



AGENDA

Wednesday, September 21, 2016

6:30 P.M.

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

VISION STATEMENT

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

MISSION STATEMENT

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

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

Design Review Board Members:

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

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

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

- a. Minutes for the August 17, 2016 regular meeting.

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

- a. Site and Architectural Design Review Board consider adopting Resolution No. 2016- ; approving Site and Architectural Design Review DR 2016-06 for the site plan, elevations and landscape plan for the Wang 6-unit apartment proposal located at 353 Carmel Avenue (APN 032-221-057-000), subject to conditions.
- b. Site and Architectural Design Review Board consider adopting Resolution No. 2016- , recommending that the Planning Commission make a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the Renasci Homes' proposed Spanish, Cottage, Craftsman, and Monterey styled architectural designs (DR 2016-10) (Marina Heights Specific Plan Area), subject to conditions.

8. OTHER ACTION ITEMS:

- a. None

9. CORRESPONDENCE:

- a. None

10. ADJOURNMENT:

CERTIFICATION:

I, Judy A. Paterson, Administrative Assistant for the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at Marina City Council Chambers bulletin board, 211 Hillcrest Avenue; City Kiosk at the corner of Reservation Road and Del Monte Boulevard, and the Marina Branch Library, 190 Seaside Circle, on or before 6:30 pm. on September 16, 2016.

Judy A. Paterson, Administrative Assistant, Planning Services



MINUTES

Wednesday, August 17, 2016

6:30 P.M.

**REGULAR MEETING
DESIGN REVIEW BOARD**

1. **CALL TO ORDER:**

The meeting commenced at 6:35 pm.

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

*Present: Heather Marquard (Chair), Dominic Askew (Vice-Chair), Kathy Biala, Ed Rinehart.
Not Present: Richard Boynton*

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

4. **SPECIAL ANNOUNCEMENTS:**

Member Biala gave an update on the 8/16/2016 City Council meeting. Cypress Knowles is under consideration of the Council and needs additional public involvement.

5. **COMMUNICATIONS FROM THE FLOOR:**

Citizen Kevin Saunders – addressed the Design review Board and gallery and announced his candidacy for City Council and advocacy for marijuana ordinance liberation in Marina to allow commercial enterprises.

6. **CONSENT AGENDA:**

Minutes for the July 20, 2016 regular meeting, were approved unanimously..

7. **ACTION ITEMS:**

The order of items reviewed was changed to allow greater efficiency in the DRB's deliberations

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

Vice-Chair Askew opened the matter for consideration.

Acting Planning Services Manager Taven M. Kinison Brown presented the proposed new paint colors, and building mounted sign.

Applicant Ryan Hunzie, on behalf of the Compass Church, introduced himself and remained available for questions.

The DRB reviewed the plans and discussed:

- *Paint colors*
- *That the applicant may have to accommodate ADA access with exterior improvements in some manner. Such changes could be reviewed and administratively approved by staff.*

A motion to approve the proposal was made by Dominic Askew and seconded by Ed Rinehart and passed with a 4-0 vote.

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

Chair Marquard opened the matter for consideration.

Acting Planning Services Manager Taven M. Kinison Brown presented the design review elements of the civilian reuse proposal and the staff recommendation.

Applicant Lou Bartlett of Wald Ruhnke & Dost, on behalf of the Veterans Transition Center, introduced the proposal and spoke to the need for two options, as the applicant may not have sufficient (future) funding for the preferred alternative of fully enclosed garages and remained available for questions.

The DRB reviewed the plans and discussed:

- *The garage option was preferred over the carport option*
- *Colors were generally good, although modified by the DRB*
 - *Remove the color “Pavilion” beige. Keep “Sandbar.”*
 - *DRB willing to accept RUDG color palette should the applicant wish to use those*
- *Hipped roofs, versus gables. Desire for variety among the several VTC structures*
 - *50% or more of the units will be constructed with the garage option, not carports.*
 - *A variety of gabled roofs and hipped roofs is appropriate and encouraged.*
- *Be aware of cool roof standards. Roof material and color modifications to meet code compliance may be processed at a staff level.*
- *Remove the open-framed wood “screen” that poorly obscures the utility doors.*

A motion to approve the proposal was made by Dominic Askew and seconded by Kathy Biala and passed with a 4-0 vote.

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

Acting Planning Services Manager Taven M. Kinison Brown presented the changes and enhancements presented by the applicant since the item was last reviewed July 20, 2016. Staff clarified that the original proposal had been bifurcated to consider the Observation Deck as a separate and distinct item (see next item 7b). The present review would be for the one- and two-story options than do not include the observation deck option.

Paul Wathen and Peter Castanos and Jeff Cooks presented the rest of their team including architects, Don Ricci and Kurt Donnelly from the Dahlin Group, and Ken Turgen.

The DRB reviewed the plans and discussed:

- *Retaining walls and materials for the approximate 20 lots that have front yard retaining walls. Straight 90 degree cuts are OK for private walks taking access from public sidewalk. Other options such as flairs and columns had been discussed, but not required. (No changes)*
- *Enhancements to the Craftsman architectural option, still needed work. The following enhancements were required and to be included as a condition of approval:*
 - *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.*
- *Colors. A commissioner wanted more accent colors but could not make a recommendation. Another commissioner liked the colors presented and had a recommendation to be included as a condition of approval:*
 - *When there are two body colors, such as for a two story residence, the darker body color shall be the anchor (bottom floor color).*
- *Be aware of cool roof standards. Roof material and color modifications to meet code compliance may be processed at a staff level.*

A motion to recommend approval to the Planning Commission was made by Chair Marquard and seconded by Ed Rinehart and passed with a 4-0 vote.

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

Acting Planning Services Manager Taven M. Kinison Brown presented the changes and enhancements presented by the applicant since the item was last reviewed July 20, 2016. Staff clarified that the original proposal had been bifurcated to consider the Observation Deck as a separate and distinct item.

Paul Wathen and Peter Castanos and Jeff Cooks presented the revised Observation Deck Option.

The DRB reviewed the plans and discussed:

- *One board member cautioned the DRB about trying to “change” the definition or interpretation of the word “story” and that it may lead to great difficulty in implementing the General Plan.*
- *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. This is a massing and*

street appearance issue rather than a privacy issue and recommended as a condition of approval.

- The removal of the trellis and full-roof options for the observation decks served to reduce the mass and presence of the structures, although structures may be as tall as 35 feet in the MHR district.
- These modifications, in combination with the one-story and two story mixes of units serve to reduce the presence of two story structures and is in keeping with the Marina Heights Community Design Guidelines.

A motion to recommend approval to the Planning Commission was made by Chair Marquard and seconded by Ed Rinehart and passed with a 3-1 vote. Member Biala voting no.

8. OTHER ACTION ITEMS:

None

9. CORRESPONDENCE:

None

10. ADJOURNMENT:

The meeting adjourned at 9:55 pm.

ATTEST:

Heather Marquard, Chair
Site and Architectural Design Review Board

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

Date

September 16, 2016

Item No:

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

Design Review Board Meeting
of September 21, 2016

**SITE AND ARCHITECTURAL DESIGN REVIEW BOARD
CONSIDER ADOPTING RESOLUTION NO. 2016- ;
APPROVING SITE AND ARCHITECTURAL DESIGN REVIEW
DR 2016-06 FOR THE SITE PLAN, ELEVATIONS AND
LANDSCAPE PLAN FOR THE WANG 6-UNIT APARTMENT
PROPOSAL LOCATED AT 353 CARMEL AVENUE (APN 032-
221-057-000), SUBJECT TO CONDITIONS**

