



AGENDA

Wednesday, October 19, 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 September 21, 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- , 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 October 14, 2016.

Judy A. Paterson, Administrative Assistant, Planning Services



MINUTES

Wednesday, September 21, 2016

6:30 P.M.

**REGULAR MEETING
DESIGN REVIEW BOARD**

1. **CALL TO ORDER:**

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

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

3. **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

4. **SPECIAL ANNOUNCEMENTS:**

Member Biala gave an update on the 8/20/2016 City Council meeting.

5. **COMMUNICATIONS FROM THE FLOOR:**

No communications from the floor.

6. **CONSENT AGENDA:**

Minutes for the August 17, 2016 regular meeting were approved 4-0-1 with Richard Boynton abstaining as he was not present for the meeting.

7. **ACTION ITEMS:**

- 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.**

Chair Marquard opened the item for discussion.

Acting Planning Services Manager Taven M. Kinison Brown presented the proposed 6-unit apartment proposal.

Applicant, Aaron Tollefson and Owner, Luna Wang introduced themselves and were available for questions.

The DRB reviewed the plans and discussed:

- *That the project appeared to be well-thought-out, looks good, and several said they liked it.*
- *Can the front be landscaped or enhanced?*
- *Be cautious with the use of cable railing on balconies and stairways as children may be attracted to it.*
- *Can more variety be added to the landscape palette?*
 - *Bring back the landscape plan for staff review with the DRB's landscape architect for final approval.*
- *Cool roof standards.*
 - *If changes are needed to meet code, that these are reviewed at a staff level.*
- *Colors*
 - *Bring back colors for staff review with the Chair for final approval.*
- *Solar Cells will be shifted from the carport structure, to the apartment roof structure to better capture the sun.*

A motion to approve the proposal incorporating the items of discussion above into the resolution was made by Ed Rinehart and seconded by Richard Boynton and passed with a 5-0 vote.

- 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.**

Chair Marquard opened the matter for consideration.

Acting Planning Services Manager presented the design review.

The architectural design team for Renasci Homes was present, as well as Chuck Lande, owner of the Sea Haven Subdivision.

The DRB reviewed the plans and discussed:

- *How many of these units are the Sea Haven "affordable" units? Response: 210 units are required throughout Sea Haven, 63 of these will be placed in the first Final Map area.*
- *Not enough variety of exterior materials across the architectural styles*
- *Suggested to adopt a Monterey Style for the Plan 1 and Plan 2 BMR (below market rate) Units.*
- *Craftsman style: replace stucco with siding or shingles; get away from plaster if you can.*
- *Monterey Style: remove stucco face below the second floor deck, and replace with exposed wood beams, such as 2 x 8s etc.*
- *Can stucco be differentiated among the several architectural styles? Response: Yes we can; Lace finish, Knock-down sand finish, Spanish textured finish.*
- *Member: "Staff observed an absence of features across several of the styles. Can you add them in?" Response: "Dormers too difficult for narrow lots. Can add rafter tails to Spanish and Monterey styles. Bells and flairs may be more difficult." Please add elements.*
- *Entire rows of two story housing – more than 20 in a row on one street.. Chuck Lande: "The project is mixed."*
- *A single story model was requested. Site lines and massing are too similar if all two story. Internal private yard space can be removed if necessary.*
- *Plots will be mirrored.*
- *Spanish Style: Shutters could go. Craftsman and Cottage, really need shutters. Heavy trim to be used on the Craftsman.*
- *Monterey Style: Set the bar! Looks pretty good.*

- Colors: Mix in some color – everything is too beige and bland. Add white or bold colors on doors. Colors from the Fort Ord Reuse Authority were offered: RUDG. Clay tiles could be used.
- Landscape: Pennisetum Fairytale is invasive. Please do not use. Each architectural style's landscape has only 5 or 6 plant varieties. Bring more varieties and numbers into each landscape.
 - Fruitless olive is appropriate and acceptable
 - Call out and show designated street trees.
- Big Landscape issue. How will landscapes be installed and monitored for compliance?
 - What is required of the City Design Guidelines?
 - How are the HOA (Home Owner Association) bylaws written and constructed? Will this be a self-governing issue? Will the City be called upon to enforce property by property (1,050 units)?

