City of Marina

City of Marina
211 HILLCREST AVENUE
MARINA, CA 93933
831- 884-1278; FAX 831- 384-9148
www.ci.marina.ca.us

AGENDA

Thursday, November 10, 2016 **6:30 P.M.**

REGULAR MEETING
PLANNING COMMISSION

Council Chambers
211 Hillcrest Avenue
Marina, California

VISION STATEMENT

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

MISSION STATEMENT

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

1. CALL TO ORDER

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

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

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

City of Malibu
23815 Stuart Ranch Road
Malibu, CA 90265-4861
(310) 456-2489
FAX (310) 456-7650
www.ci.malibu.ca.us

AGENDA

Tuesday, November 16, 2010 6:30 P.M.

REGULAR MEETING
PLANNING COMMISSION

Council Chambers
23815 Stuart Ranch Road
Malibu, California

VISION STATEMENT

Malibu will grow and mature from a small town bedroom community to a vibrant city which is demonstrated, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that preserves it from the negative impacts of urban sprawl so become a desirable residential and business community in a natural setting. (Resolution No. 2006-671 - May 2, 2006)

MISSION STATEMENT

The City Council will provide the leadership in protecting Malibu'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 diversity of life-enhancing recreation and cultural opportunities, a safe environment and an economic climate that supports a high level of municipal services and infrastructure. (Resolution No. 2006-671 - May 2, 2006)

ROLL CALL AND DECLARATIONS OF QUORUM

Commissioners Blair, Lowe, Rosenblatt, Tuna, Barrett, Mayer or Davis, Tim Lieberman, Virgil Lopez, Adam Lovitt

ADDITIONS, DELETIONS, AND REORDERING OF ITEMS (Public Hearing)

SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR

Persons wishing to address the Planning Commission on matters not on the agenda may do so at this time. Speakers are requested to limit their comments to one (1) minute. Action will not be taken on an item that is not on the agenda. Persons wishing to address the Planning Commission on any matter on the agenda may do so at the time the matter is being considered. Speakers are requested to limit their comments to one (1) minute per agenda item. Pursuant to Government Code § 54954.2, no action may be taken on a matter not on the agenda unless it is an emergency or a matter arising after the posting of the agenda. Any interested person may address the Planning Commission on any matter listed on this agenda at the time the matter is being considered by the Planning Commission.

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

   a. Minutes for the October 13 and October 27, 2016 Planning Commission meetings.

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

   a. None

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

   a. Consider adopting Resolution No. 2016- , making a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the Renasci Homes proposed Spanish, Cottage, Craftsman, and Monterey styled architectural designs (DR 2016-10) (Marina Heights Specific Plan Area), subject to conditions.

8. DISCUSSION ITEMS:

   a. *The California Coastal Act.* Guest Speaker, Dan Carl, District Director, Central Coast and North Central Coast Districts, California Coastal Commission.

9. COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:

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

10. CORRESPONDENCE:

   a. None

11. ADJOURNMENT

CERTIFICATION

I, Judy Paterson, Administrative Assistant for the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at Marina City Council Chambers bulletin board, 211 Hillcrest Avenue; City Kiosk at the corner of Del Monte Boulevard and Reservation Road; and Monterey County Free Library Marina Branch at 190 Seaside Circle on or before 6:30 p.m. Monday, November 7, 2016.

Judy Paterson, Administrative Assistant II

PLANNING COMMISSION NOTES:

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

City of Marina

City of Marina
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MARINA, CA 93933
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www.ci.marina.ca.us

MINUTES

Thursday, October 13, 2016 **6:30 P.M.**

REGULAR MEETING
PLANNING COMMISSION

Council Chambers
211 Hillcrest Avenue
Marina, California

1. CALL TO ORDER

Chair Burnett opened the meeting at 6:30 p.m.

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

Members Absent: David Bielsker (excused)

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:

Vice-Chair Davis invited everyone to attend the 7th Annual Veterans Day celebration at the Marina Equestrian Center on Saturday, November 12 from 10:30 a.m. to 1:00 pm. This year will honor Viet Nam era veterans.

5. CONSENT AGENDA:

a. Minutes of the September 8 and September 22, 2016 regular meetings.

Commissioner Piper made a motion to approve the minutes for September 8, 2016. The motion was seconded by Commissioner Ledesma and passed by a 6-0-1-(Bielsker)-0 vote.

Vice-Chair Davis made a motion to approve the September 22, 2016 minutes. The motion was seconded by Commissioner Biala and passed by a 4-0-1(Bielsker)-2(Ledesma, Piper) vote.