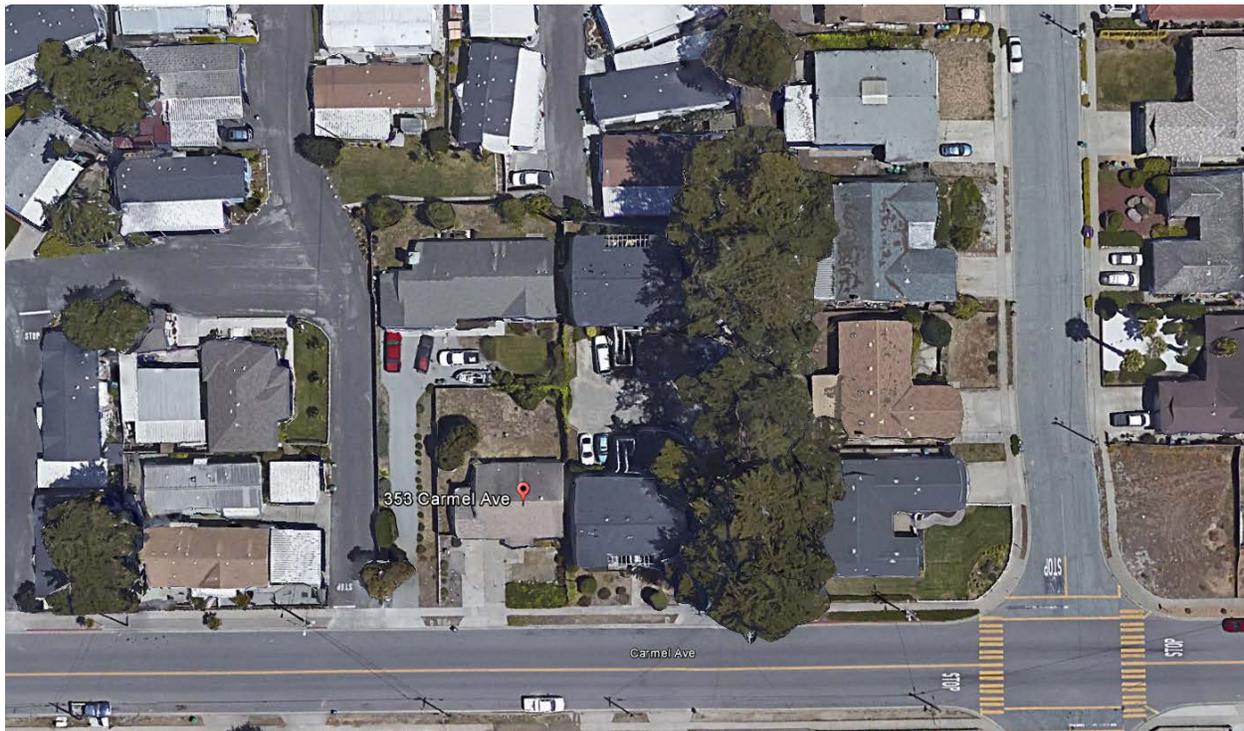
REQUEST:

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

1. Consider adopting Resolution No. 2016- , approving Site and Architectural Design Review DR 2016-06 for the site plan, elevations and landscape plan for the Wang 6-Unit Apartment Proposal located at 353 Carmel Avenue (APN 032-221-057-000), subject to conditions.

BACKGROUND:

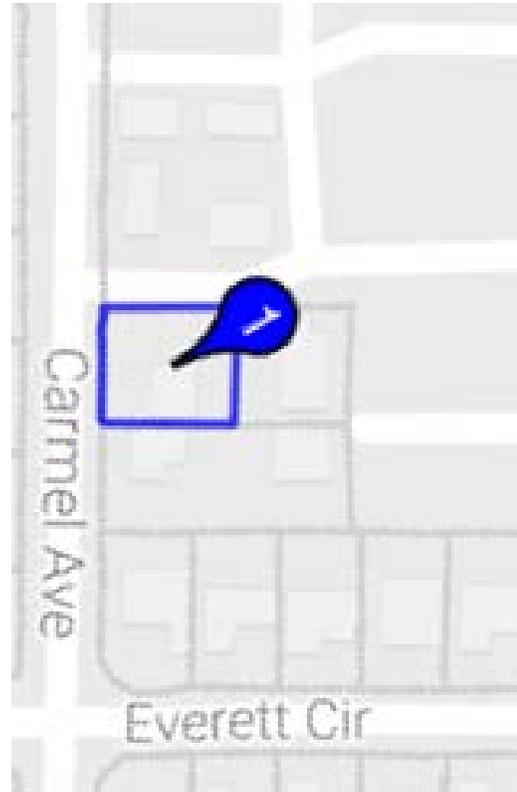
On April 7, 2016 a Site Plan and Architectural Design Review Application and Use Permit proposal was submitted by Aaron Tollefson of the AST Design Group on behalf of Luna Wang to demolish an existing 1,082 square foot single family dwelling and to construct a 6-Unit apartment building.



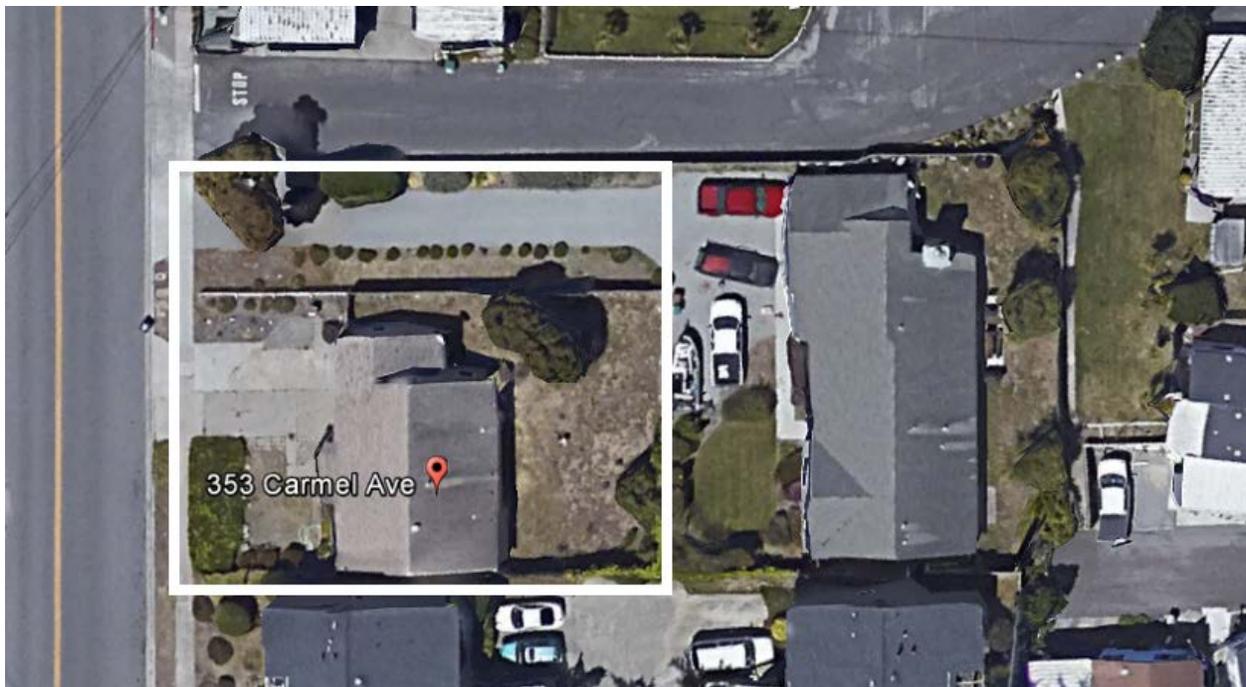
Location and Vicinity. The subject property is an 8,800 square foot (0.20 acre) parcel along the east side of Carmel Avenue, between Vaughn Avenue and Everett Circle. To the north of the property is the Cypress Square Mobile Home Park and to the east, south and west are apartments and single family homes.

While the property is developed in flag-lot fashion, 353 Carmel Avenue is a square property that includes a driveway (easement) to an independent parcel in the rear, 351 Carmel Avenue.

General Plan and Zoning. The General Plan Land Use Designation for the property is Multi-Family Residential, allowing 15-35 dwelling units/acre. The Zoning Designation is R-4 Multiple Family Residential District. Multiple dwellings and dwelling groups not exceeding twenty-five units per acre are permitted uses in this district and 26-35 units per acre can be conditionally permitted. Site Plan and Architectural Design Review is required for projects that include more than one dwelling unit on a single parcel.



As the property is 0.20 acres in size and the applicant has proposed 6 units, the proposed density is 29.7 units per acre requiring a Conditional Use Permit from the Planning Commission. Following DRB review, the question of the additional density will be scheduled for the Planning Commission. The property is not located within the Downtown Vitalization Area subject to specific plan requirements.