A motion to continue the item was made by Dominic Askew and seconded by Ed Rinehart and passed with a 4-0 vote. (Ed Rinehart had departed at 7:20 pm for another appointment)

8. OTHER ACTION ITEMS:

None

9. CORRESPONDENCE:

None

10. ADJOURNMENT:

The meeting adjourned at 8:53 pm

ATTEST:

Heather Marquard, Chair
Site and Architectural Design Review Board

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

Date

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

Design Review Board Meeting
of August 19, 2016

(CONTINUED FROM 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:

This item was first reviewed by the Site and Architectural Design Review Board on September 21, 2016. Please refer to the September 21, 2016 Site and Architectural Design Review Board staff report and project materials for a full background, project description, staff analysis and initial recommendation. (Electronic copy has been included in the DRB packet with **EXHIBIT A**) Following staff’s presentation of the matter, the Renasci Homes applicants introduced themselves and interacted with the Board in describing their proposal and responded to questions.

“Streetscape” from the first submittal September 21, 2016



PLAN 1 (BMR)
1,113 SF

PLAN 2 (BMR)
1,362 SF

PLAN 3
1,515 SF

PLAN 4
1,768 SF

PLAN 5
1,908 SF

The DRB reviewed the plans and discussed:

- How many of these Sea Haven units are “affordable” (BMR) Below Market Rate) units?
 - Applicant’s response: 210 units are required throughout Sea Haven, 63 of these will be placed in the first Final Map area.
- That there is not enough variety of exterior materials across the architectural styles.
- It was suggested to adopt a Monterey Style for the Plan 1 and Plan 2 BMR (Below Market Rate) units.
- Can stucco be differentiated among the several architectural styles?
 - Applicant’s response: Yes we can. Lace finish, Knock-down sand finish, and a Spanish textured finish.
- Board Member comment, “Staff observed an absence of features across several of the styles. Can you add them in?”
 - Applicant’s response: “Dormers are too difficult for narrow lots. We can add rafter tails to Spanish and Monterey styles. Bells and flairs may be more difficult.”
 - Board Member request: “Please add elements.”
- There are entire rows of two story housing – more than 20 in a row on one street.
- A single story model was requested. Site lines and massing are too similar if all two story. Internal private yard space can be removed if necessary.
- Plots will be mirrored.
- Craftsman style: replace stucco with siding or shingles; get away from plaster if you can.
- Shutters: Spanish style shutters could go. Craftsman and Cottage really need shutters. Heavy trim to be used on the Craftsman.
- Monterey Style: remove stucco face below the second floor deck, and replace with exposed wood beams, such as 2 x 8s etc.
- Colors: Mix in some color. Everything is too beige and bland.
 - Add white or bold colors on doors. Clay tiles could be used.
 - Colors from the Fort Ord Reuse Authority Regional Urban Design Guidelines (RUDG) were offered.
- Landscape:
 - Pennisetum Fairytale is invasive. Please do not use.
 - Each architectural style’s landscape has only 5 or 6 plant varieties. Bring more varieties and numbers into each landscape.
 - Fruitless olive is appropriate and acceptable
 - Call out and show designated street trees.
 - How will landscapes be installed and monitored for compliance?
 - What is required of the City Design Guidelines?

A motion to continue the matter was made and passed 4-0.

On Monday October 10, 2016, the applicant made a resubmittal to address the Design Review Board’s concerns and on Wednesday, October 13, 2016, staff received a written clarification of the changes and enhancements made in the plans.

Please see the revised 54-page 11” x 17” electronic submittal in the DRB packets (**EXHIBIT A**), or the hard copy made available at the Planning Services Counter at 209 Cypress Avenue.

