



AGENDA

Thursday, September 8, 2016

6:30 P.M.

REGULAR MEETING
PLANNING COMMISSION

Council Chambers
211 Hillcrest Avenue
Marina, California

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 (Planning Commission Members)
Katherine Biala, David Bielsker, David Burnett, Margaret Davis, Tim Ledesma, Virgil Piper, Adam Urrutia
3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:
Announcements of special events or meeting of interest as information to Board and Public. 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. Planning Commission 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 Planning Commission.

5. **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 June 9, 2016 meeting

6. **PUBLIC HEARINGS:** Time will be set aside during the Public Hearing to receive oral comments on all items listed as Public Hearings. Staff will present the project brought forth for Planning Commission consideration and possible action and answer questions from the Planning Commissioners. The applicant will then have the opportunity to raise any issues. The public will then be invited to approach the podium to provide up to four (4) minutes of public testimony.

It is requested that the Planning Commission:

- a. Consider adopting Resolution No. 2016- , approving Conditional Use Permit UP2016-04 to allow use of the former Veterans of Foreign Wars Hall (VFW) as a church at 3131 Crescent Avenue (APN: 032-171-021), subject to conditions

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

It is requested that the Planning Commission:

- a. Consider adopting Resolution No. 2016- , making a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the proposed architectural designs of Marina Heights/Sea Haven housing units ***without*** the observation deck options (DR 2016-07) (Marina Heights Specific Plan Area), subject to conditions.

- b. Consider adopting Resolution No. 2016- , making a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the proposed architectural designs of Marina Heights/Sea Haven housing units ***with*** the observation deck options (DR 2016-07) (Marina Heights Specific Plan Area), subject to conditions.

8. **COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:**

- a. City Council, Design Review Board, Tree Committee and other meetings of note.
b. Upcoming items scheduled for future meetings.
c. Ad Hoc Committee

9. **CORRESPONDENCE:**

- a. None

10. **ADJOURNMENT**

CERTIFICATION

I, Judy 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 Del Monte Boulevard and Reservation Road; and Monterey County Free Library Marina Branch at 190 Seaside Circle on or before 6:30 p.m. Monday, September 5, 2016.


Judy Paterson, Administrative Assistant II
Planning Services Division
Community Development Department

PLANNING COMMISSION NOTES:

1. The Marina Planning Commission regularly meets at 6:30 P.M. on the second and fourth Thursdays of each month.
2. The Planning Commission follows procedures intended to allow for project applicants and members of the public the fullest possible opportunity to be heard, while enabling the Commission to complete its meetings within a reasonable time.
3. Copies of staff reports are available to the public on the Friday afternoon, prior to the Thursday meetings at the Community Development Department office located at 209 Cypress Avenue.
4. Planning Commission subcommittees include the Marina Design Review Board (DRB) and Tree Committee. The DRB regularly meets at 6:30 P.M. on the third Wednesday of each month and the Tree Committee meets quarterly on the 2nd Wednesday of January, April, July and October... All meetings take place in the Council Chambers unless otherwise noticed... Public notices and agendas are posted at the following locations: Monterey County Library Marina Branch, Kiosk at the corner of Del Monte Blvd. and Reservation Rd., and Marina City Council Chambers Bulletin Board.
5. The public is invited and encouraged to participate in all meetings of the Planning Commission and its subcommittees.
6. ALL MEETINGS ARE OPEN TO THE PUBLIC. THE CITY OF MARINA DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES. Council Chambers are wheelchair accessible. Meetings are broadcast on cable channel 25 and recordings of meetings can be provided upon request. To request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please call (831) 884-1278 or e-mail: marina@ci.marina.ca.us. Requests must be made at least **48 hours** in advance of the meeting.



MINUTES

Thursday, June 9, 2016

6:30 P.M.

REGULAR MEETING
PLANNING COMMISSION

Council Chambers
211 Hillcrest Avenue
Marina, California

1. CALL TO ORDER

Chair Burnett called the meeting to order at 6:30 p.m.

2. ROLL CALL & ESTABLISHMENT OF QUORUM (Planning Commission Members)
Katherine Biala, David Bielsker, David Burnett, Margaret Davis, Tim Ledesma, Virgil Piper,
Adam Urrutia

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:

Paula Pelot announced that there would be voter registration at the Preston Park Tenants meeting on Saturday from 11:30 am – 1:00 pm.

Commissioner Urrutia mentioned that plans are underway for the Annual Labor Day Festival and Parade in September.

Chair Burnett commented on free community programs offered by Marina Coast Water District to help conserve water and save money.

5. CONSENT AGENDA:

- a. Minutes for the April 28, 2016 and May 12, 2016 meetings

Vice-Chair Davis made a motion to approve the minutes for April 28. Commissioner Biala made a correction to reflect the correct vote in the last paragraph. The motion was seconded by Commissioner Urrutia and passed by a 7-0-0-0 vote.

Chair Burnett moved to approve the minutes for May 12, 2016. The motion was seconded by Commissioner Urrutia and passed by a 7-0-0-0 vote.

6. PUBLIC HEARINGS:

- a. It is recommended that the Planning Commission:

2. Consider adopting Resolution No. 2016- , recommending that the City Council adopt a Negative Declaration of no significant environmental impact for the Interim Updated Housing Element 2015-2023 to the General Plan, and ;
3. Consider adopting Resolution No. 2016- , recommending that the City Council amend the City of Marina General Plan by adopting an Interim Updated Housing Element 2015-2023) (City-wide);

Mr. Kinison Brown introduced Veronica Tam, consultant for the interim Housing Element update. Ms. Tam described the two-part process of approving the interim document before them tonight in order to qualify for grant monies, and then returning to finalize a more comprehensive document. The second phase will include public outreach such as workshops and meeting with special needs groups.

Commissioners expressed concerns that included impact fees, income levels for affordable units, emergency shelters and governmental constraints.

The public hearing was opened.

Paula Pelot discussed the causes for the changing demographics such as the loss of young families with children and that Marina needs to serve all income levels in the community.

Denise Turley asked for clarification on some definitions such as over-crowding, and expressed a concern about the burden of high rents and credit issues for people spending a high percentage of their income on rent.

Karyn Wolfe commented on possible conflicts with the General Plan, encouraged public outreach for the next phase of approvals and expressed a concern about increased impact fees would be a constraint.

Mark Abrahams spoke about possible conflicts between the General Plan and the Zoning Ordinance.

The public hearing was closed.

Discussion returned to the dais.

Commissioner Biala asked how to better serve Marina residents, and why is there a low ownership rate?

Chair Burnett asked about programs to serve the aging population who may own their homes but are living on a low income.

Commissioner Piper made a motion to adopt the resolution recommending that the City Council adopt a Negative Declaration of no significant environmental impact for the Interim Updated Housing Element 2015-2023 to the General Plan. The motion was seconded by Commissioner Ledesma and passed by a 7-0-0 vote.

Discussion continued on the dais. Commissioner Bielsker asked for clarification of using commercially zoned sites for residential use. Commissioners went on to discuss possible concerns and solutions to be addressed in the next phase of the update. Some issues included local funding, relaxing restrictive zoning, smaller, more dense development, rehabilitating aging housing stock.

The public comment was re-opened.

Paula Pelot discussed adjusting Below Market Rates, tiny houses and manufactured homes as affordable housing.

Mark Abrahams asked about the time line for mitigating local government constraints.

Denise Turley discussed alternative housing types such as shared kitchens among families.

The public comment was closed.

Commissioner Biala made a motion to adopt a resolution recommending that the City Council amend the City of Marina General Plan by adopting an Interim Updated Housing Element 2015-2023) (City-wide). The motion was seconded by Commissioner Piper.

Commissioner Urrutia commented on language in the resolution that were not appropriate for the interim nature of the action. The paragraph reads as follows:

“WHEREAS, the Planning Commission recommends that the City Council find that the Interim Housing Element 2015-2023 ~~fully and accurately~~ documents housing needs for all sectors and income groups within the City of Marina and presents ~~relevant~~ appropriate policies and programs to enable the City to address these needs.”

Commissioner Urrutia also noted the importance of discussing the Affordability Gap Analysis and the associated table was critical in understanding the housing issues of the city.

The makers of the motion agreed to the modification to the resolution an shared his concerns. The motion passed 7-0-0-0.

7. OTHER ACTION ITEMS: None

8. COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:

It was suggested that July 28, 2016 as a possible workshop date for the next phase of the Housing Element.