ANALYSIS:

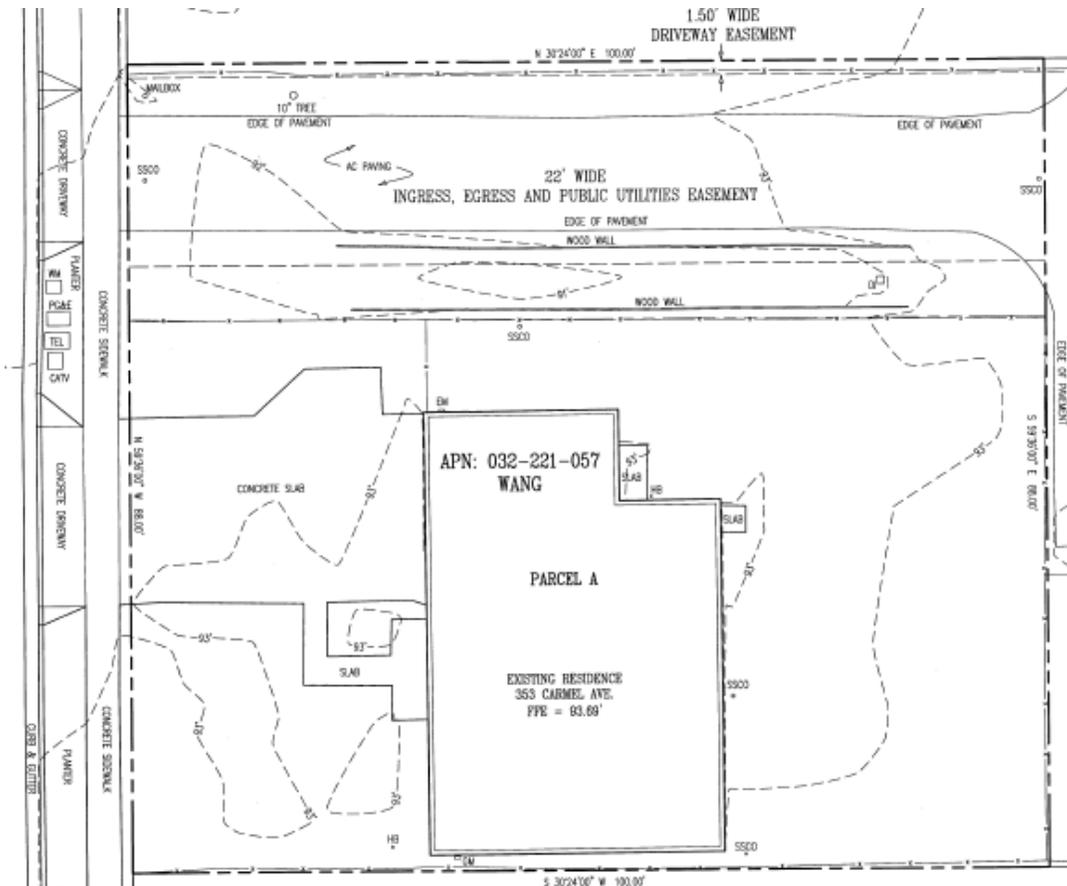
Compliance with Development Standards for the R-4 Zoning District. Please see the attached Planning Department worksheet verifying that the proposed project is consistent with the Development Standards of the R-4 Zoning District, subject to the Planning Commission granting a Use Permit for the density above 25 units per acre. Please refer to the full-sized folded plan set included with the staff report, **EXHIBIT A.**

Scope of Work. The scope of work includes demolition of an existing 1,082 square foot single family dwelling, construction a new 6-unit two-story apartment building, and the addition of seven solar panel-covered parking stalls.

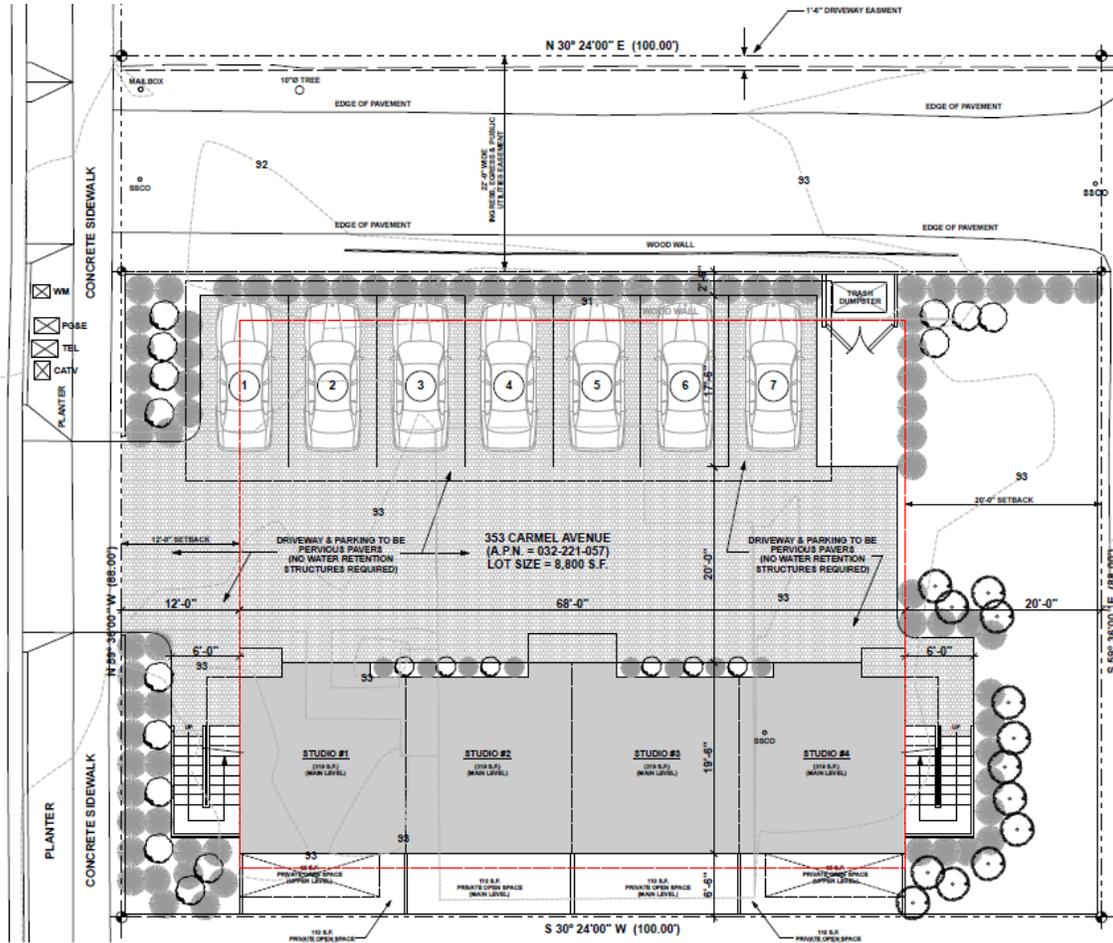


Site Plan

The Existing Site Plan. The 88-foot wide parcel is encumbered by a 22-foot wide Ingress, Egress and Utilities Easement that serves the rear residence at 351 Carmel Avenue. The large tree, driveway, low bushes and dried grasses that lead to 351 Carmel Avenue will remain largely unchanged. The balance of the property including the white picket fence, surrounding fences, flat work, street-front shrubbery and the house will be removed to prepare the site for new construction.



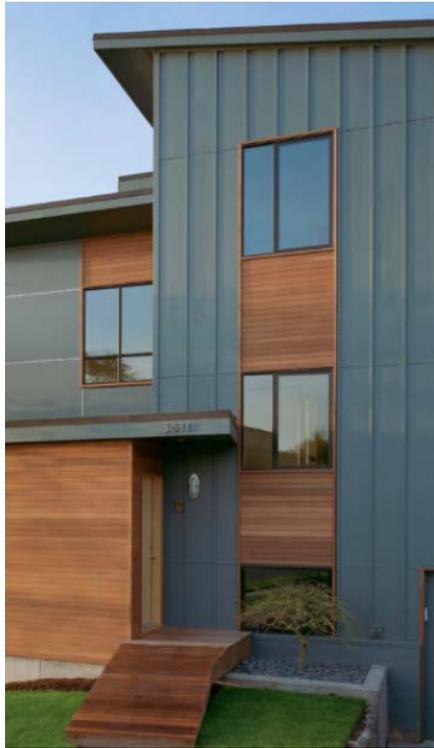
The Proposed Site Plan. The proposed apartment building will include four studio apartments at ground level at 319 square feet each (1,276 square feet). The second floor will also be 1,276 square feet but will be divided into two units at 638 square feet each. The driveway and seven-space carport areas will be covered with pervious pavers. A trash and recycling enclosure will be placed adjacent to the seventh space.



