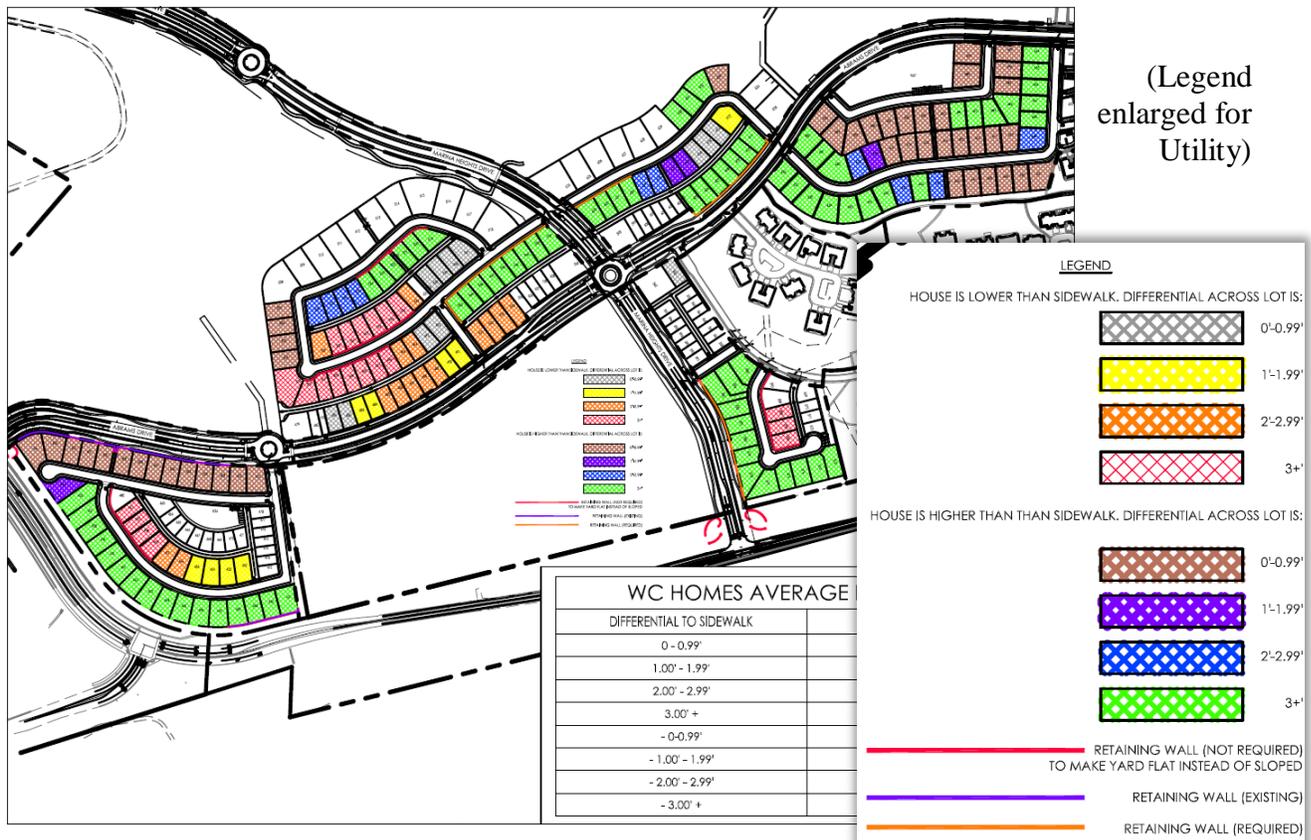
- We have Elevated 2 single story units – 1 Ranch and 1 Craftsman
- We have Elevated 2 two story units – 1 Cottage and 1 Spanish
- We have included 3 – 4 house Streetscape scenes – 1 street high, 1 street low and one street neutral
- We have included 4 cross sections showing the typical lot elevations –
 - 2 street level high – single story
 - 2 street level low – two story
- We have included an overall snapshot of the approximate lots counts for both the 5000 and 6000 SF lots showing the elevations that vary from +/- 0 to 3’0” above street level and +/- 0 to 3’0” below street level.
- We have included a physical color board sample and color copies
- We will bring to the meeting 3 - 4 house streetscapes
- We will bring to the meeting 8 additional colored up elevations that will represent 4 plans, 2 elevations each.
- We will bring to the meeting a Power Point presentation

6000 SF lots

- We have Elevated 2 single story units – 1 Ranch and 1 Craftsman
- We have Elevated 2 two story units – 1 Cottage and 1 Spanish
- We have included 3 – 4 house Streetscape scenes – 1 street high, 1 street low and one street neutral

ANALYSIS:

Plot Plans and Pad Height Variations. Much of the applicant's resubmitted materials address the road and pad elevation differentials to illustrate lots that step down or step up. The DRB had expressed concern that the differences in grades and pad elevations would have an effect on architectural massing and presence. For the Sea Haven area that has a recorded Final Map and is ready for construction, Wathen and Castanos have offered the following graphic below. The first four colored hatches are 1-foot increments for the pads that are lower than the front yard sidewalk. The second set of four colored hatches are 1-foot increments for the pads that are higher than the front yard sidewalk. Information regarding retaining walls is also shown here, but is better examined in the larger plan sets (**EXHIBIT A**).



Please refer to the applicant's typical lot cross-sections where they have included representative figures for a one and two story model for recessed lots, and have included figures for a one and two story model for pads that are higher than the front sidewalk.

Architectural Responses. Staff would like to bring attention to the architectural modifications that have been resubmitted to address the concerns of the Design Review Board. It is staff's understanding that additional colored renderings will be brought to the DRB hearing, but here, the applicant wants to include a representative structure from each of the Floor Plans 1 - 4. Original submittals are "above" in black and white, new submittals are "below" and colored.

Mirroring the staff presentation of July 20, 2016, staff has brought forward the design criteria from the Marina Heights Community Design Guidelines for each of the proposed designs by Wathen and Castanos.

Ranch – Marina Heights Community Design Guidelines.

- California Ranch design characteristics include:
- Cladding materials of stucco, board & batten, shingles and horizontal siding
 - Long horizontal gable roofs of 4:12 pitch & 24” minimum overhangs
 - Porches along front & rear facades, typically with a shallow roof pitch creating a roof pitch break at the intersection of the main roof plane
 - Decorative shutters at windows with wood trim surrounds
 - Simple wood column and railing detailing at porches
 - Gabled dormers
 - Simple rectilinear forms, massing and scale

Wathen and Castanos Proposal 7/20/2016

ELEVATION STYLE: RANCH

SEE ELEVATIONS FOR APPLICABLE ELEVATION ELEMENTS

- 1-COAT STUCCO EXTERIOR FINISH
- COMPOSITION SHINGLE ROOFING
- BOARD AND BATT SIDING ELEMENTS
- LAP SIDING ELEMENTS
- WOOD POSTS AND CORBELS
- FAUX SHUTTER ACCENTS



Wathen and Castanos Proposal 8/17/2016

ELEVATION STYLE: RANCH

SEE ELEVATIONS FOR APPLICABLE ELEVATION ELEMENTS

- 1-COAT STUCCO EXTERIOR FINISH
- COMPOSITION SHINGLE ROOFING
- BOARD AND BATT SIDING ELEMENTS
- LAP SIDING ELEMENTS
- WOOD POSTS AND CORBELS
- FAUX SHUTTER ACCENTS
- STONE VENEER WITH BRICK CAPS



“Stone Veneer with Brick Caps” has been added to the bullets, yet is not observed in the colored rendering for the Ranch style. Window sills and headers have been enhanced.

Craftsman - Marina Heights Community Design Guidelines.

- Predominantly low pitched gabled roofs, with the occasional hipped or shed roof
- Deep overhangs accentuated with exposed and extended rafters
- Roof dormers
- 1 and 1 1/2 story massing (Bungalow style)
- Exterior wall materials with combination of wood shingles, siding, board & batten, stucco and foundation or wainscot using stone or brick
- Variety of wood column and beam detailing at porches with stone or brick pilaster base
- Multi-paned windows with wood or stucco trim surrounds
- Symmetrical massing and proportions

Wathen and Castanos Proposal 7/20/2016

ELEVATION STYLE: CRAFTSMAN

SEE ELEVATIONS FOR APPLICABLE ELEVATION ELEMENTS

- 1-COAT STUCCO EXTERIOR FINISH
- COMPOSITION SHINGLE ROOFING
- BOARD AND BATT SIDING ELEMENTS
- WOOD POSTS AND CORBELS
- BRICK AND STONE VENEER ACCENTS



Wathen and Castanos Proposal 8/17/2016

ELEVATION STYLE: CRAFTSMAN

SEE ELEVATIONS FOR APPLICABLE ELEVATION ELEMENTS

- 1-COAT STUCCO EXTERIOR FINISH
- COMPOSITION SHINGLE ROOFING
- BOARD AND BATT SIDING ELEMENTS
- WOOD POSTS AND CORBELS
- 8 INCH LAP SIDING FINISH
- STONE WAINSCOT WITH BRICK CAPS



For the Craftsman style, “Brick and Stone Veneer Accents” have been removed from the information block, and “8-inch Lap Siding,” and “Stone Wainscot with Brick Caps” have been added to the information block and illustrated in the rendering.