“Streetscape” from the second submittal October 13, 2016



PLAN 1 (BMR)

1,141 SF

PLAN 2 (BMR)

1,362 SF

PLAN 3

1,515 SF

PLAN 4

1,768 SF

PLAN 5

1,908 SF

Staff has included the applicant’s written clarification letter as follows:

Streetscape (Sheet 5)

The streetscape has been revised to match the changes listed below.

Plan 1 (Sheets 9-13)

The plan 1 has been redesigned to shift the upper floor to the rear of the house, over the garage. This presents a single story element to the community street scene. The Spanish, Cottage and Craftsman elevations have all been redrawn to reflect this redesign.

Plan 2 (Sheets 15-19)

The plan 2 floor plan remains unchanged. The elevations, however, have been adjusted. The Spanish elevation has been dropped from the plan set. In lieu of this, a Monterey elevation has been added that boasts a 2 story porch and balcony to the front. The Cottage elevation was not changed, but the Craftsman elevation has added a single story entry porch element.

Plan 3 (Sheets 21-25)

The Spanish elevation has added decorative eave corbels to the large gable on the second story. The Craftsman elevation has been redrawn to include a more liberal use of building materials to enrich the façade. Board & batten has been added to the top of the second level, stacking over-lap siding, and finally ending with a brick wainscot at the base.

Plan 4 (Sheets 27-31)

Again, the Craftsman elevation has been revised to include board & batten on the upper floor of the forward-most two-story façade. Lap siding has also been added over the brick base. The Spanish elevation has added decorative eave corbels at the gable element. The Monterey elevation has been modified to reduce the size of the decking between the porch and balcony. In addition, exposed beams have been added to further enhance the authenticity.

Plan 5 (Sheets 33-37)

Similar to plan 4, the Monterey elevation has been changed to enhance the two story porch detail, with a smaller deck profile and expose beams. The Spanish elevation has added decorative eave corbels at the gable element. The Cottage elevation remained unchanged

Color Palettes (Sheets 40-45)

Spanish Schemes

- Scheme 1 changes feature a darker trim color for contrast and a brightened front door color.
- Scheme 2 changes feature a lighter body color and brighter front door color.
- Scheme 3 changes feature a white body color and a brightened front door color.

Cottage Schemes

- Scheme 4 changes feature a lighter trim color and darker body color for contrast. The front door and shutter colors were also reversed.
- Scheme 5 changes feature a lighter trim color and darker body color for contrast. The shutter color was darkened and the front door color was re-selected.
- Scheme 6 changes feature a darker body color, lighter trim color, new shutter/siding color and new front door color.

Craftsman Schemes

- Scheme 7 did not change.
- Scheme 8 changes feature a darker body color, new trim color, new siding color, new front door color and new brick selection.
- Scheme 9 changes feature a new body color, lighter trim color, new siding color, new front door color, and new roofing selection.

Monterey Schemes

- Scheme 10 changes feature a darker body color, new trim color, new shutter color and new front door color.
- Scheme 11 changes feature a lighter body color, new trim color, new shutter color and new front door color.
- Scheme 12 changes feature a lighter body color, new trim color, new shutter color and new front door color.

ANALYSIS:

The analyses is drawn from the Design Review Board's discussion and the direction given to Renasci Homes, and review of the resubmitted changes made by the applicant.

Variety in materials. The applicants have enhanced each of the plans and schemes by incorporating additional features, materials and treatments to the architectural styles.

Monterey Style for the Plan 1 and Plan 2 BMR. Plan 1 BMR has been significantly redrawn with a single story street presence. For this one story street presence, the applicant has kept with the Spanish, Cottage and Craftsman styles and has not added a Monterey style. Plan 2 though, now includes a Monterey style, and the Spanish style option has been dropped. The applicant added a porch feature to the Craftsman model.