Front and rear setbacks have been designed to the minimum standards of 12 feet and 20 feet respectively. The front and rear stairways encroach into these setbacks per the allowances of the Zoning code to encroach as much as 6 feet. The lower level units include 110 square foot patios, exceeding the 80 square foot standard and the two 65 square foot upper story balconies exceed the 40 square foot standard. A rear common yard has been provided in the rear setback that includes the 1,800 square foot balance of common open space required for the project.

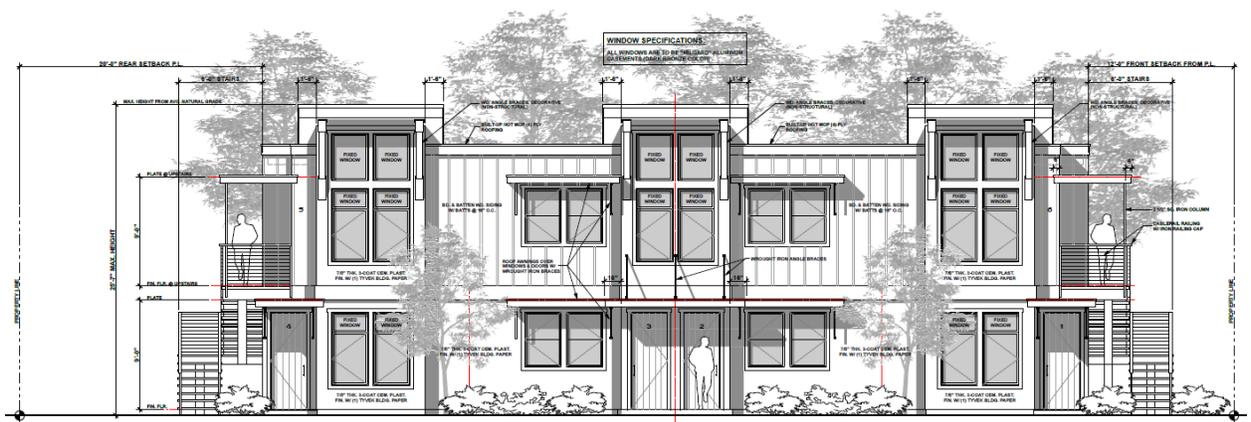
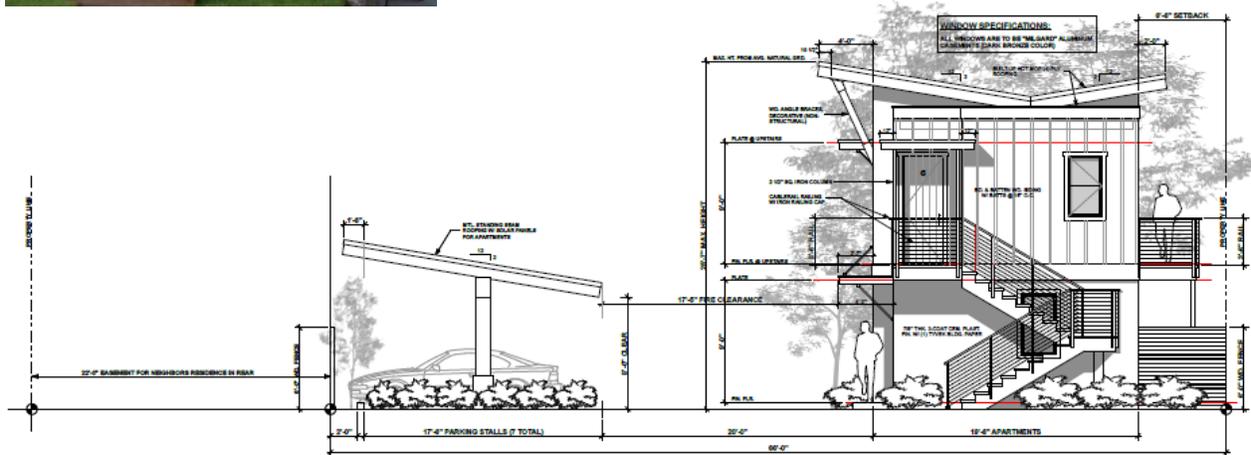
The site plan presented is a familiar and repeated pattern in Marina with a strip of parking and line of apartments offset from a central driveway. While meeting the development standards of the R-4 District (excepting the increased density to be considered by the Planning Commission), the City presently does not have architectural or street wall design standards in place that present a higher qualitative bar than satisfaction of setback, open space and height standards, etc.

Elevations, Materials and Colors



Architectural features of the new 6-unit apartments will include board and batten wood siding, with the batts at 16” on-center on the second story, and cement plaster (stucco) on the first floor level and selected panels of the second floor. All windows are to be aluminum casement. Decorative wood angle braces will prop-up angled sections of the hot-mopped (2/12) roofing, and wrought iron angle braces will prop-up horizontal roof awnings over the casement windows. The front and rear stairways to the two upper story apartments will have side-fenced cable rail and hand-rails with iron railing caps. Ground floor patios will be enclosed with 6 foot tall wood fencing. The two second floor patio/balconies will be fenced with 42 inch high cable rail hand-rails to match the treatment of the two staircases.

The seven-car parking area will be covered with a metal standing seam roof with solar panels to offset the electricity use of the apartments. The roof angle will mirror the main roof angle with a 2/12 slope.



Paint colors and a manufacturer have not been named in the applicant's submittal in **EXHIBIT A**, but three colors are indicated in the grey family with the main body color being a medium grey, the tower element being a lighter grey and the windows and doors being treated in a darker grey color.

Architecturally, staff considers the use of materials and the retro-pitched roof design, and wood and metal angled braces to be refreshing for the City and this neighborhood. While the proposal meets the setback and development code standards, staff would have been more pleased had the building been turned to give a greater street presence than the 20 feet of building frontage along this 88 foot parcel frontage.

Conceptual Landscape/Hardscape Plan Sheet A1.3 of the applicant's package includes the Landscape Plan and Stormwater Drainage Plan. Classic English Lavender is suggested as the primary shrub, with Spring Starflower and Coreopsis Grandiflora as accents. All ground cover will be "gorilla hair."

Classic English Lavender



Spring Starflower



Coreopsis Grandiflora



Water Use Classifications of Landscape Species (WUCOLS): Classic English Lavender (native to the Mediterranean) and Spring Starflower (Native to Argentina) are listed as low water uses, and Coreopsis Grandiflora (non-native to CA) as a medium water user. Gorilla hair is made from double-ground redwood bark and Western red cedar, and needs no water.

Development Review Committee

Staff solicited development review comments from the Police Department, Fire Department, and Public Works and Building Services divisions. No comments were received from the Police Department; the Fire Department acknowledged a complete application, but had no conditions to add. A second look by the Fire Department required an adjustment to the carport and the horizontal eye brow roof elements above the ground floor entry doors to assure a satisfactory fire clearance access width in the driveway at 17.5 feet (Revised Sheets A1.6 and A1.7, dated September 14, 2016). The Public Works Division included several standard conditions of approval that have been attached to the suggested resolution. The Building Division initially had concerns about the interior configuration of the four ground-floor apartments, but the designer was able to make an adjustment to the interior configuration that met the needs of the Building Code and Building Official.

City Design Guidelines

Prior to issuance of Building permits, the applicant shall demonstrate to the satisfaction of the Planning Services Division that the project meets the standards of the City of Marina Design Guidelines. Presently, staff has only identified that the trash enclosure needs to be up-sized to include recyclable materials and to include a separate person-door, and that lighting fixtures could

be detailed and brought forward. Otherwise, while not addressing architecture, the City of Marina's Design Guidelines do address these items (enclosures and lighting) and the applicant will need to enhance plans with sufficient detail to demonstrate compliance to staff prior to issuance of permits. Staff believes these to be rather straightforward and is not expecting complications.