Spanish - Marina Heights Community Design Guidelines.

- Low pitched roofs, 4:12 to 5:12, with minimal or no overhang, primarily gabled, with some hipped design
- Singular or multiple arched openings and recesses
- Smooth stucco exterior finish
- Asymmetrical massing
- Stucco or tile decorative gable end vents
- Projected window and door balconies, open or roofed with a variety of wood or wrought iron railings
- Round or square columns at one and two story porches
- Elaborate decorative wrought iron accents, lighting, hardware, balconies, and recesses
- Exposed shaped wood rafter tails

Wathen and Castanos Proposal 7/20/2016

ELEVATION STYLE: SPANISH

SEE ELEVATIONS FOR APPLICABLE ELEVATION ELEMENTS

- 1-COAT STUCCO EXTERIOR FINISH
- CONCRETE 'S'-TILE ROOFING
- BRICK VENEER ACCENTS
- WROUGHT IRON POT SHELVES
- WROUGHT IRON WINDOW DETAILS
- INSET TILE ACCENTS



Wathen and Castanos Proposal 8/17/2016

ELEVATION STYLE: SPANISH

SEE ELEVATIONS FOR APPLICABLE ELEVATION ELEMENTS

- 1-COAT STUCCO EXTERIOR FINISH
- CONCRETE 'S'-TILE ROOFING
- BRICK VENEER ACCENTS
- WROUGHT IRON POT SHELVES
- WROUGHT IRON WINDOW DETAILS
- INSET TILE ACCENTS



For the Spanish style, no changes or enhancements were recommended. Staff observes that windows have been better dressed with sills to match the headers above. A new window has been added above the front entry and dressed with a wrought iron accent.

Cottage - Marina Heights Community Design Guidelines.

Design characteristics include:

- Gable, hip and dutch gable roof forms, accentuated with “bell-cast” or flared roof treatments at the eave
- Wide variety of roof dormer forms that break the fascia, continuing the wall plane below
- Stucco, brick or stone exterior material combination with wood siding accents
- Gable end venting in various styles
- Sculpted stucco walls
- Stucco recessed accents (pigeoniers, arched openings etc.)
- Half stucco chimneys with stone or brick on the lower portion
- Asymmetrical massing
- Steep pitched roof, 6:12 - 12:12, with minimal fascia

Wathen and Castanos Proposal 7/20/2016

ELEVATION STYLE: COTTAGE

SEE ELEVATIONS FOR APPLICABLE ELEVATION ELEMENTS

- 1-COAT STUCCO EXTERIOR FINISH
- COMPOSITION SHINGLE ROOFING
- BOARD AND BATT SIDING ELEMENTS
- GABLE END VENT ACCENTS
- WOOD POSTS AND CORBELS
- TRIMMED-OUT BAY WINDOWS
- STANDING SEAM METAL ROOFING AT BAY WINDOWS



Wathen and Castanos Proposal 8/17/2016

ELEVATION STYLE: COTTAGE

SEE ELEVATIONS FOR APPLICABLE ELEVATION ELEMENTS

- 1-COAT STUCCO EXTERIOR FINISH
- COMPOSITION SHINGLE ROOFING
- BOARD AND BATT SIDING ELEMENTS
- GABLE END VENT ACCENTS
- WOOD POSTS AND CORBELS
- TRIMMED-OUT BAY WINDOWS
- STANDING SEAM METAL ROOFING AT BAY WINDOWS
- STONE VENEER WITH BRICK ACCENTS



“Stone Veneer with Brick Accents” have been added. Window sills have been enhanced with wood and brick treatments. Multi-light window panes have been clarified for the three smaller windows.

Drawing from the 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.

It appears to staff that the applicant has addressed the design criteria of the Marina Heights Community Design Guidelines satisfactorily and the concerns of the DRB. The additional materials to be brought to the August 17, 2016 hearing should also assist the DFRB’s deliberation.

Adjustments to the draft July 20, 2016 DRB Resolution. In the first report and draft resolution to the DRB, staff had included conditions from past approvals for the Marina Heights Tentative Map as a courtesy. The outstanding conditions of approval are still relevant to the project, yet are not necessary with this Site and Architectural Design Review consideration. Staff has removed them in the attached Resolution for action August 17, 2016.

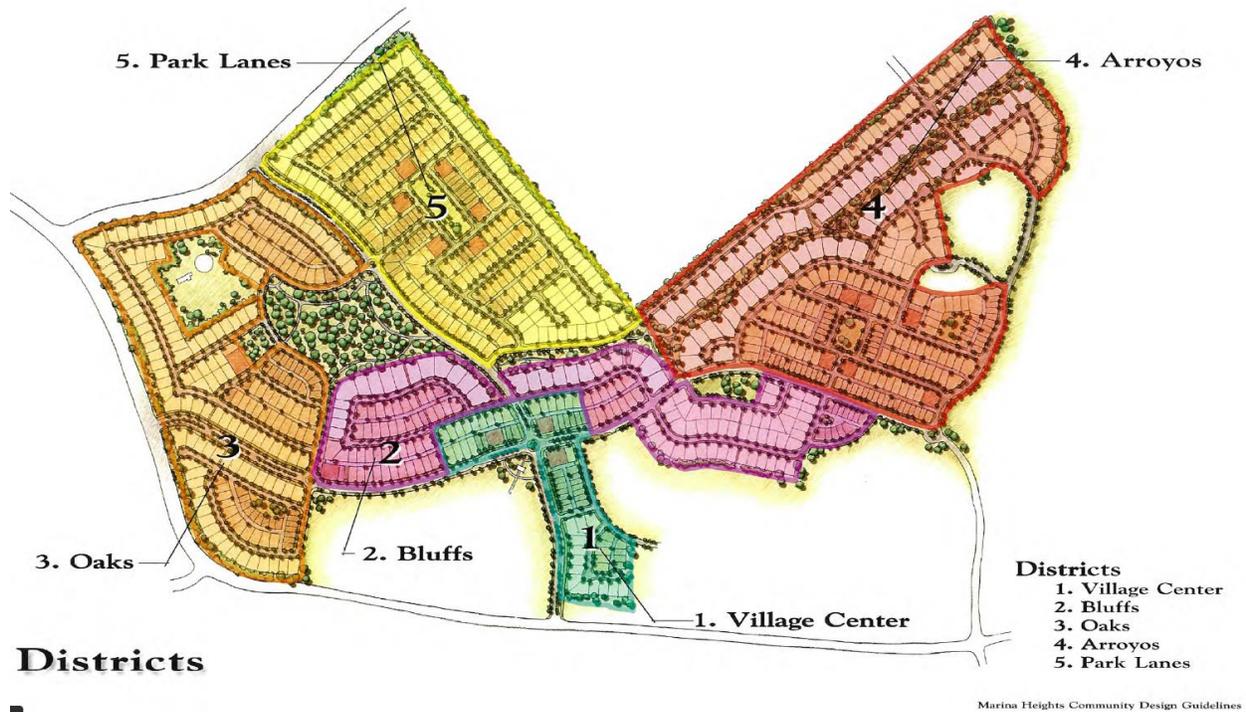
Staff has included several new conditions to assure consistency with the Marina Heights Community Design Guidelines and to reflect the DRB’s consideration of the matter July 20, 2016. Staff has added conditions addressing:

- Fence returns and front yard landscaping beginning at a point 18”-24” behind the front façade planes.
- That the addition of vines are appropriate and approved.
 - Roger’s Red Grape.
 - Bougainvillea “Barbara Karst.”
 - Creeping Fig.
- Prior to issuance of building permits, the applicant shall submit a master lay-out plot plan by plot plan of the anticipated architectural styles – neighborhood by neighborhood to assure consistency with the MHCDGs, Section B – Community Patterns: “Each District has a predominant architectural style with at least fifty percent of the homes following the District style.”
 - Village Center (District 1) shall be an eclectic mix with no predominance of either of the five architectural styles approved in the MHCDGs.
 - The Bluffs (District 2) predominantly Spanish.
 - Oaks (District 3) – predominantly Monterey or Ranch
 - Arroyos (District 4) - predominantly Ranch or Spanish
 - Park Lane (District 5) – predominantly Cottage

Of note: No neighborhood is designated to have a predominance of the Craftsman style, while the Ranch style is allowed to interchange equally with the Monterey and Spanish districts. Additionally, staff understands that this master lay-out needs to remain somewhat flexible for the applicant/builder as customer interest in particular model types and

neighborhood locations will need to be accommodated, yet balanced with the Marina Heights Community Design Guidelines.