Craftsman style. Board and batten has been added with stacking over-lap siding, and brick wainscot at the base. Body, trim, shutter and door colors have been changed and added, as well as a new roof option and a porch added to Plan 2.

Monterey Style. Decking between the porch and balcony has been reduced and exposed beams have been added. Body, trim, shutter and door colors have been changed and new colors added.

Shudders. The addition of shudders to the Craftsman and Cottage styles is not noted, nor the removal of shudders from the Spanish style, although new colors have been proposed for the Monterey style.

Stucco treatments differentiated across the architectural styles. The texture changes of stucco across the various styles have not been addressed or called out in this resubmittal, although the applicant's greater use of board and batten, stacked siding, the use of brick wainscoting, and the proposed color changes and enhancements have contributed to greater differentiation and enhancements across the architectural styles.

Additional features across several of the styles. As above, the applicant has proposed numerous enhancements and additions of features across the styles in this resubmittal.

A single story model was requested. This has been done for the Plan 1 BMR and will be offered in three architectural styles: Spanish, Cottage and Craftsman.

Colors. Colors have been added and enhanced. White has been offered in the Plan 1 BMR and several bold colors have been proposed for doors. Other color enhancements are proposed for body, trim and siding.

Landscape. No enhanced modifications to the landscaping have been provided. Staff is confident that a condition of approval can be applied where the applicant demonstrates to the satisfaction of staff that additional varieties of plant materials are incorporated in each landscape. All landscaping shall be compliant with the Marina Heights Community Design Guidelines and the City of Marina Design Review Guidelines and shall be installed prior to occupancy.

Consistency with the Marina Heights Community Design Guidelines

Drawing from the Use and Purpose section of the MHCDGs, “These guidelines address the design criteria inherent to the community and cover the most critical features for the successful execution of community building. Issues such as massing, scale, proportion, lot coverage, setbacks, landscaping, vehicular and pedestrian circulation are addressed.”

The following goals were included in this section of the Design Guidelines to provide a consistent set of quality measures:

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

It appears to staff that the applicant has addressed the concerns of the DRB and met the design goals and quality measures of the Marina Heights Community Design Guidelines satisfactorily.

Staff has included conditions of approval to assure consistency with the Marina Heights Community Design Guidelines and to reflect the DRB’s consideration on October 18, 2016.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

CONCLUSION:

This request is submitted for Site and Architectural Design Review Board consideration and recommendation to the Planning Commission for final action. As such, staff supports the modified project as resubmitted on October 10, 2016 and October 13, 2016 and recommends approval of the attached resolution, as may be modified by the DRB, and as conditioned.

Respectfully submitted,

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

ATTACHMENTS:

RESOLUTION

EXHIBIT A –

Electronic flash drive with applicants resubmitted materials
September 21, 2016 DRB staff report and presentation materials

RESOLUTION NO. 2016 –

A RESOLUTION OF THE CITY OF MARINA SITE AND ARCHITECTURAL DESIGN REVIEW BOARD RECOMMENDING THAT THE PLANNING COMMISSION MAKE A COMPLIANCE DETERMINATION WITH THE APPROVED STYLE CONCEPTS AND SPECIFICATIONS IN THE MARINA HEIGHTS COMMUNITY DESIGN GUIDELINES FOR THE 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, and;

WHEREAS, the Site and Architectural Design Review Board of the City of Marina, at a duly noticed public meeting September 21, 2016, considered all public testimony presented at the meeting, and received and considered the recommendation of the staff report, and;

WHEREAS, the Site and Architectural Design Review Board of the City of Marina continued the matter, and;

WHEREAS, on October 10, 2016 Renasci Homes submitted changes and architectural modifications to address the comments, concerns, and direction given by the Site and Architectural Design Review Board of the City of Marina, and;

WHEREAS, on October 12, 2016 additional written information and descriptive detail of the changes made to support the applicant’s submittal were submitted to staff, and;

WHEREAS, at a duly noticed public meeting on October 18, 2016, the Site and Architectural Design Review Board of the City of Marina, considered all public testimony presented at the meeting, and received and considered the recommendation of the staff report.