Findings for Architectural Review

While it is true that the City needs to update and modernize the findings for Site Plan and Architectural Design Review decisions, presently they remain worded as they have for many years:

“17.50.040 Board action. The board shall consider all necessary plans, drawings and statements in an endeavor to encourage buildings, structures, or other improvements to be designed and constructed, and so located, that they will not be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the city, impair the desirability of residence or investment or occupation in the city, limit the opportunity to obtain the optimum use and value of the land and improvements, impair the desirability of living conditions on or adjacent to the subject site, conform with the standards included in the local coastal land use plan and/or otherwise adversely affect the general welfare of the community.”

In the attached draft resolution for DRB action, staff has included these findings and suggested justification statements to answer in the affirmative and approve the project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This project is categorically exempt from environmental review in accordance with Section 15303. New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

CONCLUSION:

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

Respectfully submitted,

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

Planning Review Attachment

353 Carmel Avenue – Wang Property 6-Unit Apartment

- Work Plan and Development Review Comments

City of Marina File Numbers: UP 2016-03, DR 2016-06

Scope of Work

DEMOLITION OF EXISTING 1,082 S.F. SINGLE FAMILY DWELLING.

NEW (6) UNIT APARTMENT BUILDING, 2-STORIES (2,552 S.F. TOTAL)

Main level (4) studios:	1,276 total sf	
Main level studio size:	319 sf each	(4 units)
Upper level (2) studios:	1,276 total sf	
Upper level studio size	638 sf each	(2 units)
Total:	2,552 sf	

NEW (7) PARKING STALLS W/ COVERING FOR SOLAR PANELS.

Planning Department Review

Document Context for Review	Project Information	
<ol style="list-style-type: none"> 1. General Plan Review <ol style="list-style-type: none"> a. Designated MF Multiple Family – Orange 2. Zoning Code Review – MF 3. Design Guidelines for Landscape, Lighting, Site and Parking Lot Design. 4. CEQA Review and Scoping 5. Letter of Guidance to applicant 	<p>PARCEL NUMBER: 032-221-057</p> <p>MARINA ZONING: R-4</p> <p>SITE AREA: 8,800 S.F.</p> <p>CONSTRUCTION TYPE: V-B</p> <p>OCCUPANCY TYPE: R-3</p> <p>STORIES: TWO (2)</p> <p>SEWER SYSTEM: PUBLIC SEWER</p> <p>REQUIRED SETBACKS: FRONT YARD SETBACK: 12'-0" SIDE YARD SETBACK: 5'-0" REAR YARD SETBACK: 20'-0" (PROPERTY BUTTS UP TO R-1)</p> <p>SQUARE FOOTAGE: MAIN LEVEL (4) STUDIOS: 1,276 S.F. UPPER LEVEL (2) STUDIOS: 1,276 S.F. TOTAL: 2,552 S.F.</p> <p>MAIN LEVEL STUDIO SIZE: 319 S.F. EACH (4 UNITS) UPPER LEVEL STUDIO SIZE: 638 S.F. EACH (2 UNITS)</p> <p>SITE COVERAGE: MAIN LEVEL APARTMENTS: 1,276 S.F. TOTAL SITE COVERAGE: 1,276 S.F.</p> <p>PARKING REQUIREMENTS: (1) SPACE PER STUDIO: 6 PARKING STALLS (1 PER STUDIO) (1) VISITOR SPACE: 1 PARKING STALL TOTAL PARKING REQUIRED: 7 TOTAL PARKING STALLS REQ.</p> <p>OPEN SPACE REQUIREMENTS: 300 S.F. PER STUDIO 1,800 S.F. (6 UNITS x 300)</p> <p>80 S.F. PRIVATE SPACE PER STUDIO (MAIN LEVEL): 320 S.F. (4 UNITS x 80) (COMBINED)</p> <p>40 S.F. PRIVATE SPACE PER STUDIO (UPPER LEVEL): 80 S.F. (2 UNITS x 40) (COMBINED)</p>	
<p style="text-align: center;">Zoning Code R-4 Section 17.20</p> <ol style="list-style-type: none"> 1. Open Space Requirement: 17.20.040 <ol style="list-style-type: none"> a. Three hundred fifty square feet per one-bedroom unit. (Project requires 2,100 sf: project provides 1,800 sf common yard area and 570 sf private OS {2,370 sf} OK) b. Minimum Private Open Space Required. Eighty square feet for ground floor units and forty square feet for second story units. (Each ground floor unit provides 110 sf OK) (Each Upper floor unit provides 65 sf. OK) 		

<p>2. Height: 42 feet max and three stories (Project height is 25'7" maximum OK.)</p> <p>3. Site Area: site width 6,000 sf minimum. Site has 8,800 sf OK)</p> <p>4. Density Limitations: 15 – 35 units per acre. Project proposes 30 units per acre with a Use Permit. (OK if approved by PC)</p> <p>5. Site Width 60 feet. 88 feet OK</p> <p>6. Site Depth Not to exceed 3 x site width 100 ft. OK)</p> <p>7. Site Coverage 60 % allowed – 14.5 % proposed</p> <p>8. Front Yard - 12 min required. 12 feet shown for main with stairways encroaching 6 feet. (Open stairway may encroach up to 6 ft in front yard per Section 17.06.070C) OK.</p> <p>9. Side yard – 5 feet min. 6'6" on residential side with balcony encroachments</p> <p style="padding-left: 20px;">a. (Solar panels and parking appear to be within setback, yet are 22 feet from pl across driveway to rear parcel (OK))</p> <p style="padding-left: 20px;">b. East side uncovered porches / balcony may encroach too far. Only 3 feet extension allowed per Section 17.06.070 C)</p> <p>10. Rear Yard. 10 feet (Property surrounded by R-4 zoning) except across Carmel. 20 ft rear building setback with 6 foot stairway encroachment)</p> <p style="padding-left: 20px;">a. Open stairway may encroach up to 6 ft in rear yard per Section 17.06.070C) OK.</p> <p>11. Special Yards: No Special Yards. OK.</p> <p>12. Inclusionary Housing: 20 units is the trip wire. 6 units proposed. OK.</p> <p>13. 17.21.160 Density Bonus. Must be requested/ applied for and concessions asked for. (None requested None Necessary. OK)</p>	<p>TOTAL COMBINED OPEN SPACE REQUIREMENT: FIRE SPRINKLER REQUIREMENT:</p> <p>MAXIMUM HEIGHT ALLOWED:</p> <hr/> <p>R-4 Zone 17.20.030 Conditional Uses E. Multiple dwellings and dwelling groups exceeding a density of twenty-five units per acre;</p> <p>Project Requires</p> <ul style="list-style-type: none"> • Use permit to exceed twenty units per acre. Project = 30 d/u/acre • DRB Review required for “more than one dwelling unit on a single parcel 	<p>1,800 S.F. OPEN SPACE REQUIRED FIRE SPRINKLERS REQUIRED</p> <p>42'-0" MAX. ALLOWED HEIGHT</p> <hr/> <p>Other considerations</p> <p>Park Dedication and In-lieu Fee</p> <p>Impact Fees: Schools, Roads, etc.</p> <p>Solar: State and Local Requirements</p> <p>Fire and Irrigation Backflows</p> <p>On site drainage</p>												
	<p>Parking: Chapter 17.44</p> <p>(6) studios (1 + 1/5)</p> <table border="1" data-bbox="1187 1297 1476 1488"> <tr> <td>6</td> <td>(.2) 1</td> <td>7</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td>1</td> <td>7</td> </tr> <tr> <td></td> <td></td> <td>Total</td> </tr> </table> <p>Project requires 7 parking spaces, 6 of those need to be covered. (Covered OK, 7 shown covered with solar). One needs to be for visitors.</p>		6	(.2) 1	7				6	1	7			Total
6	(.2) 1	7												
6	1	7												
		Total												

Resolution

RESOLUTION NO. 2016 –

A RESOLUTION OF THE CITY OF MARINA SITE AND ARCHITECTURAL DESIGN REVIEW BOARD APPROVING SITE AND ARCHITECTURAL DESIGN REVIEW DR 2016-06 FOR THE SITE PLAN, ELEVATIONS AND LANDSCAPE PLAN FOR THE WANG 6-UNIT APARTMENT PROPOSAL LOCATED AT 353 CARMEL AVENUE (APN 032-221-057-000), SUBJECT TO CONDITIONS.