B-1 District Patterns - Design Concept & Objectives



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 modified project as resubmitted on July 29, 2016 and recommends approval as conditioned.

Respectfully submitted,

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

ATTACHMENTS:

- RESOLUTION
- EXHIBIT A - Applicants Resubmitted Materials
- EXHIBIT B – DRB Chair’s comments on color

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 WITH THE APPROVED STYLE CONCEPTS AND SPECIFICATIONS IN THE MARINA HEIGHTS COMMUNITY DESIGN GUIDELINES FOR THE WATHEN CASTANOS PROPOSED ARCHITECTURAL DESIGNS FOR THE MARINA HEIGHTS/SEA HAVEN HOUSING UNITS *WITHOUT THE OBSERVATION DECK OPTIONS* (DR 2016-07), 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 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 for the Marina Heights Community Design Guidelines 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 Site And Architectural Design Review Board 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, and;

WHEREAS, the Site and Architectural Design Review Board of the City of Marina continued the matter to a date uncertain as reflected in the minutes of July 20, 2016, and;

WHEREAS, on July 29, 2016, revised materials were submitted by the applicant for consideration by the Site and Architectural Design Review Board for their August 17, 2016 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 August 17, 2016 meeting, and;

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 July 29, 2016 for the Craftsman, Ranch, Spanish and Cottage style without the observation deck options 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 architecture and landscapes proposed by Wathen and Castanos are consistent with the following goals of Section A-2 of the 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.

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. Public Works Division – Prior to construction, complete those necessary conditions of the first Final Map approval required prior to issuance of building permits, to the satisfaction of the City Engineer.

4. Landscape –
 - a. Fence returns and front yard landscaping shall begin at a point at least 18”-24” behind the front façade planes.
 - b. The addition of the following vines are appropriate and approved by the DRB.
 - i. Roger’s Red Grape.
 - ii. Bougainvillea “Barbara Karst.”
 - iii. Creeping Fig.

5. Prior to issuance of building permits, the applicant shall submit for Planning review and approval, a Master Lay-out of the placement of architectural styles, neighborhood by neighborhood, and plot by plot, to assure consistency with the MHCDGs, Section B – Community Patterns: “Each District has a predominant architectural style with at least fifty percent of the homes following the District style.”
 - o Village Center (District 1) shall be an eclectic mix with no predominance of either of the five architectural styles approved in the MHCDGs.
 - o The Bluffs (District 2) predominantly Spanish.
 - o Oaks (District 3) – predominantly Monterey or Ranch
 - o Arroyos (District 4) - predominantly Ranch or Spanish
 - o Park Lane (District 5) – predominantly Cottage

Of note: No neighborhood is designated to have a predominance of the Craftsman style, while the Ranch style is allowed to interchange equally with the Monterey and Spanish districts. Additionally, staff understands that this master lay-out needs to remain flexible for the applicant/builder as customer interest in particular model types and neighborhood locations will need to be accommodated, yet balanced with the Marina Heights Community Design Guidelines.

6. Colors. Prior to issuance of building permits, the applicant shall demonstrate on plans to the Planning Services Division that units will be constructed with the DRB approved materials and colors and with the variety of options per model type and architectural style.

7. Substantial Compliance – All development shall be accomplished in substantial accordance with the **EXHIBIT A** plan set as submitted for review and approval for the August 17, 2016 hearing, and as modified/enhanced by the DRB.

8. Prior to Final and Occupancy of new residential structures, contact the Planning Services staff to arrange for a walk-through for final inspection and approval.

PASSED AND ADOPTED by the Site and Architectural Design Review Board of the City of Marina at a regular meeting duly held on the 17th day of August, 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

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

Design Review Board Meeting
of August 17, 2016

**(CONTINUED FROM JULY 20, 2016) (OBSERVATION DECK OPTION)
SITE AND ARCHITECTURAL DESIGN REVIEW BOARD CONSIDER
ADOPTING RESOLUTION NO. 2016- , RECOMMENDING THAT THE
PLANNING COMMISSION MAKE A COMPLIANCE DETERMINATION
WITH THE APPROVED STYLE CONCEPTS AND SPECIFICATIONS IN
THE MARINA HEIGHTS COMMUNITY DESIGN GUIDELINES FOR
THE WATHEN CASTANOS PROPOSED ARCHITECTURAL DESIGNS
FOR THE MARINA HEIGHTS/SEA HAVEN HOUSING UNITS WITH THE
OBSERVATION DECK OPTIONS (DR 2016-07) (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 with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the Wathen Castanos proposed architectural designs for the Marina Heights/Sea Haven housing units *with the observation deck options* (DR 2016-07).

BACKGROUND:

This item was first reviewed by the Site and Architectural Design Review Board on July 20, 2016. Please refer to the July 20, 2016 Site and Architectural Design Review Board staff report and project materials for a full background, project description, staff analysis and initial recommendation. Also please review the companion report to this review in Item 7a of the August 17, 2016 DRB Agenda for file DR 2016-07.

On July 20, 2016, the DRB continued the Wathen Castanos architectural compliance determination for DR 2016-07 and expressed their design concerns and gave direction to the applicant and staff.

On July 29, 2016 the applicant resubmitted for architectural review with a bifurcated proposal. The first proposal is to follow-through with DRB review and recommendation to the Planning Commission for the one and two story models for Sea Haven (Item 7a of the August 17, 2016 DRB Agenda). The second proposal is to ask for separate consideration for modifications made to “the observation deck options” for the several architectural styles and models. This report presents the applicant’s revisions to the observation deck options and provides an analysis and recommendation for those changes.

Earlier Discussion. When the DRB previously reviewed the plans and discussed the Observation Decks on July 20, 2016, three out of five DRB members liked the observation decks. Two DRB members though, were reserved with their responses as the written Specific Plan and Marina Heights Community Design Guidelines have specific language that would appear to disallow such features. Comments on the initial submittal included:

- Not having such (tall) structures side by side each other, or next to one-story structures.
- Privacy issues may result.

- That the observations decks are considered habitable space by the architects on the DRB, but they are just not considered conditioned space.
- That the decks as presented July 20, 2016 are three stories. All members agreed.

Applicant's Revised Submittal. In the initial July 20, 2016 architectural review, the applicant offered three types of Observation Deck Options across four architectural styles: Ranch, Craftsman, Spanish and Cottage:

- Observation Deck - Open to the sky
- Observation Deck - With trellis
- Observation Deck - With roof

The applicant now requests only the “Open to the Sky” type observation deck. Other than the stairwell enclosure to the upper level, no trellis or roof structures are proposed. Additional materials in support of the revised submittal include plot plan cross-sections for lots and pads that are elevated *above* the sidewalk grade and plot plan cross sections for lots and pads that are *below* the sidewalk grade.

ANALYSIS:

The analysis section will include a brief reintroduction to the pertinent sections of the Marina Heights Community Design Guidelines (MHCDGs) and then discuss the applicant’s revisions.

Marina Heights Community Design Guidelines. Drawing from the 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.

In addition to the “limited second story massing” in the Guidelines, the Marina Heights Specific Plan and the MHR Marina Heights Zoning designation for Building Height, states that, “No habitable building or structure shall exceed two stories and a height of thirty-five feet.”

The initial Marina Heights Specific Plan had Height Limits as, “No building or structure shall exceed a height of thirty-five (35) feet.” A revision to the Development Standards and Criteria was later offered by the original applicant and adopted by the City where the Height Limits were re-worded to its present form: “No habitable building or structure shall exceed two stories and a height of thirty-five feet.”