9. CORRESPONDENCE:

a. None

10. ADJOURNMENT

The meeting was adjourned at 9:19 p.m.

ATTEST:

David Burnett, Chair

Judy Paterson, Planning Services
Administrative Assistant

DATE

September 2, 2016
Honorable Chair and Members
Of the Marina Planning Commission

Item No. *6a*
Planning Commission Meeting
of September 8, 2016

REQUEST FOR THE PLANNING COMMISSION TO OPEN A PUBLIC HEARING, TAKE TESTIMONY FROM THE PUBLIC AND CONSIDER ADOPTING RESOLUTION NO. 2016- , APPROVING CONDITIONAL USE PERMIT UP2016-04 TO ALLOW USE OF THE FORMER VETERANS OF FOREIGN WARS HALL (VFW) AS A CHURCH AT 3131 CRESCENT AVENUE (APN: 032-171-021), SUBJECT TO CONDITIONS.

REQUEST:

It is requested that the Planning Commission:

1. Open a public hearing, take testimony from the public, and;
2. Consider adopting Resolution No. 2016- , approving Conditional Use Permit UP 2016-04 to allow use of the former Veterans of Foreign Wars Hall (VFW) as a church at 3131 Crescent Avenue (APN: 032-171-021), subject to conditions.

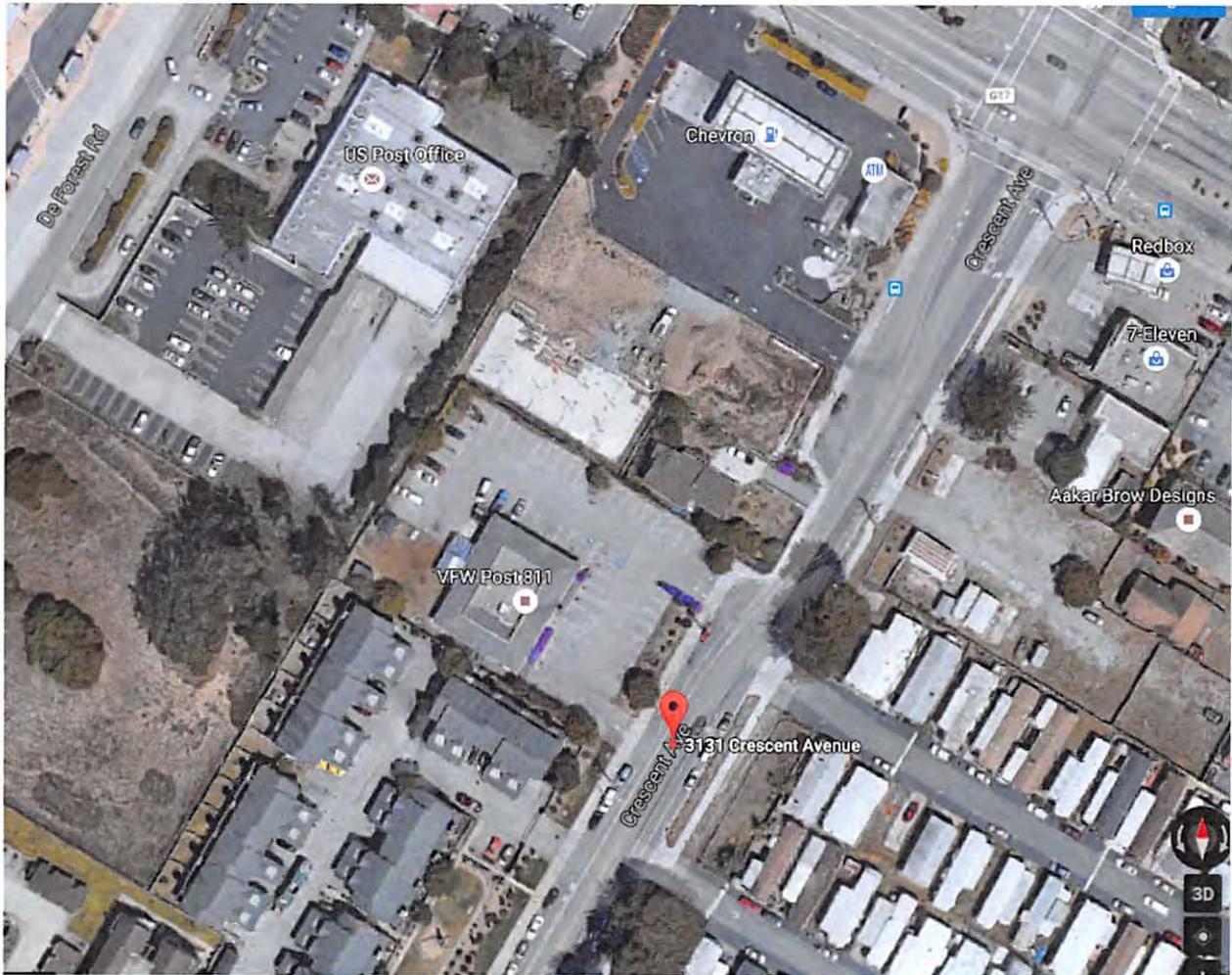
BACKGROUND:

On July 28, 2016, the Compass Church of Salinas, submitted a formal Use Permit application and separate design review application to make external changes to the former Veterans of Foreign Wars Hall and 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.

To the north of the VFW Hall is a single family residence adjacent to Crescent with a commercial building pad 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.



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 remodel and add an additional 113 square feet to the facility and configure the building with a “club” and dining and lounge facilities.

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, of which this property is included. “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, 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. The applicant has processed a Design Review application and received approval from the Site Plan and Architectural Design Review Board, August 17, 2016.

ANALYSIS:

As the facility 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 to Crescent Avenue and is close to Reservation Road.