WHEREAS, the subject property is an 8,800 square foot (0.20 acre) parcel along the east side of Carmel Avenue, between Vaughn Avenue and Everett Circle, and;

WHEREAS, the General Plan Land Use Designation for the property is Multi-Family Residential, allowing 15-35 dwelling units per acre, and;

WHEREAS, the Zoning Designation is R-4 Multiple Family Residential District. Multiple dwellings and dwelling groups not exceeding twenty-five units per acre are permitted uses in this district and 26-35 units per acre can be conditionally permitted, and;

WHEREAS, Site Plan and Architectural Design Review is required for projects that include more than one dwelling unit on a single parcel, and;

WHEREAS, on April 7, 2016 a Site Plan and Architectural Design Review Application and Use Permit proposal was submitted by Aaron Tollefson of the AST Design Group on behalf of Luna Wang to demolish an existing 1,082 square foot single family dwelling and to construct a 6-Unit apartment building, and;

WHEREAS, as the property is 0.20 acres in size and the applicant has proposed 6 units, the proposed density is 29.7 units per acre requiring a Conditional Use Permit from the Planning Commission, and;

WHEREAS, the property is not located within the Downtown Vitalization Area subject to specific plan requirements, 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 September 21, 2016 meeting, and;

WHEREAS, the Site and Architectural Design Review Board of the City of Marina finds the proposed project consistent with the Development Standards of the R-4 Zoning District, subject to the Planning Commission granting a Use Permit for density above 25 units per acre, and;

WHEREAS, the Site and Architectural Design Review Board of the City of Marina finds the elevations, materials and colors satisfactory, and;

WHEREAS, the Site and Architectural Design Review Board of the City of Marina finds the applicant's Conceptual Landscape/Hardscape Plan satisfactory.

NOW, THEREFORE BE IT RESOLVED by the Site and Architectural Design Review Board of the City of Marina that it hereby approves design review application DR 2016-06 for the site plan, elevations and landscape plan for the 6-unit Wang apartment proposal at 353 Carmel Avenue, based upon the following findings, and subject to the following Conditions of Approval:

Findings

1. Site and Architectural Design Review DR 2016-06 – The board has considered all necessary plans, drawings and statements and that, as conditioned, the proposed buildings, structures, and other improvements have been designed and constructed, and so located, that they will not:
 - a. Be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the City, in that, the proposed contemporary architectural style and features of the new apartments present a fresh appearance of new construction in the City, and are consistent with the development standards of the R-4 Zoning District.
 - b. Impair the desirability of residence or investment or occupation in the City, in that, as above, the proposed contemporary architectural style and features of the new apartments present a fresh appearance of new construction in the City, and are consistent with the development standards of the R-4 zoning District. The apartments represent new opportunities for residency and occupation in the City.
 - c. Limit the opportunity to obtain the optimum use and value of the land and improvements, in that the property owner is demolishing a single family residence and constructing a 6-unit apartment project, taking advantage of the multi-family improvements allowed by the zoning code and likely increasing the value of the land.
 - d. Impair the desirability of living conditions on or adjacent to the subject site, in that, while apartments are a more intensive use of land, the single family residence represented an underutilization of the land in an R-4 District. By providing new opportunities for residency consistent with the development standards of the code, the applicant could be said to be increasing the desirability of living conditions on or adjacent to the subject site.
 - e. Otherwise adversely affect the general welfare of the community, in that, as above, the project presents new investment and new residential opportunities in the neighborhood and has been designed to City standards.

Conditions of Approval

1. Conditional Use Permit. Prior to submittal of plans for building permits, the applicant is required by Municipal Code Section 17.20.030 E. to secure a Use Permit from the Planning Commission for the requested density above 25 units per acre (29.7 units per acre). Five units would be allowed without the need for a Use Permit, the applicant has requested six.
2. Prior to issuance of Building permits, the applicant shall demonstrate to the satisfaction of the Planning Services Division that the project is consistent with the City of Marina Design Guidelines, including the trash and recycling enclosure, external lighting and landscape.
3. Substantial Compliance – All construction, colors and materials shall be accomplished in substantial accordance with the Site and Architectural Design Review Board’s review and determinations.
4. Building Permits – The applicant shall obtain all necessary building permits from the Marina Building Division prior to construction activity.
5. Fire Department – Marina Fire Department standard conditions shall be implemented to the satisfaction of the Fire Chief.
6. Public Works Conditions:
 - a. Provide the following for the next submittal:
 - i. Preliminary Title Report not more than 6 months old.
 - ii. Geotechnical Report for the proposed project with all Figures & Appendices
 - iii. Hydrology Report for the proposed on-site drainage system.
 - iv. Provide a detailed demolition plan showing all existing structures, site fixtures, and landscaping to be removed.
 - b. Preliminary Grading shows an effected area larger than 5,000 square feet. City standards require complete on-site retention of storm water runoff.
 - i. Show grading (e.g. contours, spot elevations, conveyance systems, etc.) to retain all on-site runoff.
 - ii. Show all proposed spot elevations showing positive drainage away from all proposed structures and property lines.
 - iii. Show the filtration (for parking lots) and retention system for capturing onsite runoff.
 - c. Identify all site fixtures, such as retaining walls and curbs, with top and bottom of wall elevations.
7. All landscape and ground improvements shall be installed prior to occupancy of the first unit.
8. Prior to occupancy of the first unit, contact the Planning Services Division 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 21st day of September, by the following vote:

AYES, BOARD MEMBERS:

NOES, BOARD MEMBERS:

ABSENT, BOARD MEMBERS:

ABSTAIN, BOARD MEMBERS:

Heather Marquard, Chair

ATTEST:

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

September 16, 2016

Item No:

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

Design Review Board Meeting
of September 21, 2016

**SITE AND ARCHITECTURAL DESIGN REVIEW BOARD
CONSIDER ADOPTING RESOLUTION NO. 2016-
RECOMMENDING THAT THE PLANNING COMMISSION
MAKE A COMPLIANCE DETERMINATION WITH THE
APPROVED STYLE CONCEPTS AND SPECIFICATIONS IN
THE MARINA HEIGHTS COMMUNITY DESIGN
GUIDELINES FOR THE RENASCI HOMES PROPOSED
SPANISH, COTTAGE, CRAFTSMAN, AND MONTEREY
STYLED ARCHITECTURAL DESIGNS (DR 2016-10) (MARINA
HEIGHTS SPECIFIC PLAN AREA), SUBJECT TO
CONDITIONS**

REQUEST:

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

1. Consider adopting Resolution No. 2016- , recommending that the Planning Commission make a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the Renasci Homes proposed Spanish, Cottage, Craftsman, and Monterey styled architectural designs (DR 2016-10) (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 approved Final Environmental Impact Report for the Marina Heights Specific Plan project, the Specific Plan, a Tentative Subdivision Map, and findings for consistency with the Fort Ord Reuse Plan. On March 16, 2004, the City Council added the Marina Heights Residential Zoning District to the City's Zoning Ordinance and approved the Marina Heights Development Agreement.

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

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

In August of 2007, the new subdivision applicant presented the first of the architectural and landscape proposals for the Marina Heights subdivision and submitted for the Cottage and Craftsman styled units.¹

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

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

In April, May and June of 2016, the firm Wathen and Castanos approached the City with an intent to begin construction soon in the project areas. Architectural plans for Craftsman, Ranch, Spanish and Cottage style models (no Monterey) were presented to staff. Wathen and Castanos presented a new contemporary “Cottage style” unit (among the other designs) and received approval from the DRB August 17, 2016 and the approval was confirmed by the Planning Commission, September 8, 2016.

On July 29, 2016 design review fees were paid and formal Site and Architectural Design Review plans were submitted to the City by Renasci Homes for the Spanish, Cottage, Craftsman, and Monterey styled units (no Ranch style) that Renasci wants to construct at Sea Haven on the smaller 2,625 square foot lots.

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

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

ANALYSIS:

As presented to the Site and Architectural Design Review Board in July and August 2016 for the four architectural styles presented by Wathen and Castanos, this report will be similar in format and organization. In the July and August reviews and approvals, the “bar was set” for the Cottage, Craftsman, Spanish and Ranch styles. This review will newly look at the Monterey style, while measuring the Renasci Homes’ Cottage, Craftsman, and Spanish styles against the recent “bar.”