Staff looked deeply and thoroughly in the City’s records of minutes and actions by the DRB, Planning Commission and City Council, and could find no conversations or recommendation on why the Marina Heights height limit was established 5 feet higher than the 30 foot limit of the R-1 or R-2 Districts. (The R-3 designation has a limit of 35 feet, but the zone does not appear on City maps.)

Revisiting the Observation Decks. As introduced July 20, 2016 to the Site and Architectural Design Review Board, observation decks are a very unique feature to new home construction in this area 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. None of the residential structures with the deck options exceed 35 feet in height, and no rooms or other conditioned areas, other than a stairwell, are above the second story.

In an effort to meet the intent of the Marina Heights Community Design Guidelines to “limit second story massing,” the applicant has dropped the trellis and roofed options for the observation decks. Several illustrations follow contrasting the July 20, 2016 proposal, with what the applicant is currently requesting for the 5,000 square foot lots, Floor Plans 3 and 4.

Ranch Style – Plan 4C

July 20, 2016 Proposal w/roof	August 17, 2016 Proposal w/no roof or trellis
 <p data-bbox="277 1003 607 1060">PLAN 4C - RANCH FRONT ELEVATION WITH OBSERVATION DECK W/ROOF</p>	 <p data-bbox="883 1010 1167 1066">PLAN 4C - RANCH FRONT ELEVATION WITH OBSERVATION DECK</p>
	<p data-bbox="824 1104 1398 1167">This revision includes modified window sills and headers, and the removal of shutters.</p>

Craftsman Style – Plan 3B

July 20, 2016 Proposal w/roof	August 17, 2016 Proposal w/no roof or trellis
 <p data-bbox="277 1732 607 1789">PLAN 3B - CRAFTSMAN FRONT ELEVATION WITH OBSERVATION DECK W/ROOF</p>	 <p data-bbox="883 1738 1167 1795">PLAN 3B - CRAFTSMAN FRONT ELEVATION WITH OBSERVATION DECK</p>
	<p data-bbox="846 1793 1393 1856">This revision includes greater detail on the board and batten siding.</p>

Spanish Style – Plan 3D

<p>July 20, 2016 Proposal w/roof</p>	<p>August 17, 2016 Proposal w/no roof or trellis</p>
 <p>PLAN 3D - SPANISH FRONT ELEVATION WITH OBSERVATION DECK W/ROOF</p>	 <p>PLAN 3D - SPANISH FRONT ELEVATION WITH OBSERVATION DECK</p>
	<p>This revision includes modified window sills and headers.</p>

Cottage Style – Plan 4A

<p>July 20, 2016 Proposal w/roof</p>	<p>August 17, 2016 Proposal w/no roof or trellis</p>
 <p>PLAN 4A - COTTAGE FRONT ELEVATION WITH OBSERVATION DECK W/ROOF</p>	 <p>PLAN 4A - COTTAGE FRONT ELEVATION WITH OBSERVATION DECK</p>
	<p>This revision includes modified window sills and headers, and greater detail on the stone veneer with brick accents</p>

Staff believes the applicant has struck a balance in being able to offer this new residential product that includes an observation deck option, and providing “A mixture of one & two story homes with limited second story massing.” According to Wathen and Castanos, over 50% of their products on the ground will be one-story models as described in the companion report 7a for the August 17, 2016 DRB. The remaining balance will be the two-story models. Only an “option” to be chosen by a new home buyer would include an observation deck. By removing the trellis and roofed options from City consideration, and by the mix and variation of unit sizes, and the varied grading and pad elevations of the Marina Heights neighborhood, staff believes the applicant has met the intent and even the letter of the Guidelines, Specific Plan and Zoning Standards.

Staff finds the plans, architectural styles, color schemes and heights for the Wathen Castanos products that include uncovered observation decks consistent with the Marina Heights Community Design Guidelines and has reflected this in the attached Resolution for recommendation to the Planning Commission.

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
EXHIBIT A - Applicants Resubmitted Materials

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 WITH THE APPROVED STYLE CONCEPTS AND SPECIFICATIONS IN THE MARINA HEIGHTS COMMUNITY DESIGN GUIDELINES FOR THE WATHEN CASTANOS PROPOSED ARCHITECTURAL DESIGNS FOR THE MARINA HEIGHTS/SEA HAVEN HOUSING UNITS *WITH THE OBSERVATION DECK OPTIONS* (DR 2016-07), 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, and;

WHEREAS, the Site and Architectural Design Review Board of the City of Marina continued the matter to a date uncertain as reflected in the minutes of July 20, 2016, and;

WHEREAS, on July 29, 2016, revised materials were submitted by the applicant for consideration by the Site and Architectural Design Review Board for their August 17, 2016 meeting. The applicant bifurcated the proposal by proposal by asking for separate consideration for modifications made to “the observation deck options” for the several architectural styles and models, 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 observation deck options for the August 17, 2016 meeting, and;

WHEREAS, The Design Review Board has determined that the applicant has struck a balance in being able to offer this new residential product that includes an observation deck option, and providing “A mixture of one & two story homes with limited second story massing,” consistent with the marina Heights Community Guidelines, and:

WHEREAS, according to Wathen and Castanos, over 50% of their products on the ground will be one-story models as described in the companion report 7a for the August 17, 2016 DRB. The remaining balance will be two-story models. Only an “option” to be chosen by a new home buyer would include an observation deck, and:

WHEREAS, by removing the trellis and roofed options from City consideration, and by the mix and variation of unit sizes, and the varied grading and pad elevations of the Marina Heights

neighborhood, the DRB believes the applicant has met the intent and letter of the Guidelines, Specific Plan and Zoning Standards.

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 July 29, 2016 for the Craftsman, Ranch, Spanish and Cottage style with the observation deck options 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 Site and Architectural Design Review Board finds that the Observation Deck options without trellises and without roof structures for the 5,000 square foot lots, are consistent with the 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. Public Works Division – Prior to construction, complete those necessary conditions of the first Final Map approval required prior to issuance of building permits, to the satisfaction of the City Engineer.
4. Landscape –
 - a. Fence returns and front yard landscaping shall begin at a point at least 18”-24” behind the front façade planes.
 - b. The addition of the following vines are appropriate and approved by the DRB.
 - i. Roger’s Red Grape.
 - ii. Bougainvillea “Barbara Karst.”
 - iii. Creeping Fig.
5. Prior to issuance of building permits, the applicant shall submit for Planning review and approval, a Master Lay-out of the placement of architectural styles, neighborhood by neighborhood, and plot by plot, to assure consistency with the MHCDGs, Section B – Community Patterns: “Each District has a predominant architectural style with at least fifty percent of the homes following the District style.”
 - o Village Center (District 1) shall be an eclectic mix with no predominance of either of the five architectural styles approved in the MHCDGs.
 - o The Bluffs (District 2) predominantly Spanish.
 - o Oaks (District 3) – predominantly Monterey or Ranch
 - o Arroyos (District 4) - predominantly Ranch or Spanish
 - o Park Lane (District 5) – predominantly Cottage

Of note: No neighborhood is designated to have a predominance of the Craftsman style, while the Ranch style is allowed to interchange equally with the Monterey and Spanish districts. Additionally, staff understands that this master lay-out needs to remain flexible for the applicant/builder as customer interest in particular model types and neighborhood locations will need to be accommodated, yet balanced with the Marina Heights Community Design Guidelines.

6. Colors. Prior to issuance of building permits, the applicant shall demonstrate on plans to the Planning Services Division that units will be constructed with the DRB approved materials and colors and with the variety of options per model type and architectural style.
7. Substantial Compliance – All development shall be accomplished in substantial accordance with the **EXHIBIT A** plan set as submitted for review and approval for the August 17, 2016 hearing, and as modified/enhanced by the DRB.
8. Prior to Final and Occupancy of new residential structures, contact the Planning Services staff to arrange for a walk-through for final inspection and approval.

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

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

Design Review Board Meeting
of August 17, 2016

**SITE AND ARCHITECTURAL DESIGN REVIEW BOARD
CONSIDER ADOPTING RESOLUTION NO. 2016-
, APPROVING SITE AND ARCHITECTURAL DESIGN REVIEW
2016-09 FOR THE CIVILIAN REUSE OF RESIDENTIAL
STRUCTURES ON HAYES CIRCLE, UNDER OWNERSHIP OF
THE VTC (APN: 031-021-039-000), SUBJECT TO CONDITIONS.**

REQUEST:

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

1. Consider adopting Resolution No. 2016- , to approve Site and Architectural Design Review 2016-09, for the civilian reuse of residential structures on Hayes Circle. (APN: 031-021-039), subject to conditions.