Current front elevation



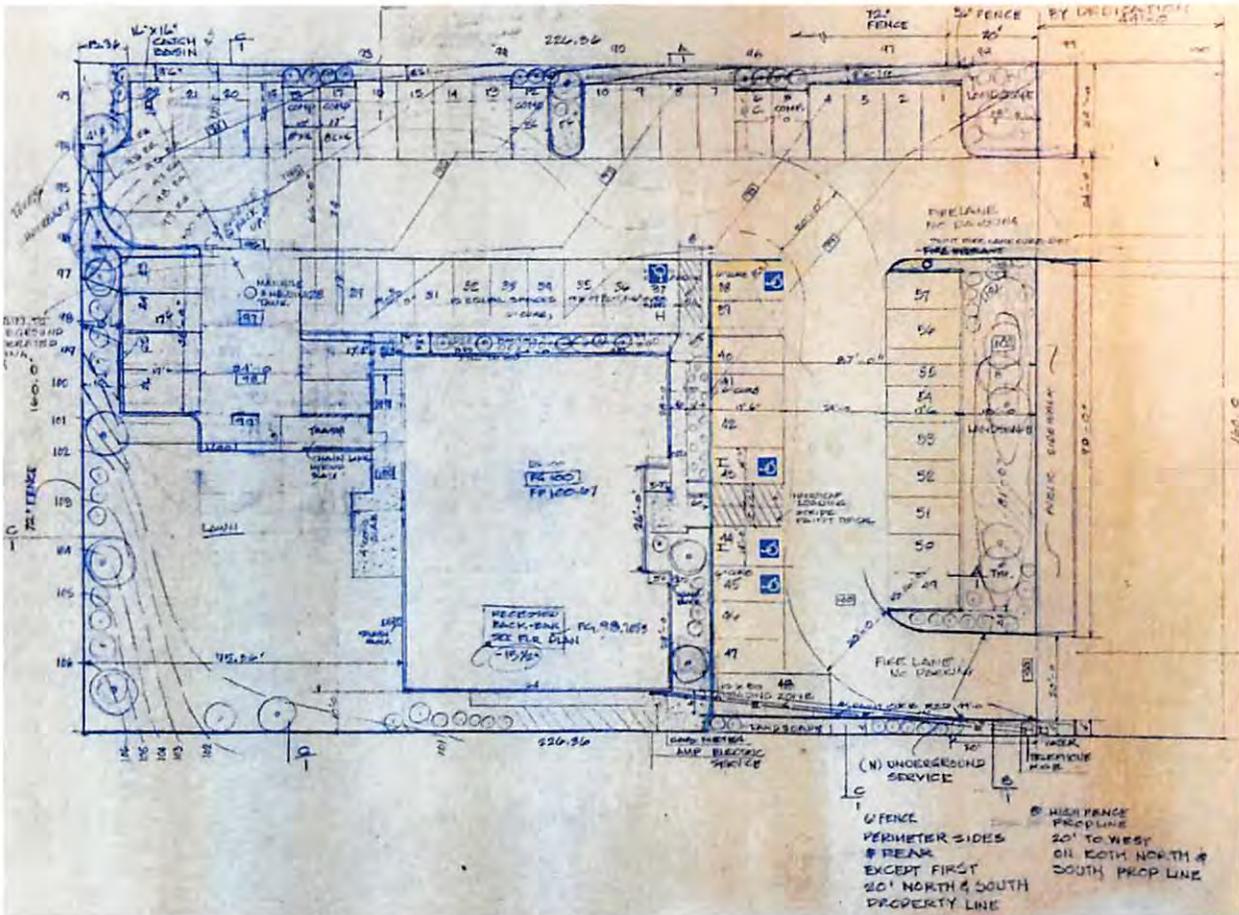
Proposed front elevation



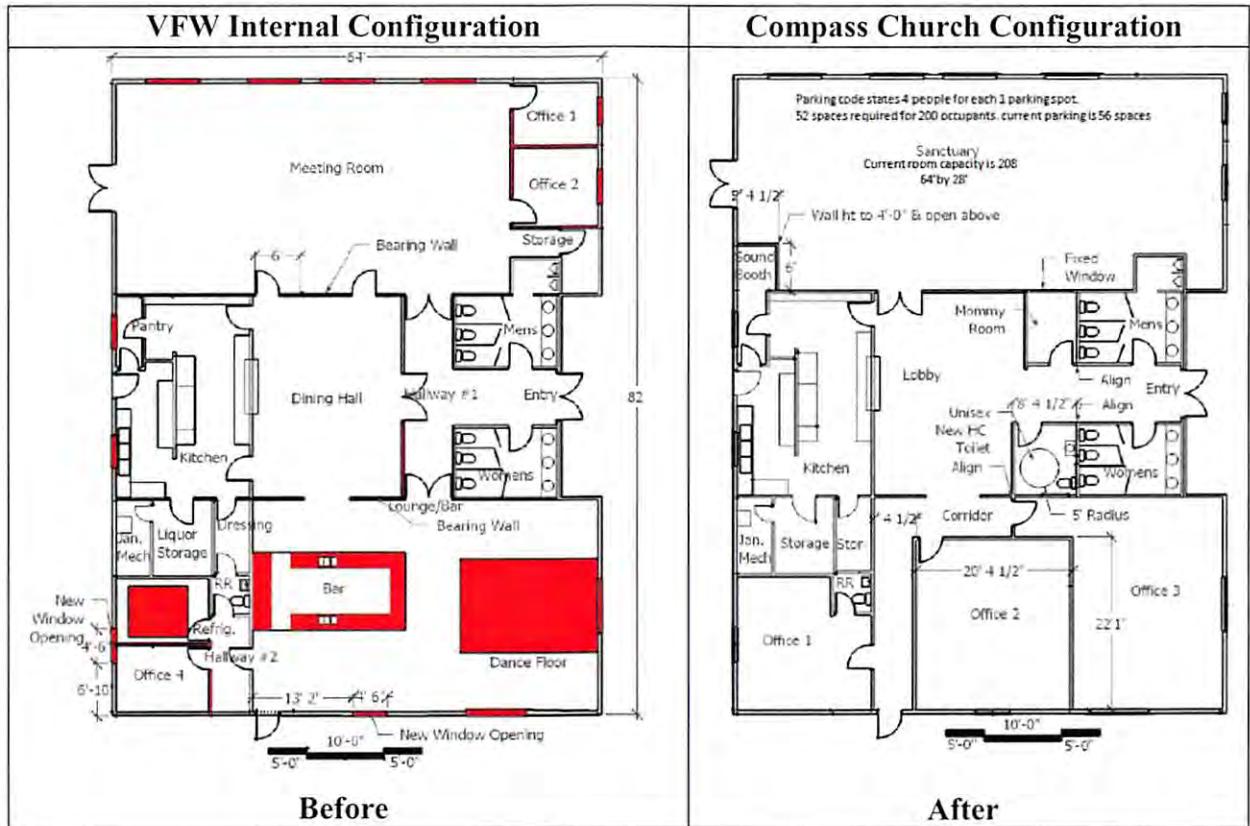
Parking and Occupancy. Please see the applicant's plan set attached to the Resolution (**EXHIBIT A**). There are no changes proposed to the parking and landscaped areas, although the pavement will be freshly striped and appropriately painted. There are 5 ADA accessible parking stalls and 52 compact and standard parking stalls (57 total). Therefore, staff has used the available and existing parking spaces on site as the determiner for the occupancy limitations of the structure.

Section 17.44.050 of the Municipal Code states that parking requirements for churches and similar places of public assemblage are one parking space for each four seats. Therefore, with 57 parking spaces presently configured, a maximum occupancy of 228 persons can be authorized for the facility.

The applicant has indicated an intent to provide 180 fixed seats in the sanctuary. This is within the parking capacity of the facility. Concurrent uses and activities may occur (up to 48 persons) without exceeding the 57-space parking capacity of the site.



The Building Code calculates occupancy at different rates for assembly areas, office areas, lobbies, storage spaces, etc. Such building code calculations yield a range of 134 to 277 persons depending on whether the sanctuary is configured for chairs only, or to include tables and chairs. Regular use and building occupancy through this Use Permit will be limited by the 57 on-site parking spaces, in this instance, 228 persons.



Use and Rough Schedule of Activity. Staff has attached the applicant's Schedule of Uses and Activities (**EXHIBIT B**) to convey the level of activity expected at the property. The most regular and intensive use the property will be Sunday services where the Church hopes to eventually have 180 attendees. Other days of the week will have morning and evening Bible study. No regular events are scheduled for Saturday, although the facility may host occasional weddings throughout the year.

In no way is this Schedule of Uses and Activities meant to become a limiting document for the facility. The Church will maintain the ability to schedule the building and its activities to the limits of its parking and occupancy limitations. It is expected that a few special events (not yet known or scheduled) may need additional consideration by the Church and the City for parking and public safety (pedestrian movements). As for all projects subject to Use Permit approval, the maintenance and operation of the use (a church in this instance) must not be detrimental to the health, safety, peace, morals comfort and general welfare of persons residing or working in the neighborhood.

Permit Time Limitations. Staff has crafted language in the attached resolution that addresses the 5-year limitations of the General Plan for churches in the Retail and Personal Services land use-designated areas. Staff first acknowledges the first 5-year period, then acknowledges that when the City updates the General Plan in the not too distant future that the 5-year limitation on churches may be removed. Staff would suspect that Use Permits would still be required for Churches even if the 5-year limitation is removed. And lastly, staff has included language where the Planning Commission may designate staff to evaluate requests for 5-year extensions to the church's Use

Permit (no fee). (Presently a Conditional Use Permit requires \$1,690 per application, public noticing and a public hearing before the Planning Commission, such as this review). Language in the resolution is as follows:

- a. This Use Permit is valid from the date of this Planning Commission approval, September 8, 2016 – September 7, 2021.
- b. Should the City of Marina General Plan be amended (prior to September 7, 2021) to remove the 5-year time limitation on churches in the Retail and Personal Services Category, the church will no longer have a time limitation, but will continue to operate subject to the provisions of the Planning Commission's Use Permit.
- c. Furthermore, 60 days prior to the expiration of this Use Permit (September 7, 2021) the applicant may seek a 5-year administrative extension of the Use Permit (no fee). This process may continue in subsequent 5-year increments, subject to City review as described herein.
 - i. An internal staff review will commence that gathers any complaints or code enforcement issues, allows the applicant to address these concerns prior to expiration, and then staff may approve the requested 5-year extension.
 - ii. Should staff not approve a Use Permit extension, the applicant may appeal the matter to the Planning Commission through a formalized appeal and payment of City processing fees in affect at the time.
 - iii. A General Plan Amendment as described above may make these extension requests a moot point if the 5-year limitation is revised.

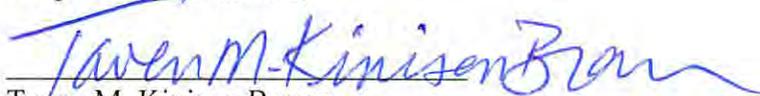
California Environmental Quality Act

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

CONCLUSION:

The request is submitted for Planning Commission consideration and possible action.