6. PUBLIC HEARINGS:

a. Consider adopting Resolution No. 2016- , approving Use Permit UP 2016-03 to exceed a density of twenty-five units per acre to allow a 6-unit apartment proposal on an 8,800 square foot R-4 zoned parcel, resulting in a density of 29.7 units per acre, located at 353 Carmel Avenue, (APN 032-221-057-000), subject to conditions.

Due to recent issues involving staff, the applicant and a concerned party, this item was continued to the November 10th regular meeting by a (6-0-1(Bielsker)-0 vote.

7. OTHER ACTION ITEMS:

a. None

8. DISCUSSION ITEMS:

a. Discussion of Planning Principles – Lots and Buildings

Mr. Aegerter continued the discussion of traditional community building principles with four levels of pedestrian designs. He described the Pedestrian Applique Design where buildings and sites are auto-oriented with some pedestrian access; the Integrated Pedestrian Design which is primarily auto-oriented with better integrated pedestrian access and Prevailing Pedestrian Design where building interiors and exteriors are designed to provide a pedestrian-oriented environment. Finally, he discussed street-oriented, storefront commercial, which is very pedestrian focused..

The presentation moved on to suburban vs. urban residential characteristics. Suburban residential typically have larger building setbacks, the front door is not a primary feature, there is limited porch area and the garage is the dominant feature with the driveway often serving as the main walkway to the house.

Urban residential characteristics include homes situated closer to the street for easier pedestrian access, parking is usually alley-loaded, the primary entrance is visibly prominent and accessible from the street and the single-family houses run deeper into the lot.

Finally Mr. Aegerter explained the standards for civic buildings and park spaces.

Chair Burnett opened the floor for public comment.

Robert McCaffrey, Marina architect, spoke to the General Plan requirement to submit a specific plan for projects within the proposed Downtown Specific Plan area. He expressed that if a project was designed according to the standards in the zoning code, that the information was redundant. He described the requirement as a costly burden to developers.

9. COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:

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

Chair Burnett requested the commissioners to provide a list of their five priorities for discussion at the December 8 meeting.

10. CORRESPONDENCE:

a. None

11. ADJOURNMENT

The meeting was adjourned at 7:57 p.m.

ATTEST:

_____
David Burnett, Chairperson

_____ _____
Judy Paterson, Administrative Assistant II DATE

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MARINA, CA 93933
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MINUTES

Thursday, October 27, 2016 **6:30 P.M.**

REGULAR MEETING
PLANNING COMMISSION

Council Chambers
211 Hillcrest Avenue
Marina, California

1. CALL TO ORDER

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

Members Absent: Virgil Piper (excused), Tim Ledesma

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

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:

Brian McMinn, new Public Works Director, introduced himself to the commission.

Mike Owen expressed a concern about time keeping during public comments and mentioned his opposition to the term limitation measure on the upcoming election.

Vice-Chair Davis invited everyone to attend the 7th Annual Veterans day Festival, honoring Viet Nam veterans on Saturday, November 12 from 10:30 am to 1:00 pm at the Equestrian Center.

5. CONSENT AGENDA:

a. None

6. PUBLIC HEARINGS:

a. None

7. OTHER ACTION ITEMS:

a. None

8. DISCUSSION ITEMS:

a. Discussion of Planning Principles

1. Visioning Exercise

Mr. Aegerter began a visioning exercise by asking the Commission to list Marina's community strengths. Some of the responses included:

- Small and family oriented
- Proximity to the beach, University, National Monument
- Recreational opportunities
- Development potential
- Community spirit
- Desirability
- Diversity
- Socio-economic homogeny
- Natural habitats
- Hard work/volunteerism
- Opportunities for public participation
- Private water supply
- Gateway to the Monterey Peninsula
- Large Institutions such as CSUMB and the VA Clinic
- Airport
- Rich history
- Employment opportunities from new business development
- Future FORTAG trail
- Low crime statistics

The next visioning exercise asked the Commission to list some of Marina's greatest challenges.

- Marina is physically bifurcated – old Marina vs. new Marina
- Lack of city funding
- Image
- Lack of continuity
- Lack of nearby green space
- Few high paying jobs
- Loss of control of water
- Not well planned streets/blocks
- Loss of intact ecology
- No redevelopment funding source
- Lack of school athletic fields
- Not a destination
- Limited beach access
- Lack of public arts/concert hall
- Lacks business attracting demographics
- Beach erosion from sand mining
- Housing not affordable to existing residents
- Issues with transportation to economic centers
- Infrastructure needs repair
- Outside issues drain city staff resources
- Politically isolated
- Blight of barracks on Ft. Ord
- No sense of neighborhood pride
- Lack of training and development for Planning Commissioners
- Coordination of City Council and other city departments

Finally, Commissioners listed the physical issues facing the city.