BACKGROUND:

On July 29, 2016, Lou Bartlett of WRD Wald Ruhnke & Dost, on behalf of the Veteran's Transition Center (VTC), submitted a formal design review application for the civilian reuse of four residential units in two duplexes on Hayes Circle (APN: 031-021-039).



Location and Vicinity. Six duplex structures currently exist on the subject 2.25 acre parcel along the north side of Hayes Circle. The two subject duplexes are the western second and third structures with addresses 232, 234, 236 and 238 Hayes Circle. Each building is served by a 2 vehicle carport/garage. Neither of these units have been occupied since 1994 (22 years).

To the west, north and east of the two subject duplexes are additional duplexes and the open spaces of the Cypress Knolls neighborhood and similar properties owned by the Veterans Transition Center of Monterey County. Across Hayes Circle to the south are additional duplexes, yet this area is under review with the City for a 72-Unit Multi-family Housing proposal also by the Veterans Transition Center.

General Plan Land Use allowances. The General Plan designation for the property is Single Family Residential at 5 dwelling units per acre. As the 2.25 acre parcel has 12 units in the six structures, the density is 5.33 acres.

Zoning Code allowances. The subject duplexes are within an R-4 Zoning District, where multiple dwellings and dwelling groups not exceeding twenty-five units per acre are allowed.

Section 17.50.010 states that no occupancy permit shall be issued pursuant to Municipal Code Title 15 (Buildings and Construction) for civilian reuse projects on former United States military land until site and architectural design approval has been obtained.



Drawing from the applicant’s submittal, “The rehabilitation consists of new roofing and paint on the building exteriors and a full remodel of the existing interior spaces keeping the existing floor plan layout intact. No site work is included in the project but if and when additional funds for

landscaping become available, VTC is committed to installing per the recently adopted FORA RUDG Guidelines.”

Construction Alternatives. The applicants have proposed two exterior construction alternatives and two color schemes. The first construction alternative would enclose the carports as secured 2-car garages, with new hipped roofs and new sectional roll-up garage doors with windows at the top of each garage door. The second alternative would be to maintain the carports as carports, yet with new sheathing and cement plaster. This is the less preferred option, but may be necessary due to funding concerns. Both construction options include re-roofing the units and garage/carports with asphalt shingles, and adding sheet metal gutters.

Color Schemes. The first color scheme offered has a main body color of Sherwin William (SW) “Labradite” which is akin to a deep sage color. Trim accent colors would be darker with an SW “Urbane Bronze.” Additional accent color would be SW “Sandbar,” while the garage door color would be “Wicker Tan.” (SW “Pavilion Beige”). Roof color would be “Heather.”

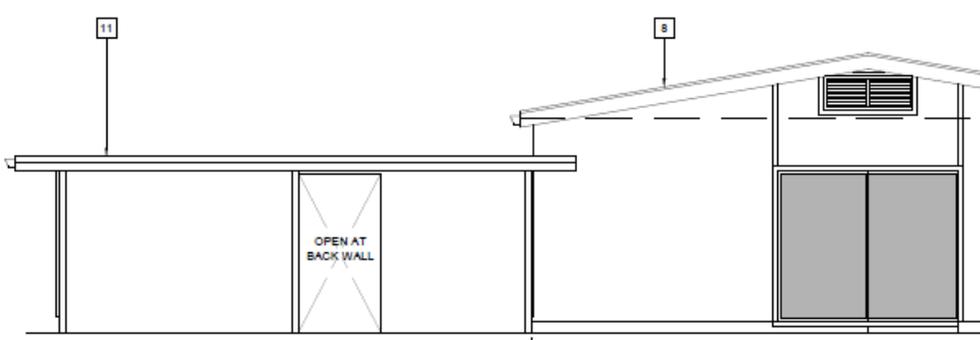


ROOF: MALARKEY ROOFING
HEATHER COLOR

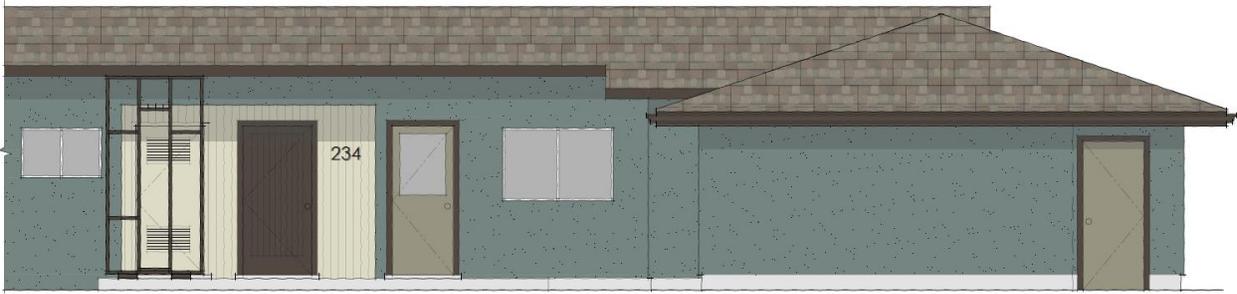
- FIELD: SW 7619 LABRADORITE
- TRIM: SW 7048 URBANE BRONZE
- ACCENT: SW 7547 SANDBAR
- DOOR: SW 9171 FELTED WOOL
- GARAGE: STRATFORD AMARR - WICKER TAN
(COLOR MATCH: SW 7512 PAVILION BEIGE)



West Elevation - Enclosed Garage Option
Color Scheme 1

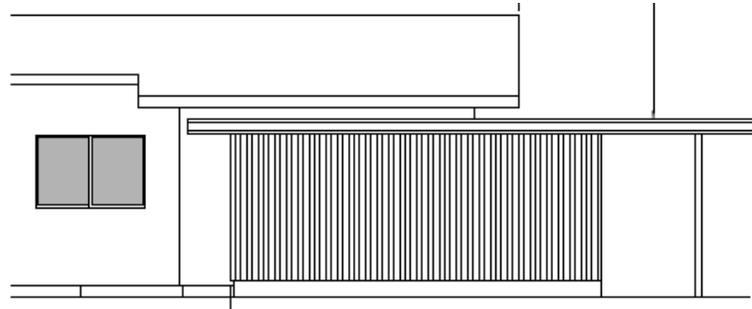


West Elevation
Carport to
remain Option



South Elevation - Enclosed Garage Option
Color Scheme 1

South Elevation -
Carport to remain Option



The second color scheme offered has a main body color of SW “Mineral Deposit,” which is lighter in color than the first option. Trim accent colors would be lighter than the body color for this option with SW “Greek Villa.” Additional accent color would be SW “Gossamer Veil,” while the garage door color would match the first option with “Wicker Tan.” Roof color would be, “Natural Wood Color.”



ROOF: MALARKEY ROOFING
NATURAL WOOD COLOR

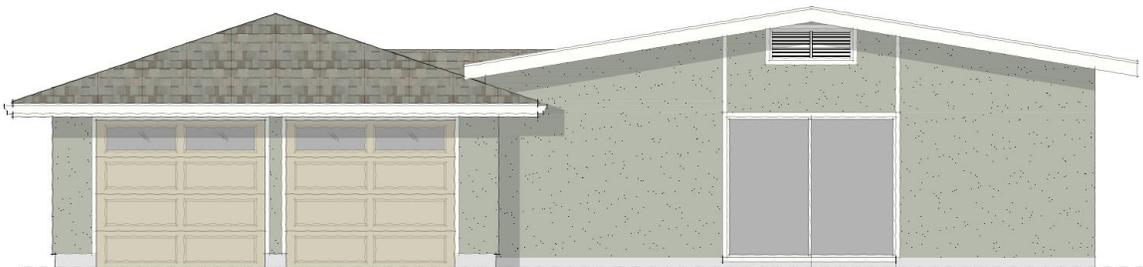
FIELD: SW 7652 MINERAL DEPOSIT

TRIM: SW 7551 GREEK VILLA

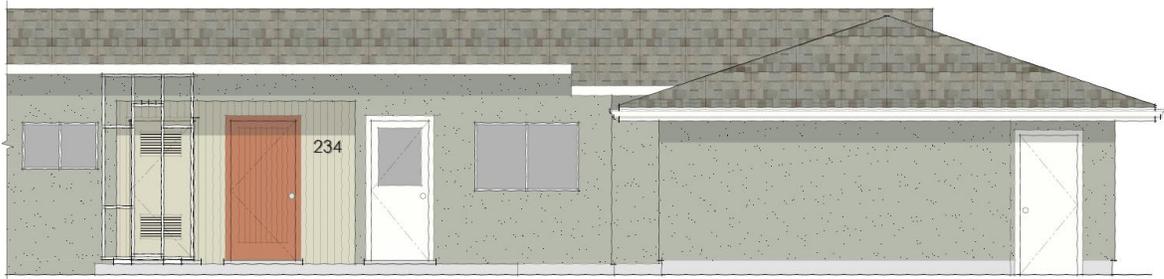
ACCENT: SW 9165 GOSSAMER VEIL

DOOR: SW 6347 CHRYSANTHEMUM

GARAGE: STRATFORD AMARR - WICKER TAN
(COLOR MATCH: SW 7512 PAVILION BEIGE)



West Elevation - Enclosed Garage Option
Color Scheme 2



South Elevation - Enclosed Garage Option
Color Scheme 2

ANALYSIS:

Staff is encouraged by the new colors and garage proposals, and welcomes the reinvestment in the community. Staff suggests that the DRB consider this design review broadly, and that it serve as the template and appropriate direction for remaining unoccupied structures of a similar configuration under ownership by the VTC. This would allow staff the authority to approve the civilian reuse of additional units under ownership by the VTC according to what is determined appropriate for the color palette and materials requested in this application.