Respectfully submitted,



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

RESOLUTION NO. 2016-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MARINA APPROVING CONDITIONAL USE PERMIT UP 2016-04
TO ALLOW USE OF THE FORMER VETERANS OF FOREIGN WARS
HALL (VFW) AS A CHURCH AT 3131 CRESCENT AVENUE
(APN: 032-171-021), SUBJECT TO CONDITIONS.

WHEREAS, the VFW Veterans of Foreign Wars have 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 unchanged for 27 years, and;

WHEREAS, the VFW discontinued their use of the facility and 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, 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," 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, on July 26, 2016 Use Permit fees were paid for and plans for the change of use to a church were submitted to the City for the September 8, 2016 Planning Commission hearing, and;

WHEREAS, the re-use 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 Planning Commission, 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 September 8, 2016 meeting.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby approves Conditional Use Permit UP 2016-04 to allow of the reuse of the former Veterans of Foreign Wars Hall (VFW) as a church at 3131 Crescent Avenue (APN: 032-171-021), based on the following findings and subject to the following conditions of approval:

Findings

1. The proposed use conforms to the use and development policies and standards of the General Plan land use designation and zoning district, as churches are an allowed use subject to issuance of a conditional use permit, and the site and facility can appropriately accommodate the expected number of patrons.
2. That, as conditioned, the establishment, maintenance and operation of the use applied for will not be detrimental to the health, safety, peace, morals comfort and general welfare of persons residing or working in the neighborhood of the proposed use, in that the facility has long been configured as a meeting hall for regular and special functions, and its continued use as a church is not dissimilar to the historical use of the property.
3. That the establishment, maintenance and operation of the use applied for will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City, in that, the site and facility can appropriately accommodate the expected number of patrons. Additionally, the re-use, occupancy and care that the property owners will give the property is welcome and encouraged, considering the site had not been used for a period and was beginning to decay. This could potentially incentivize other property owners to reinvest in and reinvigorate their own properties.

Conditions of Approval

1. Permits: Prior to occupancy, the applicant shall request that the Building Official conduct a building inspection and the applicant shall obtain any and all building permits, if required by the Building Official.
2. Occupancy Limitations. Regular use and building occupancy through this Use Permit will be limited by the 57 on-site parking spaces, in this instance, 228 persons.
3. Indemnification: The applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of the project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of its obligations under this condition. Permit
4. Time Limitations: 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.”
 - a. This Use Permit is valid from the date of this Planning Commission approval, September 8, 2016 – September 7, 2021.
 - b. Should the City of Marina General Plan be amended (prior to September 7, 2021) to remove the 5-year time limitation on churches in the Retail and Personal Services

Category, the church will no longer have a time limitation, but will continue to operate subject to the provisions of the Use Permit.

- c. Furthermore, 60 days prior to the expiration of this Use Permit (September 7, 2021) the applicant may seek a 5-year administrative extension of the Use Permit (no fee). This process may continue in subsequent 5-year increments, subject to City review as described herein.
 - i. An internal staff review will commence that gathers any complaints or code enforcement issues, allows the applicant to address these concerns prior to expiration, and then staff may approve the requested 5-year extension.
 - ii. Should staff not approve a Use Permit extension, the applicant may appeal the matter to the Planning Commission through a formalized appeal and payment of City processing fees in affect at the time.
 - iii. A General Plan Amendment as described above may make these extension requests a moot point if the 5-year limitation is revised.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 8th day of September, 2016, by the following vote:

AYES, PLANNING COMMISSION MEMBERS:
NOES, PLANNING COMMISSION MEMBERS:
ABSENT, PLANNING COMMISSION MEMBERS:
ABSTAIN, PLANNING COMMISSION MEMBERS:

David Burnett, Chair
Marina Planning Commission

ATTEST:

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



Location Map

COMPASS CHURCH
3131 Crescent Avenue
Marina, CA

Tenant Improvements

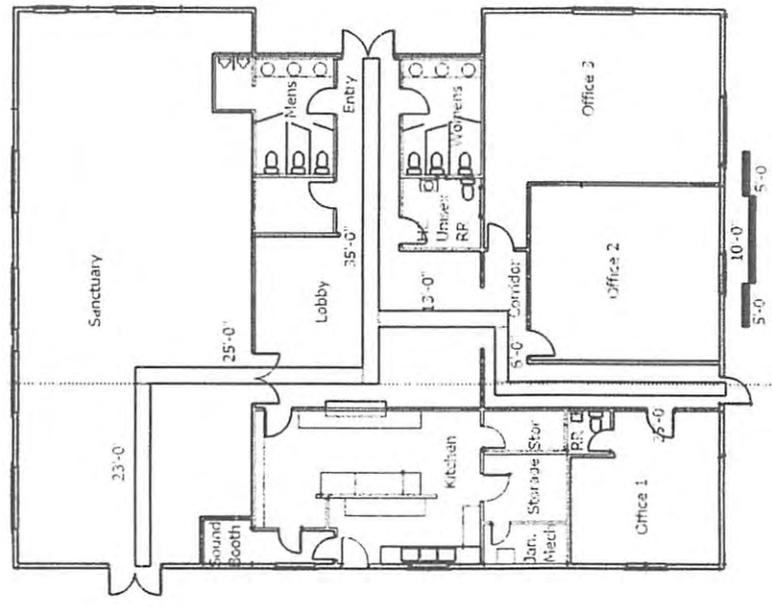
General Notes:

1. APN 032-171-21
2. 5,248 s.f. VFW Lodge built in 1989
3. Type V Construction, Sprinkled
4. Occupancy Group A-2 & A-3
5. Foundation: Slab on Grade
6. Owner: Compass Church
 830 Padre Drive
 Salinas, CA 93501
 (831) 422-7811



Site Map

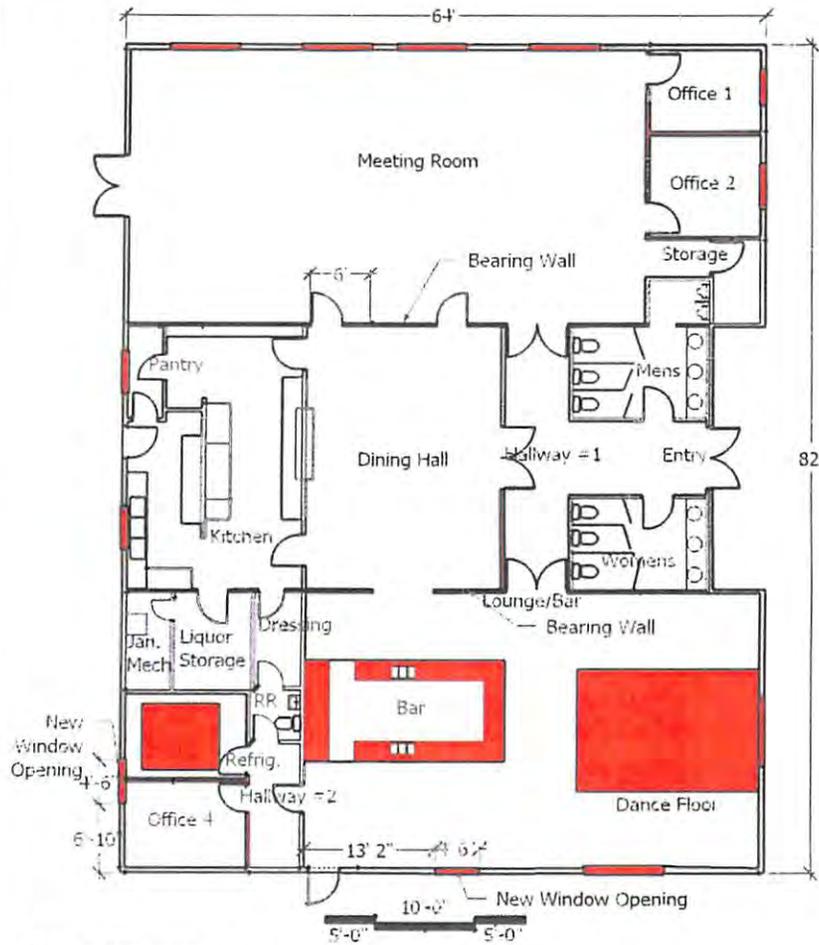
7. Parking
 - a. 5 Existing Handicap Stalls
 - b. 53 Existing Typical Stalls
 - c. Changes to existing parking layout not in scope of work.