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 October 10 and October 12, 2016 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:

- a. A mixture of one & 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 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 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.

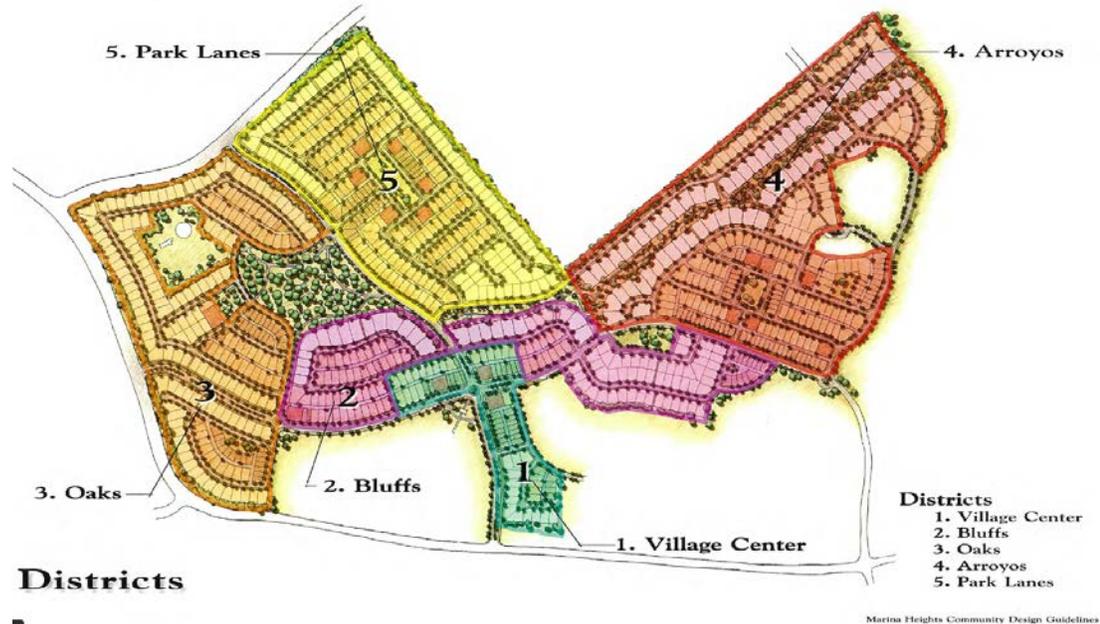
Conditions of Approval

1. Substantial Compliance – Development shall be accomplished in substantial accordance with the plan set submitted for review and approval for the October 18, 2016 hearing of the Design Review Board, and as modified/enhanced by the DRB.
2. 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

B-1 District Patterns - Design Concept & Objectives



Of note: The Arroyos district does not include lots at the 2,625 square foot size that are 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.

3. Building Permits – The applicant shall obtain all necessary building permits from the Marina Building Division prior to project construction.
4. Fire Department – Marina Fire Department standard conditions shall be implemented to the satisfaction of the Fire Chief.
5. Public Works Division – Prior to construction, the master builder/ owner shall have completed those necessary conditions of the first Final Map approval that are required to be satisfied prior to issuance of building permits, to the satisfaction of the City Engineer.
6. 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).

- a. Additional landscape planting materials shall be incorporated into each of the planting designs to the satisfaction of staff and the DRB's landscape architect.
 - b. Spanish olive trees may be added to the Spanish style landscaped theme in keeping with a previous review by the DRB.
 - c. Fence returns and front yard landscaping shall begin at a minimum point 18"-24" behind the front façade planes.
7. Landscape - Prior to occupancy of a given unit, landscape shall be installed according to landscape approvals for the given architectural style.
 8. 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.
 9. 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 19th day of October 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