Staff would return for DRB review and approval if subsequent proposals diverge significantly from what may be approved here. Otherwise, substantially compliant proposals can be allowed to quickly move to the building permit phase, expediting reuse, occupancy and housing for the VTC's veterans. Staff has included such language in the attached resolution.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This project is categorically exempt from environmental review in accordance with Section 15301 of the California Environmental Quality Act (CEQA) applicable to the operation, repair, maintenance or minor alteration of existing structures or facilities.

CONCLUSION:

This request is submitted for Site and Architectural Design Review Board consideration and approval.

Respectfully submitted,

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

RESOLUTION NO. 2016 –

A RESOLUTION OF THE CITY OF MARINA SITE AND ARCHITECTURAL DESIGN REVIEW BOARD APPROVING SITE AND ARCHITECTURAL DESIGN REVIEW 2016-09 FOR THE CIVILIAN REUSE OF RESIDENTIAL STRUCTURES ON HAYES CIRCLE, UNDER OWNERSHIP OF THE VETERANS TRANSITION CENTER (VTC) (APN: 031-021-039-000), SUBJECT TO CONDITIONS.

WHEREAS, six duplex structures currently exist on a 2.25 acre parcel along the north side of Hayes Circle under the ownership of the VTC. The two subject duplexes are the western second and third structures with addresses 232, 234, 236 and 238 Hayes Circle. Each building is served by a 2 vehicle carport/garage. Neither of these units have been occupied since 1994 (22 years), and;

WHEREAS, to the west and east of the two subject duplexes are additional duplexes owned by the Veterans Transition Center of Monterey County, and;

WHEREAS, the General Plan designation for the property is Single Family Residential at 5 dwelling units per acre. As the 2.25 acre parcel has 12 units in the six structures, it is presently developed to a density of 5.33 acres, and;

WHEREAS, the subject duplexes are within an R-4 Zoning District, where multiple dwellings and dwelling groups not exceeding twenty-five units per acre are allowed, and;

WHEREAS, Section 17.50.010 of the City of Marina Municipal Code states that no occupancy permit shall be issued pursuant to Municipal Code Title 15 (Buildings and Construction) for civilian reuse projects on former United States military land until site and architectural design approval has been obtained, and;

WHEREAS, on July 29, 2016 design review fees were paid for and colors and material changes were submitted to the City for Site and Architectural Design Review Board approval, and;

WHEREAS, the re-use and repainting of the structures are categorically exempt from environmental review in accordance with Section 15301 of the California Environmental Quality Act (CEQA) applicable to the operation, repair, maintenance or minor alteration of existing structures or facilities, 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 August 17, 2016 meeting, and;

WHEREAS, the Site and Architectural Design Review Board is encouraged by the new colors and garage proposals, and welcomes the new investment in the community, and;

WHEREAS, the DRB considers this design review broadly and that it shall serve as the design template and appropriate direction for other former United States military housing units under ownership by the VTC, occupied and unoccupied, and of a similar configuration, and;

WHEREAS, this site and architectural design approval by the DRB allows staff the authority to approve the civilian reuse of additional units of a similar configuration, under ownership by the VTC, according to the general color palette and materials approved in this application, and;

WHEREAS, if subsequent proposals for the civilian reuse of similar structures, under ownership by the VTC diverge significantly from the colors and materials presented in the August 17, 2016 staff report to the DRB materials approved in this application, the subsequent proposal will need to obtain Site and Architectural Design Review approval prior to occupancy in keeping with Municipal Code Section 17.50.010.

NOW, THEREFORE BE IT RESOLVED by the Site and Architectural Design Review Board of the City of Marina that it hereby approves the civilian reuse of residential structures on Hayes Circle under ownership by the VTC, as presented in design review application DR 2016-09, based upon the following Findings, and subject to the following Conditions of Approval:

Findings

1. Site and Architectural Design Review DR 2016-09 – The Board has considered all necessary plans, drawings and statements and that, as conditioned, the proposed buildings, structures, and other improvements have been designed and constructed, and so located, that they will 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, left to their abandon, the vacant structures are unsightly and increasingly undesirable. Rehabilitating the structures for use again, with new exterior materials and new colors will return the facility to a visibly healthy state.
 - b. Impair the desirability of residence or investment or occupation in the City, in that the present deteriorated condition of the structures will be ameliorated, as the applicant is investing in the structures and bringing them back to life and use.
 - c. Limit the opportunity to obtain the optimum use and value of the land and improvements, in that the former military housing was no longer being used (22 years). The new exterior materials and new colors (and interior remodel) will return the facility to a visibly healthy state and will allow its residential reuse.
 - d. Impair the desirability of living conditions on or adjacent to the subject site, in that, an occupied and cared-for well-used property is much more desirable than abandonment and decay, and improves living conditions on and adjacent to the site.
 - e. Otherwise adversely affect the general welfare of the community, in that, as above, the applicant is seeking to arrest the decay and disuse of the facility and restore it to be a positive and contributing facility to the general welfare of the community.

Conditions of Approval

1. Building Permits – The applicant shall obtain all necessary building permits from the Marina Building Division prior to construction activity.
2. Fire Department – Marina Fire Department standard conditions shall be implemented to the satisfaction of the Fire Chief.
3. Substantial Compliance – All construction, colors and materials shall be accomplished in substantial accordance with the plan set and exhibits submitted with the August 17, 2016 staff report to the DRB, with the following requirements:
 - a. Please contact the Planning staff to arrange for a walk-through for final inspection and approval.

PASSED AND ADOPTED by the Site and Architectural Design Review Board of the City of Marina at a regular meeting duly held on the 17th day of August, 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

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

Design Review Board Meeting
of August 17, 2016

**SITE AND ARCHITECTURAL DESIGN REVIEW BOARD
CONSIDER ADOPTING RESOLUTION NO. 2016-
APPROVING SITE AND ARCHITECTURAL DESIGN REVIEW
2016-08 FOR THE SITE PLAN AND BUILDING ELEVATIONS
TO MODIFY THE FORMER VETERANS OF FOREIGN WARS
HALL (VFW) TO A CHURCH AT 3131 CRESCENT AVENUE.
(APN: 032-171-021), SUBJECT TO CONDITIONS.**

REQUEST:

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

1. Consider adopting Resolution No. 2016- , to approve Site and Architectural Design Review 2016-08, for the site plan and building elevations to modify the former Veterans of Foreign Wars Hall (VFW) to a church at 3131 Crescent Avenue. (APN: 032-171-021), subject to conditions.