Path of Travel



Title Sheet	Sheet
July 13, 2016	A-00

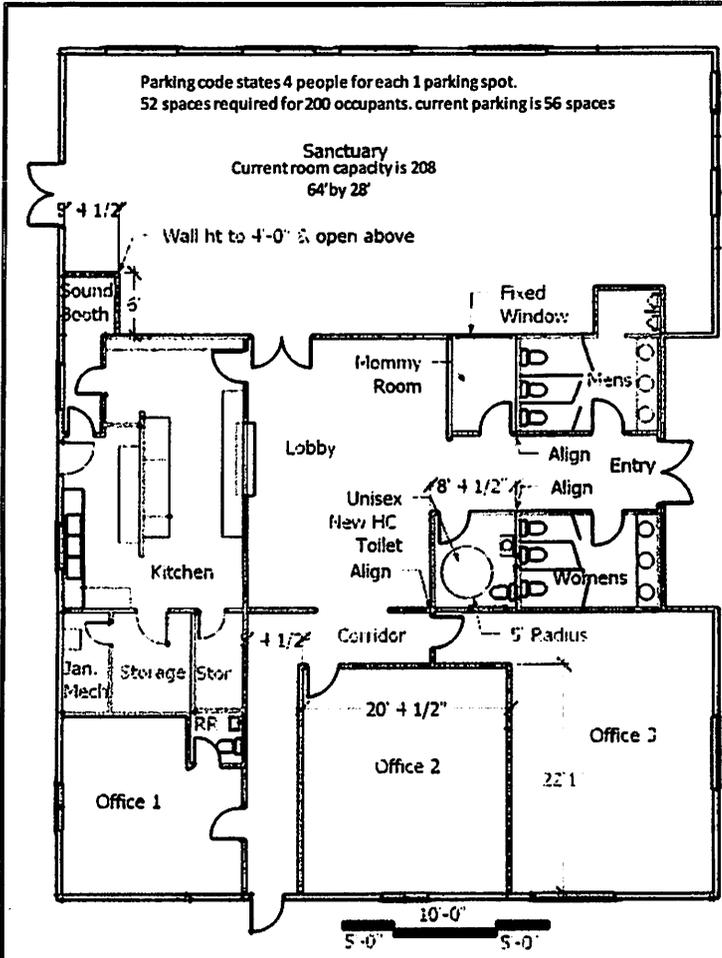


8. Meeting Room:
 - a. Remove double door and (2) single doors, and door frames.
 - b. Increase single door opening in bearing wall to create a 6'-0" clear cased opening. Remove and replace header to span opening.
 - c. Remove all pre-finished wall paneling.
9. Pantry Room:
 - a. Remove wall up to ceiling line between pantry and meeting room wall.
10. Dining Hall:
 - a. Remove all pre-finished wall paneling/wainscot.
 - b. Remove 6'-0" folding partition door leading to Lounge/Bar.
 - c. Remove double doors, frame, leading to Hallway #1.
 - d. Remove wall and associated power from double door leading to Hallway #1 to wall intersection at Bar/Lounge.
11. Kitchen:
 - a. Only kitchen cabinets and countertops are being removed and replaced. Existing equipment is remaining as is.
12. Main Entry and Entry Hallway #1:
 - a. Remove and replace double exterior doors.
 - b. Remove all pre-finished wall paneling.
13. Lounge/Bar:
 - a. Remove dance floor, prepare subfloor to receive new floor finish.
 - b. Remove all associated bar casework, equipment, overhead soffits, flooring, etc to the recessed bar area. Cap all plumbing lines flush with slab.
 - c. Remove all pre-finished wall paneling.
14. Dressing Rooms:
 - a. Remove door and frame between dressing room and restroom.
15. Office #4:
 - a. Remove wall between Refrigerator Room and #4 and any associated power.
 - b. Remove wall, door, frame, and header leading to exterior wall.
 - c. Create opening in exterior wall to receive new window at equal distance.
16. Refrigeration Room and Liquor Storage:
 - a. Remove door, frame, and header to Refrigeration Room.
 - b. Dismantle and remove walk-in refrigeration stand-alone unit.

GENERAL DEMOLITION NOTES

1. Areas to be demolished shown red and all bearing walls black.
2. Remove and replace all exterior trim board, windows, and interior sills. See Window Schedule for new window specifications.
3. Remove and replace all interior doors. See Door Schedule for new door specifications.
4. Remove and replace all floor finishes and bases except in kitchen, liquor storage, and jan/mech rooms.
5. Remove and replace all light fixtures.
6. Office 1 and 2:
 - a. Remove doors, frames, headers, adjacent interior walls, and associated power up to the furr down beam.
7. Storage:
 - a. Remove wall, door, frame, and header.

Demolition Plan	Sheet
July 13, 2016	A-1



FINISH SCHEDULE

Description	Walls	Ceiling	Floor & Base
Sanctuary	Paint/xxxx	Open	Carpet/xxx - Base/xxx
Sound Booth	Paint/xxxx	Paint/xxxx	Carpet/xxx - Base/xxx
Kitchen	Paint/xxxx	Paint/xxxx	Existing Tile
Lobby	Paint/xxxx	Paint/xxxx	Carpet/xxx - Base/xxx
Mommy Room	Paint/xxxx	Paint/xxxx	Carpet/xxx - Base/xxx
Mens RR	Wainscot Tile/xxx & Paint/xxx	Paint/xxxx	Tile/xxx
Entry	Paint/xxxx	Paint/xxxx	Carpet/xxx - Base/xxx
Womens RR	Wainscot Tile/xxx & Paint/xxx	Paint/xxxx	Tile/xxx
HC RR	Paint/xxxx	Paint/xxxx	Tile/xxx
Janitor/Mech	Paint/xxxx	Paint/xxxx	Existing VCT
Office 1	Paint/xxxx	Paint/xxxx	Carpet/xxx - Base/xxx
Storage Rms	Paint/xxxx	Paint/xxxx	Existing VCT
Small RR	Paint/xxxx	Paint/xxxx	Existing VCT
Corridor	Paint/xxxx	Paint/xxxx	Carpet/xxx - Base/xxx
Office 2	Paint/xxxx	Paint/xxxx	Carpet/xxx - Base/xxx
Office 3	Paint/xxxx	Paint/xxxx	Carpet/xxx - Base/xxx