The analysis section will include a brief reintroduction to the pertinent sections of the Marina Heights Community Design Guidelines (MHCDGs) and then will introduce the architectural styles

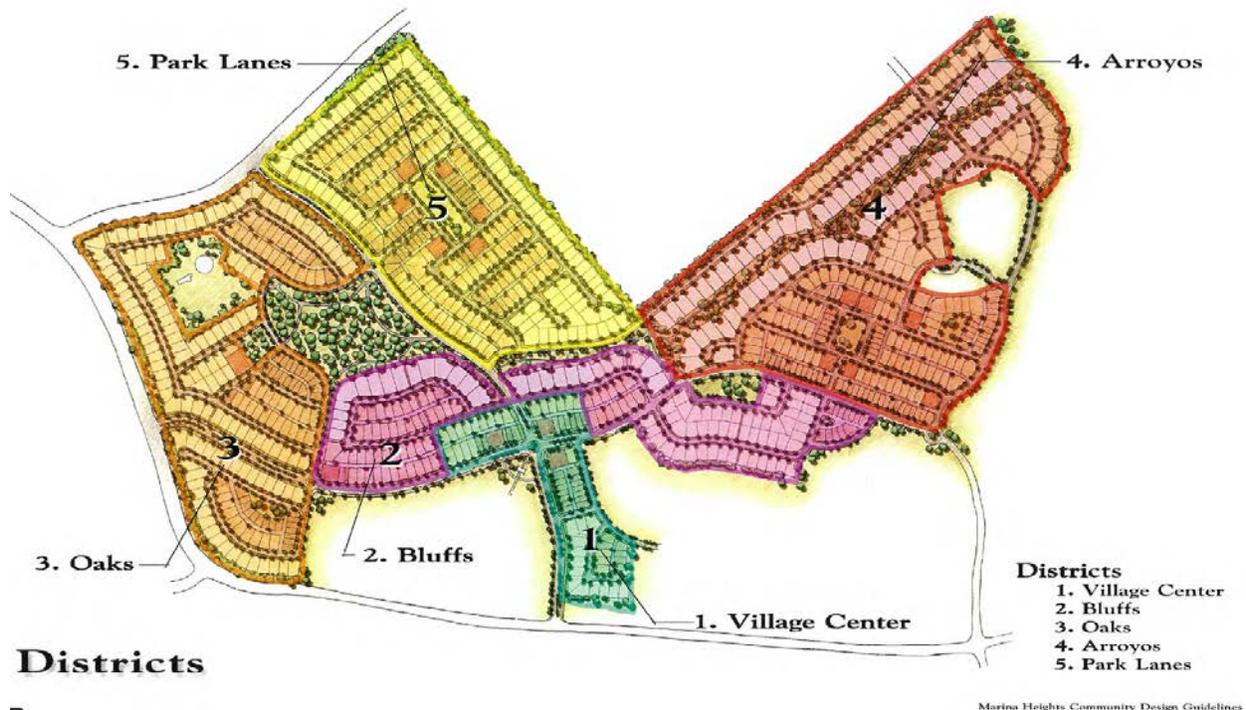
¹ However, in the present day (September 2016) staff has not been able to find these exhibits in City files, and recently Wathen and Castanos was not able to retrieve the (2007) Cottage and Craftsman styled exhibits from the ownership group for the Marina Heights subdivision.

presented by Renasci Homes. Following architecture, the landscaping proposal will be reviewed, and a staff recommendation to the DRB will be made.

Marina Heights Community and Design Guidelines

The MHCDG document is organized into four sections: A - Introduction, B - Community Patterns, C - Architectural Patterns, and D - Landscape Patterns. Drawing from the A-1 Introduction Section, “The 1,050 homes in Marina Heights are distributed in five distinct neighborhoods and each neighborhood includes a variety of home types and styles. A natural arroyo and oak grove area run nearly the length of the entire property.” By name, the five districts are: 1. Village Center, 2. Bluffs, 3. Oaks, 4. Arroyos, 5. Park Lanes. See figures below:

B-1 District Patterns - Design Concept & Objectives



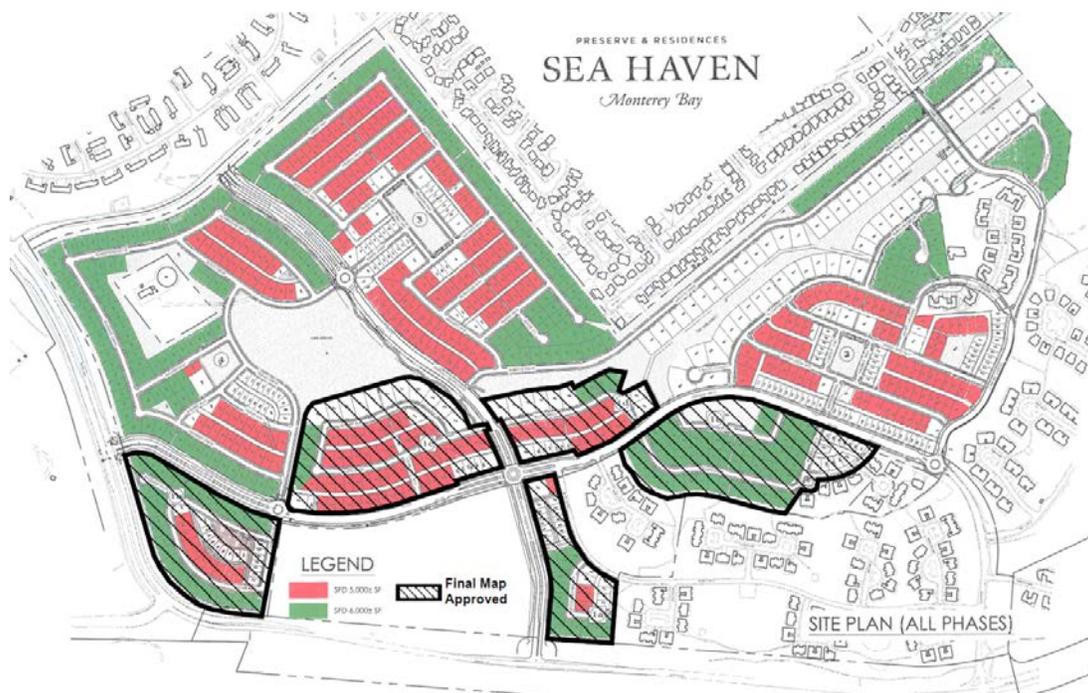
1. **Village Center** – Adjacent to the community park, the Village Center is an eclectic mix of styles held together by a common landscape theme and community entry promenade.
2. **Bluffs** – With predominantly larger homes with views towards the ocean, the Bluffs incorporates an overall Spanish style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

Within the five districts of the new Sea Haven subdivision as described above, are a variety of minimum lot sizes ranging from 2,625 square feet in lot area to 10,400 square feet in area. This mixture of lot sizes is shown in the next figure below (Figure: Marketing Exhibit - All Phases).

The present proposal before the DRB and Planning Commission is for the housing types for the 2,625 square foot lots that are shown in yellow on the following exhibit from the Marina Heights Community Design Guidelines. Excepting the large-lot Arroyos District, the 2,625 square foot lots are represented throughout the 1,050-unit Sea Haven project area. (Figure – Sea Haven Marketing Exhibit – All Phases). The figure that follows has been included only to show the hatched areas ready for construction in the first approved Final Map area (Figure – Sea Haven Preserve & Residences Monterey Bay).



Figure: Marketing Exhibit - All Phases



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

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

APPLICANT’S MATERIALS

Available for review at the Community Development Department Planning Services Counter and included with the DRB staff report, the applicant’s design review materials include:

- A bound “Design Review Submittal” with:
 - A Design Narrative
 - Streetscene
 - Typical Plot Plan
 - Lot Exhibit (Lot locations within Sea Haven)
 - Five two-story floor plan offerings
 - Plan 1 1,113 square feet
 - Plan 2 1,362 square feet
 - Plan 3 1,515 square feet
 - Plan 4 1,768 square feet
 - Plan 5 1,908 square feet
 - Elevations and architectural treatments for 4 styles:
 - Spanish
 - Cottage
 - Craftsman
 - Monterey
 - Color Palettes (paper)
 - Landscape Design
- Two binders: “Color Palettes.” (Binders to be available at the September 21, 2016 review).