BACKGROUND:

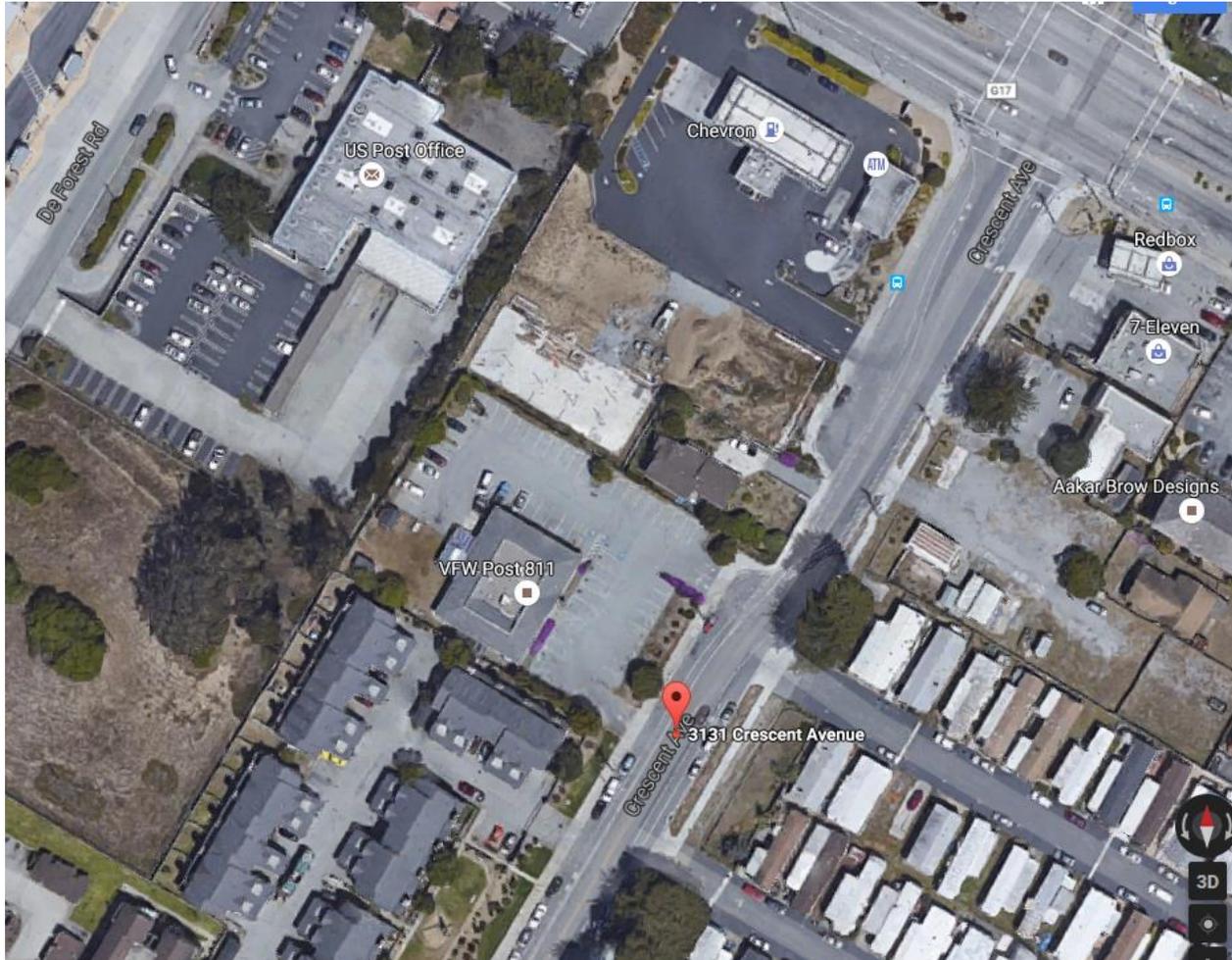
On July 28, 2016, the Compass Church of Salinas, submitted a formal design review application to make external changes to the former Veterans of Foreign Wars Hall to enable its use as a church. The property was recently purchased by the Joseph A. and Jeannette M. Cardinale Trust.



Location and Vicinity. The subject property is a 38,768 square foot (0.89 acre) parcel along the west side of Crescent Avenue near Reservation Road that has operated as the Veterans of Foreign Wars (VFW) Hall before the City incorporated in 1975. In 1978 a 5,000 square foot addition was

approved by the City. In June of 1987 the VFW received City Use Permit and Design review approval to add an additional 5,113 square foot club, including dining and lounge facilities.

To the north of the VFW Hall is a single family residence adjacent to Crescent with a commercial building to the rear. To the west of the site is the U.S. Post Office facility on DeForest Avenue, and an empty parcel approved for a senior housing project yet to be constructed (CHISPA Junsay Oaks). To the south is multifamily residential, and across Crescent Avenue to the east is the Marina Del Mar Mobile Home Park.



General Plan Land Use and allowances. The General Plan designation for the property is Retail/Service. Section 2.41 of the General Plan states that allowable uses in the Retail and Personal Services category include, “Churches and similar religious institutions ... subject to a 5-year limitation.”

Section 2.63.51 of the General Plan states that the boundaries of the Downtown Vitalization Area are illustrated in Figure 2.4. Prior to approval of any development other than temporary projects/uses or projects already entitled to be built, a specific plan shall be prepared which legally establishes development, design, and infrastructure requirements in accordance with General Plan principles and policies (2008-111). Staff interprets the applicant’s proposal as an adaptive re-use of an existing facility, already entitled, and therefore not subject to preparing a specific plan.

Zoning Code allowances and requirements. The VFW hall is in a C-1 Retail Business District. Section 17.22.030 B. for the C-1 Zoning District conditionally allows, “Public and quasi-public uses including schools and churches, and public utility buildings and uses.” Section 17.50 for Site and Architectural Design Review, states that no building permit shall be issued for churches and other religious buildings and grounds, until site and architectural design approval has been obtained. Staff has interpreted this to mean that external alterations need to be approved by the DRB prior to issuance of permits that would affect public views of the building and site.

City Administration and the Building and Planning Services Divisions have accommodated the applicant’s momentum and have allowed them to move forward with internal demolition activities requiring permits. The applicant is concurrently processing a Use Permit to be reviewed by the Planning Commission August 25, 2016.

ANALYSIS:

From the last DRB review for changes to this facility in 1987 and 1989, the structure was approved to include a brick fascia surrounding the front entry, 2”x 6” vertical and horizontal trim around windows and doors, and a fiberglass shingle roof with an 18” parapet wall on top. A final landscape plan was approved in April of 1989, and lighting in July of 1989.