DOOR & WINDOW SCHEDULE

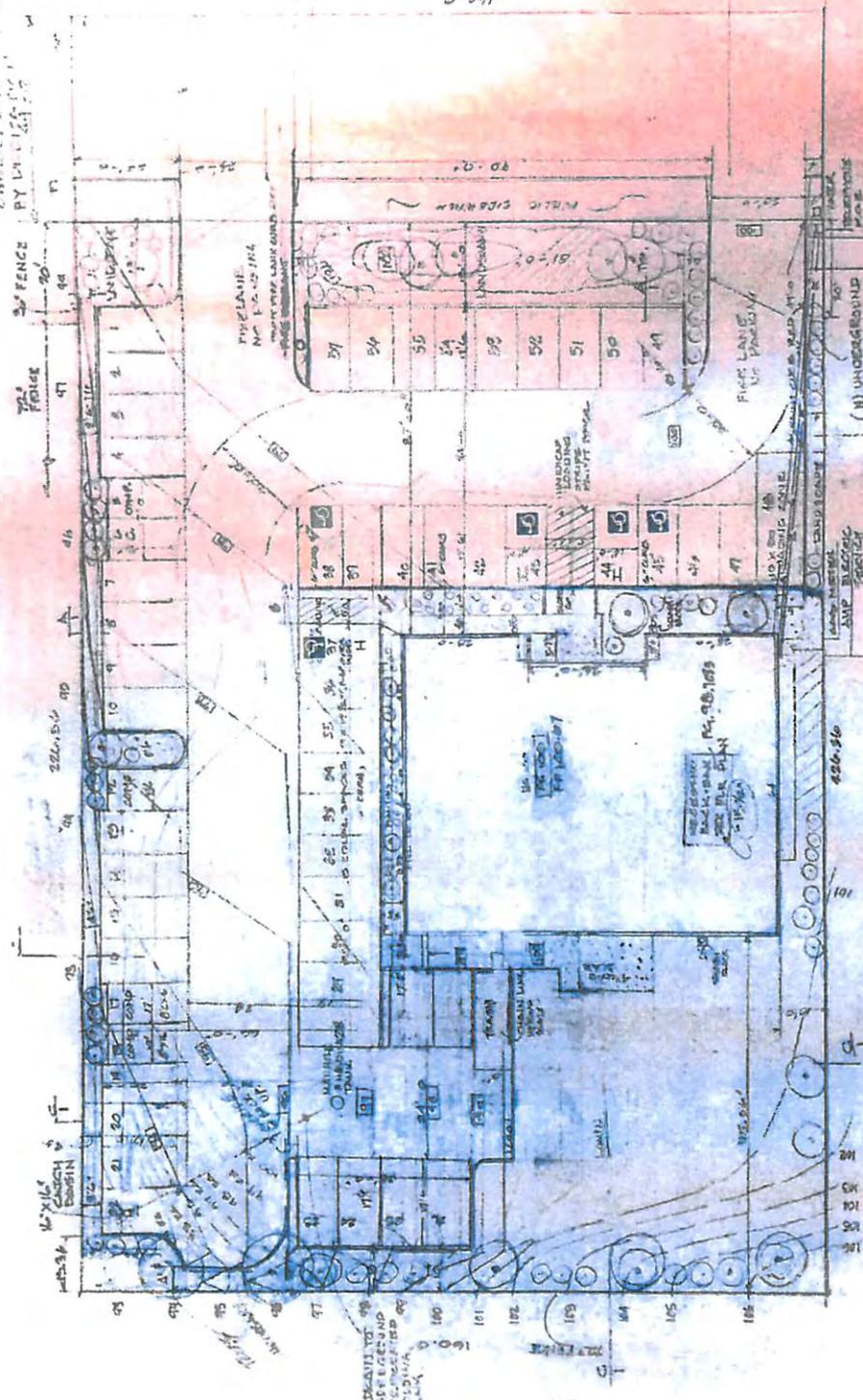
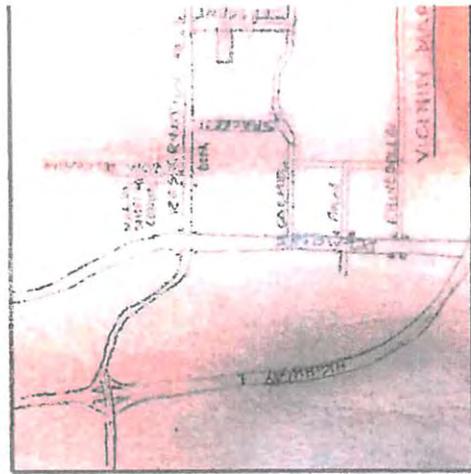
Description	Windows	Doors	Notes
Sanctuary	Vinyl	Steel	Panic Hardware
Sound Booth		Wood	
Kitchen	Vinyl	Wood	
Lobby		Wood	
Mommy Room	Vinyl	Wood	
Mens RR		Fiberglass w/ temp glass	Panic Hardware
Entry		Wood	
Womens RR		Wood	
HC RR		Wood	
Janitor/Mech		Wood	
Office 1	Vinyl	Wood	
Storage Rms		Wood	
Small RR		wood	
Corridor		Wood	Panic Hardware
Office 2	Vinyl	Wood	
Office 3	Vinyl	Wood	

GENERAL PLAN NOTES

- All new interior walls 2x4 studs 16 inches on center, 1/2" gyp both sides, taped, primed, and painted as noted in finish schedule.
- No scope of work in kitchen other than the new casework with countertops.
- No scope of work in Janitor/Mechanical Room except new door.
- Provide 4x12 header to new 6'-0" door opening going to Sanctuary from Lobby, (2) 2x4 trim studs each side to support header, one 2x4 king stud each side to top plate, and 2x4 cripple studs 16" on center above header.
- Existing door header to be used for the fixed window in the Mommy Room.
- For new single door openings use (2) 2x4 header supported by 2x4 trim studs and (1) 2x4 king stud each side to top plate.

Floor Plan	Sheet
July 13, 2016	A-2

CONFIDENTIAL - MAL 174
BY DEPT. OF DEFENSE



6 FENCE
PERIPHERY SIDES
& REAR
EXCEPT FIRST
20' NORTH & SOUTH
PROPERTY LINE

8 HIGH FENCE
PRECINCT
20' TO WEST
ON BOTH NORTH &
SOUTH PROP LINE

72' FENCE

Current Stret View



GENERAL PLAN NOTES

1. All windows will be replaced with new vinyl double pane windows.
2. New Cross added above entry
3. New acrylic signage added to the building.
4. Replace landscaping with drought tolerant ground cover.

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

Current front elevation



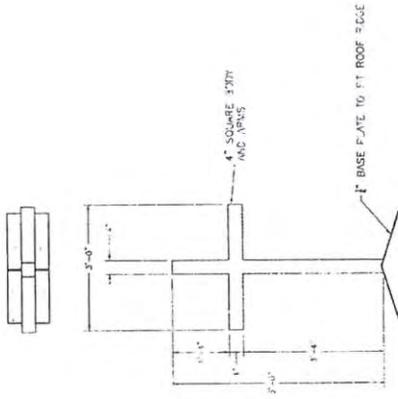
Exterior Details

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

Proposed front elevation



Exterior	Sheet
June 12, 2016	A-9



Front Elevation East



Right Side - North



Left Side - South



Rear Elevation West

Elevations	Sheet
June 12, 2015	A-10

"EXHIBIT B"

Schedule Of Uses and Activities

Overview

This site will house the satellite campus of Compass Church in Salinas. Satellite Campuses have become very popular throughout the country because it allows local communities to get together within the church without the long drive to the main campus. Compass church has many families that have been making the drive to Salinas each Sunday from Marina. This idea has been very well received within the church and our Marina attendees are excited at having a place to meet.

The services are led by a small worship team and the message is fed in via a video feed live from Salinas. The overall feel is of a small church but with the connections of a large church.

The one benefit to this type of location is the staff and daily office activities happen at the main campus in Salinas. During the day there is little impact on the property as the main event is on Sunday mornings.

Weekly Schedule

Sunday:

Sunday worship will be from 9am to noon each Sunday.

We expect that eventually that we would have 180 in attendance each week. Attendees will begin to arrive at 9 for the 9:30 service. We will meet in the worship center. All activity will be within the facility.

Monday-Friday:

We will have 1 to 2 employees that would stop by various times during the week to prepare for the weekly services. There will not be an open office time during the week.

We will have a single Janitor who will clean the building after each event.

Monday:

No events

Tuesday:

6:30pm-8:00pm Weekly Bible Study. Estimated 20 people will gather in the worship center.

Wednesday:

9a-11a Women's Bible Study in the large worship center estimated 20 people.

6:30pm-8:00pm Mid-Week bible study. Estimated 15 people in one of the office.

Thursday:

No events

Friday:

6:30pm-8:00pm College ministry bible study. Estimated 25 people. Ages 19-29 gathering in the worship center in the facility.

Saturday:

No regular events.

We could possibly have 4 weddings per year during the afternoon on Saturday.

Possible Marina Men's gathering from 9am-10am

September 2, 2016

Item No: *Zatb*

Honorable Chair and Members
of the Marina Planning Commission

Planning Commission Meeting
of September 8, 2016

REQUEST FOR THE PLANNING COMMISSION TO 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 AND WITH THE OBSERVATION DECK OPTIONS (DR 2016-07) (MARINA HEIGHTS SPECIFIC PLAN AREA), SUBJECT TO CONDITIONS.*

REQUEST:

It is requested that the Planning Commission:

1. Consider adopting Resolution No. 2016- , making a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the proposed architectural designs of Marina Heights/Sea Haven housing units *without* the observation deck options (DR 2016-07) (Marina Heights Specific Plan Area), subject to conditions.
2. Consider adopting Resolution No. 2016- , making a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the proposed architectural designs of Marina Heights/Sea Haven housing units *with* the observation deck options (DR 2016-07) (Marina Heights Specific Plan Area), subject to conditions.

BACKGROUND:

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 Base Reuse Plan. On March 16, 2004, the City Council added the Marina Heights Residential Zoning District to the City's Zoning Ordinance and approved the Marina Heights Development Agreement.

On September 9, 2004, the Planning Commission approved the Marina Heights Community Design Guidelines (MHCDGs or Design Guidelines). The Design Guidelines contain concepts and specifications for the design of the housing units and landscaping for the Marina Heights project. A condition of approval for the Design Guidelines addressed the future submittal of architecture and landscape proposals and reads as follows:

“Prior to applying for a building permit for each of the Cottage, Craftsman, Monterey, Ranch and Spanish style units, the applicant shall submit to the Design Review Board a site plan, front, side and rear elevations, and a front yard landscaping plan for review

and approval and a recommendation to the Planning Commission that the unit is in compliance with the approved style concepts and specifications of the Marina Heights Community Design Guidelines. Following Design Review Board approval, the Community Design Guidelines consistency of the proposed housing units as recommended by the Design Review Board shall be placed on the consent calendar of the next Planning Commission for review and action.”