ARCHITECTURAL REVIEW

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

The Design Review Board’s review of Renasci Homes’ five plan types, four architectural styles and color schemes will be measured against the goals of Section A-2 of the Design Guidelines (as introduced above) and the recent DRB review and Planning Commission consistency determination for the Spanish, Cottage and Craftsman Architectural styles. The Monterey style is new to the table.

Consistency with Design Guidelines. Mirroring the staff presentation to the DRB on July 20, 2016, staff has brought forward the design criteria from the Marina Heights Community Design Guidelines for each of the proposed designs by Renasci Homes.

Spanish - Marina Heights Community Design Guidelines (MHCDGs).

- 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

Visual examples of the Spanish style included in the MHCDGs



Examples of the Spanish Style determined consistent with the MCDGs by the DRB August 17, 2016 and Planning Commission September 8, 2016 (“the bar”).



Renasci Homes proposals for the Spanish style



Plan 1 (2 Bedroom BMR*)



Plan 2 (3 Bedroom BMR)



Plan 3



Plan 4



Plan 5

*BMR= Below Market Rate

Each of these plans for the Spanish style include: low pitched roofs, single or multiple arched openings and recesses, stucco exterior finish, asymmetrical massing, projected windows and door balconies with wrought iron railings, round or square columns. Exposed shaped rafter tails are not observed.

Cottage - Marina Heights Community Design Guidelines (MHCDGs).

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

Visual examples of the Cottage style included in the MHCDGs



Examples of the Cottage style determined consistent with the MCDGs by the DRB August 17, 2016 and Planning Commission September 8, 2016 (“the bar”).



Renasci Homes proposals for the Cottage style

	
<p>Plan 1 (2 Bedroom BMR)</p>	<p>Plan 2 (3 Bedroom BMR)</p>
	
<p>Plan 3</p>	<p>No Plan 4 proposed for this style</p>
	
<p>Plan 5</p>	

Each of these plans for the Cottage style include gabled and hipped roof forms. No bell cast or flared roof treatments at the eave are observed, and none were approved or conditioned by the DRB for the Cottage style. No roof dormers or gabled end venting are observed. Stucco and stone

have been incorporated, though the stucco is not to be sculpted. Chimneys are no longer permitted by state law. Asymmetrical massing and steeper roofs are observed.

Craftsman - Marina Heights Community Design Guidelines (MHCDGs).

- 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

Visual examples of the Craftsman style included in the MHCDGs



Examples of the Craftsman style determined consistent with the MCDGs by the DRB August 17, 2016 and Planning Commission September 8, 2016 (“the bar”).



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. Final design to be approved at a staff level.

Renasci Homes proposals for the Craftsman style



These plans for the Craftsman style include: low pitched hipped roofs, modest overhangs with extended rafters, no roof dormers, two story massing, combination of exterior wall materials although no siding or board and batten are observed. There are a variety of porch features, multi-paned windows with wood surrounds. Massing is asymmetrical, differing from a true craftsman style. Asymmetry for this style was allowed / approved by the DRB for the Craftsman style reviewed previously

Monterey - Marina Heights Community Design Guidelines (MHCDGs).

The Monterey style is characterized by:

- Gable or gambrel roofs, typically low pitched 3:12 or 4:12 slope
- Tight rake and extended 12" eaves with exposed rafter tails
- Shutter accents at doors and windows with wood or stucco trim surrounds
- Stucco as the predominate finish with brick and siding used as accent materials
- Broad porches and balconies with exposed decorative wood detailing
- First and second stories frequently have different cladding materials, with wood being the common second story material

Visual examples of the Monterey style included in the MHCDGs



Renasci Homes proposals for the Monterey style



Roofs are gabled and hipped. Rakes and eaves appear to extend less than 12 inches. No additional side or rear elevations are shown to confirm exposed rafter tails. No shutter accents at doors and windows are shown, although windows are trimmed with wood surrounds. Stucco is the

predominant finish, though no brick or siding are used as accent materials. Both plans do include porches with exposed decorative wood siding. Materials of the first and second story are not differentiated.

Other notes. Each of the proposed plan shapes 1-5 meet the setback and coverage requirements and development standards of the MHCDGs, as evidenced by the representative plot plans submitted with the applicant's materials. Most of the structures do not exceed 25 feet in height with only the Plan 5 Cottage rising to 27'- 1", well below the 35 foot maximum height limit for the Marina Heights Specific Plan area.

LANDSCAPE REVIEW

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

Each of the four schemes on pages 48 and 49 of the applicant's Design Review Submittal draw from the approved plant palette of the Marina Heights Community Design Guidelines. The only outstanding item apparent to staff are the single Fruitless Olive trees proposed to complement the Spanish style architecture. While not included in the MHCDGs, the suggestion seems appropriate to staff.

Staff has included a condition of approval in the attached resolution, requiring the proposed landscape plans to be fully drawn from the approved landscape palette of Section D of the Design Guidelines, unless specifically determined appropriate and consistent by the Design Review Board. All subsequent landscape revisions shall be submitted for staff review and approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

CONCLUSION:

This request is submitted for Site and Architectural Design Review Board consideration and recommendation to the Planning Commission for final action.

Respectfully submitted,

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

RESOLUTION NO. 2016 –

A RESOLUTION OF THE CITY OF MARINA SITE AND ARCHITECTURAL DESIGN REVIEW BOARD 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 RENASCI HOMES PROPOSED SPANISH, COTTAGE, CRAFTSMAN, AND MONTEREY STYLED ARCHITECTURAL DESIGNS (DR 2016-10) (MARINA HEIGHTS SPECIFIC PLAN AREA), SUBJECT TO CONDITIONS.

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, and;

WHEREAS, in August of 2007, the new subdivision applicant presented the first of the architectural and landscape proposals for the Marina Heights subdivision and submitted for the Cottage and Monterey Craftsman styled 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 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 In April, May and June of 2016, the firm Wathen and Castanos approached the City with an intent to begin construction soon in the project areas. Architectural plans for Craftsman, Ranch, Spanish and Cottage style models (no Monterey) were presented to staff. Wathen and Castanos presented a new contemporary “Cottage style” unit (among the other designs) and received approval from the DRB August 17, 2016 and the approval was confirmed by the Planning Commission, September 8, 2016, and;

WHEREAS, on July 29, 2016 design review fees were paid and formal Site and Architectural Design Review plans were submitted to the City by Renasci Homes for the Spanish, Cottage, Craftsman, and Monterey styled units (no Ranch style) that Renasci wants to construct at Sea Haven on the smaller 2,625 square foot lots.

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 September 21, 2016 meeting.

NOW, THEREFORE BE IT RESOLVED by the Site and Architectural Design Review Board of the City of Marina that it hereby recommends that the Planning Commission find that the site plans, elevations and front yard landscaping plans submitted for the for the Renasci Homes proposed Spanish, Cottage, Craftsman, and Monterey styled architectural designs (DR 2016-10) 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 Renasci Homes’ five plan shapes, four architectural themes (Spanish, Cottage, Craftsman, and Monterey styles) and 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 2016-10 – 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 proceed, and contribute positively to the local general welfare and community.

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 – Prior to issuance of building permits, the developer shall submit revised landscape plans for staff review and approval that draw plant materials solely from the approved plant palette of the Marina Heights Community Design Guidelines, or as specifically allowed by the Design Review Board (as being consistent).
5. Substantial Compliance – Development shall be accomplished in substantial accordance with the plan set submitted for review and approval for the September 21, 2016 hearing of the Design Review Board, and as modified/enhanced by the DRB.

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

Of note: The Arroyos district does not include lots at the 2,625 square foot size that is subject to this design review. 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.

Staff understands that this 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 Site and Architectural Design Review Board of the City of Marina at a regular meeting duly held on the 21st day of September 2016, by the following vote:

AYES, BOARD MEMBERS:
NOES, BOARD MEMBERS:
ABSENT, BOARD MEMBERS:
ABSTAIN, BOARD MEMBERS:

Heather Marquard, Chair

ATTEST:

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