Current front elevation

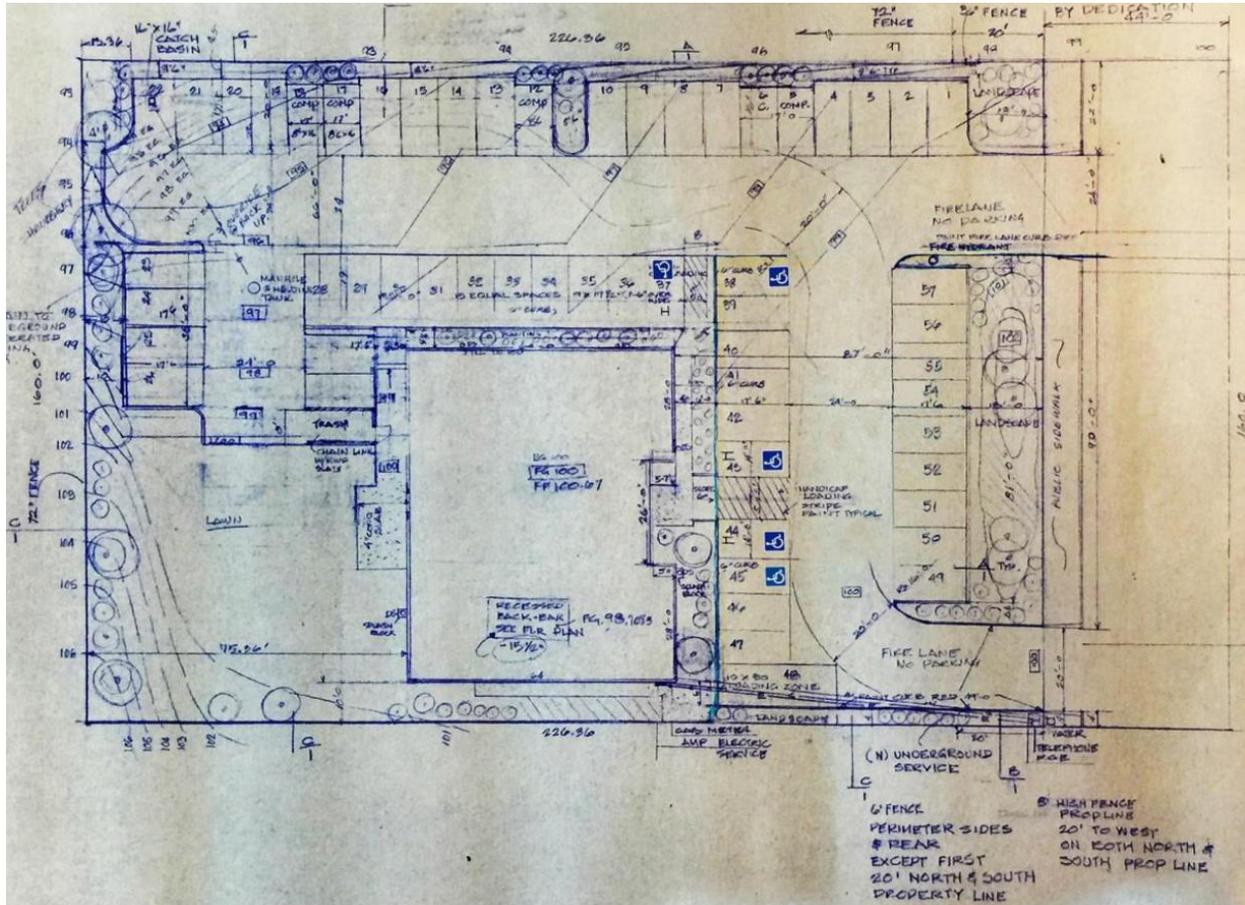


As the facility recently became available for sale, it came into the interest of the Compass Church of Salinas. The facility is already designed as a meeting hall with supporting interior offices, food preparation facilities, restrooms and lobby. The site has parking spaces, landscaping, clear access points and is close to Reservation Road. The Compass Church has now made a formal request to make the following exterior changes to the property as it is converted from the VFW Hall to the Compass Church.

Proposed front elevation



Please see the applicant's plans set attached to the Resolution. There are no changes proposed to the parking and landscaped areas. There are 5 ADA accessible parking stalls and 52 compact and standard parking stalls (57 total).



The project site has benefitted from earlier review with the City's Design Review Board and Planning Commission and has the appropriate amount of parking spaces, landscaping and accessory conventions such as the refuse and recycling (trash) area located out of view behind the main structure.

New Exterior Colors. Paint samples have been submitted to staff and will be made available at the DRB meeting on August 17, 2016.

Paint Schedule

Description	Walls
Body	Kelly-Moore Winters Park KM5824
Trim	Kelly-Moore Rotunda White KM5819
Fascia Boards	Kelly-Moore Rotunda White KM5819
Brick	Kelly-Moore Warm Grey Flannel KM4929
Entry Door	Kelly-Moore Prismatic Springs KM5044
Doors	Kelly-Moore Warm Grey Flannel KM4929
Door Trim	Kelly-Moore Swiss Coffee 23
Beams	Kelly-Moore Dancing Dogs KMA29-5

Windows, Wall-mounted Sign and Cross.

Exterior Details

Description	Size	Description
Cross	5' high by 3' wide. 4" square tubing	Powder coat bronze
Sign	3' x 6'	1/4" Raised Acrylic letteres.
Windows	Jeldwin Vinyl Sliding Window	Color Chestnut bronze

Staff is encouraged by the new colors and window treatments to refresh the structure and welcomes the new investment to the community. The attached Resolution includes findings for approval.

Sign: Staff finds the wall mounted sign tasteful in its size and application to the front façade at approximately 35 square feet in area. In the C-1 district, one and one-half square feet are permitted for every foot of primary business frontage to a maximum of two hundred square feet per business. In the case of the Compass Church, they have 64 linear feet of business frontage and are allowed 96 square feet and a maximum of 4 signs.



The City of Marina Design Guidelines are limited in the instruction they give, and give guidance for landscape, site and parking lot design, site lighting, and signs for new projects and construction. As the site is developed and no changes are proposed for these elements, the City is without much leverage to require fundamental changes in site design and layout, or architectural reworking of the facility. Staff has a verbal commitment from the applicant to reinstall a chain link fence to the refuse and recycling area in the rear of the building and insert redwood slats to obscure the interior. Staff has included a condition of approval to this effect in the DRB Resolution.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This project is categorically exempt from environmental review in accordance with Section 15301 of the California Environmental Quality Act (CEQA) applicable to the operation, repair, maintenance or minor alteration of existing structures or facilities.

CONCLUSION:

This request is submitted for Site and Architectural Design Review Board consideration and approval.

Respectfully submitted,

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

RESOLUTION NO. 2016 –

A RESOLUTION OF THE CITY OF MARINA SITE AND ARCHITECTURAL DESIGN REVIEW BOARD APPROVING SITE AND ARCHITECTURAL DESIGN REVIEW 2016-08 FOR THE SITE PLAN AND BUILDING ELEVATIONS TO MODIFY THE FORMER VETERANS OF FOREIGN WARS HALL (VFW) TO A CHURCH AT 3131 CRESCENT AVENUE. (APN: 032-171-021), SUBJECT TO CONDITIONS.

WHEREAS, the VFW Veterans of Foreign Wars Hall has occupied this property at 3131 Crescent Avenue, Marina for many years. The last modifications to the facility and grounds were approved by the City in 1987 and 1989 and have remained rather unchanged since that time (27 years), and'

WHEREAS, the VFW has discontinued their use of the facility and have sold the property, and;

WHEREAS, the Compass Church of Salinas has come into ownership/operation of the facility and is proposing to use the property as a church, and;

WHEREAS, Municipal Code Section 17.22.030 B. for the C-1 District requires a Use Permit prior to use of the facility as a church, and;

WHEREAS, Marina Municipal Code Section 17.50 for Site and Architectural Design Review, states that no building permit shall be issued for churches and other religious buildings and grounds, until site and architectural design approval has been obtained, and;

WHEREAS, on July 28, 2016 design review fees were paid for and on July 29, 2016 plans for the colors and material changes were submitted to the City for the August 17, 2016 Site And Architectural Design Review Board Meeting, and;

WHEREAS, the re-use and repainting of the facility is categorically exempt from environmental review in accordance with Section 15301 of the California Environmental Quality Act (CEQA) applicable to the operation, repair, maintenance or minor alteration of existing structures or facilities, 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 August 17, 2016 meeting.

NOW, THEREFORE BE IT RESOLVED by the Site and Architectural Design Review Board of the City of Marina that it hereby approves a formal design review application DR 2016-08 to make external changes to the former Veterans of Foreign Wars Hall to enable its use as a church, based upon the following findings, and subject to the following Conditions of Approval:

Findings

1. Site and Architectural Design Review DR 2016-08 – The board has considered all necessary plans, drawings and statements and that, as conditioned, the proposed buildings, structures, and other improvements have been designed and constructed, and so located, that they will 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, left to its abandon, the vacant facility was becoming unsightly, and increasingly undesirable. Having new tenants rehabilitate the facility for use again, by picking up and cleaning the parking areas, planters and repainting windows, doors, siding trim and other features, will return the facility to a visibly healthy state.
 - b. Impair the desirability of residence or investment or occupation in the City, in that the present deteriorated condition of the property will be ameliorated. As the applicant is investing in this property and bringing it back to life and use, such an investment may encourage neighboring properties to reinvest in their own facilities.
 - c. Limit the opportunity to obtain the optimum use and value of the land and improvements, in that the former VFW Hall was designed for meetings and gatherings, yet was no longer being used and its land value was in decline. The new tenants have taken the opportunity to re-use the facility and are seeking the optimum use of these improvements for their purposes as a church.
 - d. Impair the desirability of living conditions on or adjacent to the subject site, in that, just the opposite, an occupied and cared-for well-used property is much more desirable than abandonment and decay, and improves living conditions on and adjacent to the site.
 - e. Otherwise adversely affect the general welfare of the community, in that, as above, the applicant is seeking to arrest the decay and disuse of the facility and restore it to be a positive and contributing facility to the general welfare of the community.

Conditions of Approval

1. Conditional Use Permit. The applicant is required by the Municipal Code Section 17.22.030 B. to secure a Use Permit. (Scheduled for August 25, 2016 Planning Commission).
2. Building Permits – The applicant shall obtain all necessary building permits from the Marina Building Division prior to construction activity.
3. Fire Department – Marina Fire Department standard conditions shall be implemented to the satisfaction of the Fire Chief.
4. Substantial Compliance – All construction, colors and materials shall be accomplished in substantial accordance with the submitted plan set, with the following requirements:

- a. Prior to occupancy the applicant shall install chain link fencing with wooden slats to sufficiently surround the existing refuse and recycle area space (Shown on plan area as “trash”) to the satisfaction of the Building Official and Planning Director.
- b. Please contact the Planning staff to arrange for a walk-through for final inspection and approval.

PASSED AND ADOPTED by the Site and Architectural Design Review Board of the City of Marina at a regular meeting duly held on the 17th day of August, 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