In April, May and June of 2016, representatives of the Marina Heights project (re-branded as Sea Haven now), approached the City with an intent to begin construction soon in the project areas. The Craftsman, Ranch, Spanish and Cottage style models were reviewed by the Site and Architectural Design Review Board on July 20, 2016.

The Design Review Board considered the matter and expressed concern with several points of architectural consistency as well as whether the observation deck option in various models were consistent with the letter and spirit of the Marina Heights Community Design Guidelines and the Marina Heights Specific Plan Development Standards. For reasons of this concern, the applicant has chosen to ask for consideration of the observation decks as a separate matter.

On August 17, 2016, the Site and Architectural Design Review Board recommended that the Planning Commission approve the architectural styles submitted for the one- and two-story models, subject to conditions (4-0; DRB Resolution No. 2016-08), and recommended Planning Commission approval for the observation deck options, subject to conditions (3-1; DRB Resolution No. 2016-09). **(EXHIBITS B and C)**

In both actions, the Site and Architectural Design Review Board found the proposals:

- A. Consistent with the Marina Heights Specific Plan and Goals of the Marina Heights Community Design Guidelines
- B. Consistent with the necessary findings for Site and Architectural Design Review under Section 17.50.040 of the Municipal Code.

Conditions of Approval were added to the project by the DRB that address:

- Fence returns and landscaping depths in the front yards
- Allowing three varieties of vines
- Assuring the proper architectural mix of styles for each of the five sub-districts
- The application of body paint colors to two-story residences
- An awareness of “cool roof” standards, and that roof modifications be handled by staff
- Enhancement of the Craftsman architectural style:
 - Bring stone columns up higher
 - Solid wood column above, battered optional
 - Increase all wood-trim widths at windows and doors
 - Vary paint colors at porch fascia for decorative purposes
- No observation decks shall be placed next to or overlooking one-story models. The observation deck (model) shall be flipped to the opposite side of a one-story model.

ANALYSIS

The items and images that follow are from the August 17, 2016 Site and Architectural Design Review staff reports and additional materials submitted to staff, Friday, August 26, 2016 addressing required enhancements to the Craftsman architecture. Following these, will be a presentation of the enhancements made to the observation deck options.

One- and Two-Story Architecture

Ranch – Marina Heights Community Design Guidelines.

California Ranch design characteristics include:

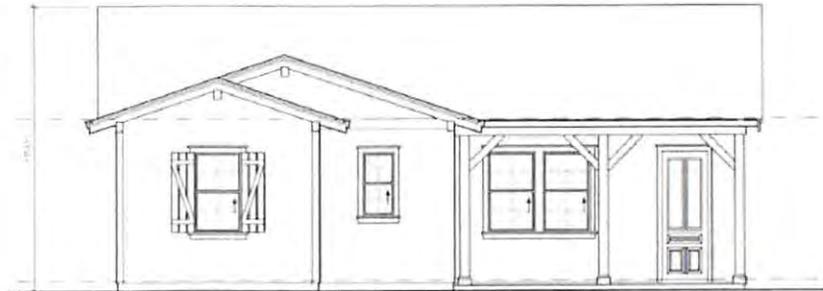
- Cladding materials of stucco, board & batten, shingles and horizontal siding
- Long horizontal gable roofs of 4:12 pitch & 24" minimum overhangs
- Porches along front & rear facades, typically with a shallow roof pitch creating a roof pitch break at the intersection of the main roof plane
- Decorative 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



PLAN 1C - RANCH
FRONT ELEVATION

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



PLAN 1C - RANCH
FRONT ELEVATION

“Stone Veneer with Brick Caps” have been added. Window sills and headers have been enhanced.

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 observed 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



PLAN 4A - COTTAGE
FRONT ELEVATION

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



PLAN 4A - COTTAGE
FRONT ELEVATION

“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.

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” were removed from the information block, and “8-inch Lap Siding,” and “Stone Wainscot with Brick Caps” were added and illustrated in the rendering.

These enhancements presented by Wathen and Castanos August 17, 2016 were still not sufficient for the Design Review Board. While recommending approval of the project as a whole, the DRB added conditions of approval as follows.

Craftsman – DRB Requirements of August 17, 2016

The Design Review Board required enhancements to the Craftsman architectural style to differentiate the model clearly from the Ranch style architecture.

- Bring stone columns up higher
- Solid wood column above, battered optional
- Increase all wood-trim widths at windows and doors
- Vary paint colors at porch fascia for decorative purposes.

Wathen and Castanos Proposal 8/29/2016



PLAN 2 - CRAFTSMAN



PLAN 3 - CRAFTSMAN

While the DRB allowed these revisions to the Craftsman model to be handled at a staff level, staff had the opportunity to review the late August changes with the DRB Chairperson in preparation of this report to the Planning Commission.

Chair Marquard commented that, the stone column cladding is now higher than imagined when the comment was made at DRB, and that a reduction in this height would be more in keeping with a generalized Craftsman style. The applicant has not yet had a chance to respond to these comments prior to the preparation of this report (8/30/2016), but staff is confident that all will be worked out to the satisfaction of the Chair and staff prior to issuance of building permits.

Enhancements to the Observation Deck

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.

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:

- Open to the sky
- With trellis
- With roof

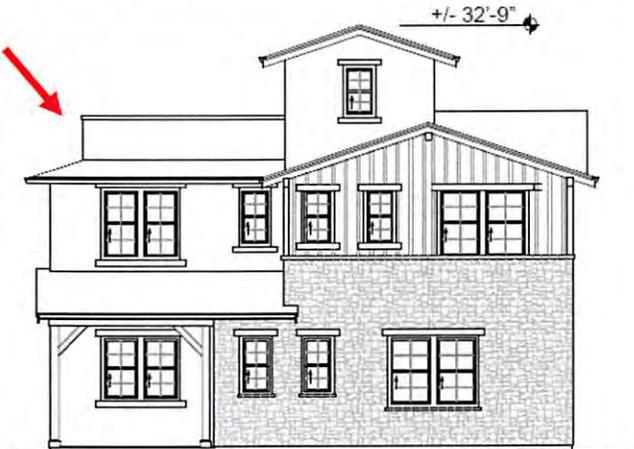
In an effort to meet the intent of the Marina Heights Community Design Guidelines to “limit second story massing,” the applicant has dropped the trellis and roofed options for the observation decks. The applicant now requests only the “Open to the sky” observation deck. Other than the stairwell enclosure to the upper level, no trellis or roof structures are proposed.

Several illustrations follow contrasting the July 20, 2016 proposal with modifications shown at the August 17, 2016 DRB meeting that reduced the appearance of massing and garnered a 3-1 DRB recommendation for Planning Commission approval. The illustrations that follow demonstrate additional modifications intended to reduce the perception of height and massing while also providing additional roof lines and reinforcing features of a given architectural style. Please see the figures on the following pages.

Ranch Style – Plan 4C

July 20, 2016 Proposal w/roof	August 17, 2016 Proposal w/no roof or trellis
 <p data-bbox="305 562 630 619">PLAN 4C - RANCH FRONT ELEVATION WITH OBSERVATION DECK W/ ROOF</p>	 <p data-bbox="901 569 1187 625">PLAN 4C - RANCH FRONT ELEVATION WITH OBSERVATION DECK</p>
	<p data-bbox="841 659 1414 722">This revision includes modified window sills and headers, and the removal of shutters.</p>

Ranch Style – Plan 4C

For September 8, 2016 presentation to the Planning Commission	
<p data-bbox="212 890 407 926"><i>Staff Comment</i></p> <ul data-bbox="261 968 776 1041" style="list-style-type: none"> • Reduced observation deck floor area • Stronger second story roof line 	 <p data-bbox="1008 1339 1198 1367">PLAN 4 - RANCH</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>

Spanish Style – Plan 3D

<p>For September 8, 2016 presentation to the Planning Commission</p>	
<p><i>Staff Comment</i></p> <ul style="list-style-type: none"> • Reduced observation deck floor area • Stairwell height has been reduced 	 <p>PLAN 3 - SPANISH</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>	

Cottage Style – Plan 4A

<p>For September 8, 2016 presentation to the Planning Commission</p>	
<p><i>Staff Comment</i></p> <ul style="list-style-type: none"> • Reduced observation deck floor area • Stronger second story roof line • Additional articulation in the building facade 	 <p>PLAN 4 - COTTAGE</p>

Cottage Style - Plan 3

<p>For September 8, 2016 presentation to the Planning Commission</p>	
 <p>PLAN 3 - COTTAGE</p>	 <p>PLAN 3 - COTTAGE</p>
<p>August 17, 2016 Proposal w/no roof or trellis</p>	<p>September 8, 2016 to PC</p>

Craftsman Style – Plan 3B

July 20, 2016 Proposal w/roof	August 17, 2016 Proposal w/no roof or trellis
 <p data-bbox="300 625 625 672">PLAN 3B - CRAFTSMAN FRONT ELEVATION WITH OBSERVATION DECK (W/ROOF)</p>	 <p data-bbox="901 625 1177 661">PLAN 3B - CRAFTSMAN FRONT ELEVATION WITH OBSERVATION DECK</p>
<p>This revision includes greater detail on the board and batten siding.</p>	

Craftsman Style – Plan 3B

For September 8, 2016 presentation to the Planning Commission	
<p><i>Staff Comment</i></p> <ul style="list-style-type: none"> • Reduced observation deck floor area • Stone columns raised • Porch wall raised 	 <p data-bbox="1023 1344 1274 1365">PLAN 3 - CRAFTSMAN</p>

According to Wathen and Castanos, over 50% of their products will be one-story models and the remaining balance will be two-story models. Only an “option” to be chosen by a new home buyer would include an observation deck.

As the applicant had separated the discussion of the one- story and two-story models from the observation deck options, and the Design Review Board has taken separate actions as well, this report follows with two resolutions for Planning Commission action.

The Site and Architectural Design Review Board (4-0) has found the plans, architectural styles, color schemes and heights for the one and- and two-story Wathen and Castanos proposals are consistent with the Marina Heights Community Design Guidelines and the Development Standards of the Marina Heights Specific Plan and recommends that the Planning Commission make a consistency determination.

The Site and Architectural Design Review Board (3-1) has found 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 the Development Standards of the Marina Heights Specific Plan and recommends that the Planning Commission make a consistency determination.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

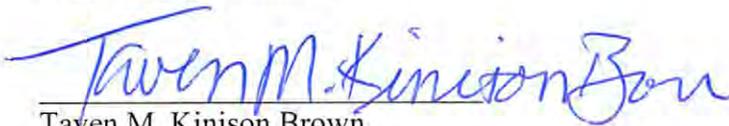
On November 25, 2003, the City of Marina City Council certified the Final Environmental Impact Report (EIR) for the Marina Heights Specific Plan/Abrams "B" Housing Project (Resolution 2002-191a). On March 3, 2004 the City of Marina City Council approved a Supplement to the FEIR (2004-41).

CONCLUSION:

Two resolutions have been prepared for Commission Action:

1. Resolution No. 2016- , making a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the proposed architectural designs of Marina Heights/Sea Haven housing units without the observation deck options (DR 2016-07) (Marina Heights Specific Plan Area), subject to conditions.
2. Resolution No. 2016- , making a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the proposed architectural designs of Marina Heights/Sea Haven housing units with the observation deck options (DR 2016-07) (Marina Heights Specific Plan Area), subject to conditions.

Respectfully submitted,



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

ATTACHMENTS:

- EXHIBIT A - DRB Resolution 2016-08
- EXHIBIT B – DRB Resolution 2016-09

RESOLUTION NO. 2016 –

A RESOLUTION OF THE CITY OF MARINA PLANNING COMMISSION
MAKING 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 front yard landscaping plans for the Cottage and Monterey style housing were consistent with the MHCDGs (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 (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 public testimony 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 of the City of Marina, recommended 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 architecture without the observation deck options were consistent with the approved style concepts and specifications in the Marina Heights Community Design Guidelines, subject to conditions of approval, and;

WHEREAS, the Planning Commission, at a duly noticed public meeting for September 8, 2016, considered public testimony and received and considered the recommendation of the staff report.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby finds consistency with the approved style concepts and specifications in the Marina Heights Community Design Guidelines with the site plans, elevations and front yard landscaping plans submitted for the one- and two-story Craftsman, Ranch, Spanish and Cottage styles without the observation deck options 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:
 - a. A mixture of one- and two-story homes with limited second story massing
 - b. Varied setback requirements
 - c. An eclectic mixture of architectural styles
 - d. Mixture of vertical & horizontal building massing
 - e. Interplay of color and materials
 - f. 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. Substantial Compliance – All development shall be accomplished in substantial accordance with the plan set submitted for review and approval for the August 17, 2016 hearing of the Design Review Board, and as modified/enhanced by the DRB.
2. Building Permits – The applicant shall obtain all necessary building permits from the Marina Building Division prior to project construction.
3. Fire Department – Marina Fire Department standard conditions shall be implemented to the satisfaction of the Fire Chief.

4. 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.
5. 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.
6. 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.”
 - 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 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.

7. 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.
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 Planning Commission of the City of Marina at a regular meeting duly held on the 8th day of September, by the following vote:

AYES, COMMISSION MEMBERS:

NOES, COMMISSION MEMBERS:

ABSENT, COMMISSION MEMBERS:

ABSTAIN, COMMISSION MEMBERS:

ATTEST:

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

RESOLUTION NO. 2016 –

A RESOLUTION OF THE CITY OF MARINA PLANNING COMMISSION
MAKING 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 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 front yard landscaping plans for the Cottage and Monterey style housing were consistent with the MHCDGs (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 (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 public testimony 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 of the City of Marina, recommended 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 architecture without the observation deck options were consistent with the approved style concepts and specifications in the Marina Heights Community Design Guidelines, subject to conditions of approval, and;

WHEREAS, the Planning Commission, at a duly noticed public meeting for September 8, 2016, considered public testimony and received and considered the recommendation of the staff report.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby finds consistency with the approved style concepts and specifications in the Marina Heights Community Design Guidelines with the site plans, elevations and front yard landscaping plans submitted for the one- and two-story Craftsman, Ranch, Spanish and Cottage styles without the observation deck options 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:
 - a. A mixture of one- and two-story homes with limited second story massing
 - b. Varied setback requirements
 - c. An eclectic mixture of architectural styles
 - d. Mixture of vertical & horizontal building massing
 - e. Interplay of color and materials
 - f. 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. Substantial Compliance – All development of the observation deck options shall be accomplished in substantial accordance with the plans and elevations demonstrated in the September 8, 2016 staff report to the Planning Commission.
2. Building Permits – The applicant shall obtain all necessary building permits from the Marina Building Division prior to project construction.
3. Fire Department – Marina Fire Department standard conditions shall be implemented to the satisfaction of the Fire Chief.

4. 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.
5. 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.
6. 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.”
 - 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 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.

7. 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.
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 Planning Commission of the City of Marina at a regular meeting duly held on the 8th day of September, by the following vote:

AYES, COMMISSION MEMBERS:

NOES, COMMISSION MEMBERS:

ABSENT, COMMISSION MEMBERS:

ABSTAIN, COMMISSION MEMBERS:

ATTEST:

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

RESOLUTION NO. 2016-08

**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.

1. 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 Services Division review and approval, a master lay-out of the placement of the architectural styles (not necessarily the floor plans or one- or two-story designations), 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.
 - a. When there are two body colors, such as for a two story residence, the darker body color shall be the anchor (bottom floor color).
 - b. Cool roof standards. Roof material and color modifications to meet code compliance may be processed at a staff level.

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 as follows.
 - a. Prior to issuance of building permits (for any model such as the first building permit) submit plans for staff review and approval for the Craftsman architectural style modified and enhanced to sufficiently differentiate the Craftsman style from the Ranch style offered:
 - i. Bring stone columns up higher
 - ii. Solid wood column above, battered optional
 - iii. Increase all wood-trim widths at windows and doors
 - iv. Vary paint colors at porch fascia for decorative purposes.

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: Marquard, Askew, Biala, Rinehart.

NOES, BOARD MEMBERS:

ABSENT, BOARD MEMBERS: Boynton

ABSTAIN, BOARD MEMBERS:

Heather Marquard, Chair

ATTEST:

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

RESOLUTION NO. 2016-09

**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

RESOLUTION NO. 2016-07

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.

1. 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 as follows:
 - a. No Observation Decks next to/overlooking one-story models. The observation deck model shall be flipped to the opposite side of a one-story model.
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: Marquard, Askew, Rinehart.

NOES, BOARD MEMBERS: Biala

ABSENT, BOARD MEMBERS: Boynton

ABSTAIN, BOARD MEMBERS:

Heather Marquard, Chair

ATTEST:

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