- No downtown
- How to resolve the lack of connectivity
- Need improved gateway signage
- Community is rundown – buildings/landscaping
- Beautification of major corridors
- Connect green spaces in town
- No night life
- No accessibility for our diversity – walking, biking, seniors
- Lack of high speed internet
- Market tourism/ecotourism/outdoor recreation
- Find a permanent location for the Farmers Market
- Challenge of preserving pristine beach access.

Commissioners took a brief recess while they ranked the lists by priority. The results of the ranking will be reported on at a subsequent meeting.

2. Notebooks – Work Session

Mr. Aegerter provided Commissioners with binders containing helpful information and material for discussion at future work sessions.

3. Future Schedule

The November meeting will have a discussion by the Coastal Commission and a possible presentation by Commissioner Biala. In December, the Commission's list of priorities will be discussed, as well as a presentation by Mr. Kinision Brown regarding the number of Specific Plans currently being processed and those challenges. In January, per Chair Burnett, the Commission will discuss edits to the Planning Commission Procedures document.

9. COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:

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

10. CORRESPONDENCE:

a. None

11. ADJOURNMENT

The meeting was adjourned at 8:25 p.m.

ATTEST:

_____
David Burnett, Chairperson

_____
Judy Paterson, Administrative Assistant II

_____
DATE

November 4, 2016

Item No: 7a

Honorable Chair and Members
of the Marina Planning Commission

Planning Commission Meeting
of November 10, 2016

REQUEST FOR THE PLANNING COMMISION TO 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 requested that the Planning Commission:

1. Consider adopting Resolution No. 2016- , making a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the 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 Final Environmental Impact Report for the Marina Heights Specific Plan project, the Marina Heights Specific Plan, a Tentative Subdivision Map, and findings for consistency with the Fort Ord Base Reuse Plan. On March 16, 2004, the City Council added the Marina Heights Residential Zoning District to the City's Zoning Ordinance and approved the Marina Heights Development Agreement.

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

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

In 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.

The Site and Architectural Design Review Board on August 15, 2007 (in Resolution No. 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 No. 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 received approval from the Site and Architectural Design Review Board August 17, 2016 for Craftsman, Ranch, Spanish and Cottage style models and the approval was confirmed by the Planning Commission, September 8, 2016.

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

On September 21, 2016 the Renasci Homes proposal was first heard by the Site and Architectural Design Review Board and continued to a date uncertain.

On October 19, 2016 the matter was heard again by the Site and Architectural Design Review Board and they recommended that the Planning Commission approve the architectural styles submitted for the Renasci Homes' Spanish, Cottage, Craftsman, and Monterey styled architectural designs (DR 2016-10) subject to conditions (5-0; DRB Resolution No. 2016-11).

***The Site and Architectural Design Review Board found the proposals*:**

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

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

1. <u>Substantial Compliance</u> – Development shall be accomplished in substantial accordance with the plan set submitted for review and approval for the October 19, 2016 hearing of the Design Review Board, and as modified/enhanced by the DRB:
    a. Areas for trash cans, recycle containers and yard waste are needed on the rear side yard, screened with an access gate. Pavers or differentiated hardscape patterns shall be used adjacent to garage access and alleyways.
    b. Divided light windows shall be used on all sides of the structures.

c. Craftsman designs shall be revised for staff and DRB member approval, incorporating the following enhancements:
    i. Add a little trim element above the porch.
    ii. Have a lighter color on the upper story.
    iii. BMR unit to have porch enhancements, stucco reduction on façade, removing from porch.
    iv. Drop the board and batten from the third upper element lower to cover and remove the intermediate material treatment. Have two primary materials, not three.
    v. Colors to be bold. Use of white is acceptable.
    vi. Craftsman should have more stone than brick.

d. Cottage designs shall be revised for staff and DRB member approval, incorporating the following enhancements:
    i. Add shutters to the lower floors.
    ii. Foam tchotchke modification to window trims.
    iii. Have the trim color not "pop" on the arches.
    iv. Stick with the gable roof.
    v. Colors are important to stay light. Remove the "dark" scheme.
    vi. Cottage should have more brick than stone, but not the reddish kind.

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).
    e. Spanish olive trees may be added to the Spanish style landscaped theme in keeping with a previous review by the DRB.
    f. Fence returns and front yard landscaping shall begin at a minimum point 18"-24" behind the front façade planes.

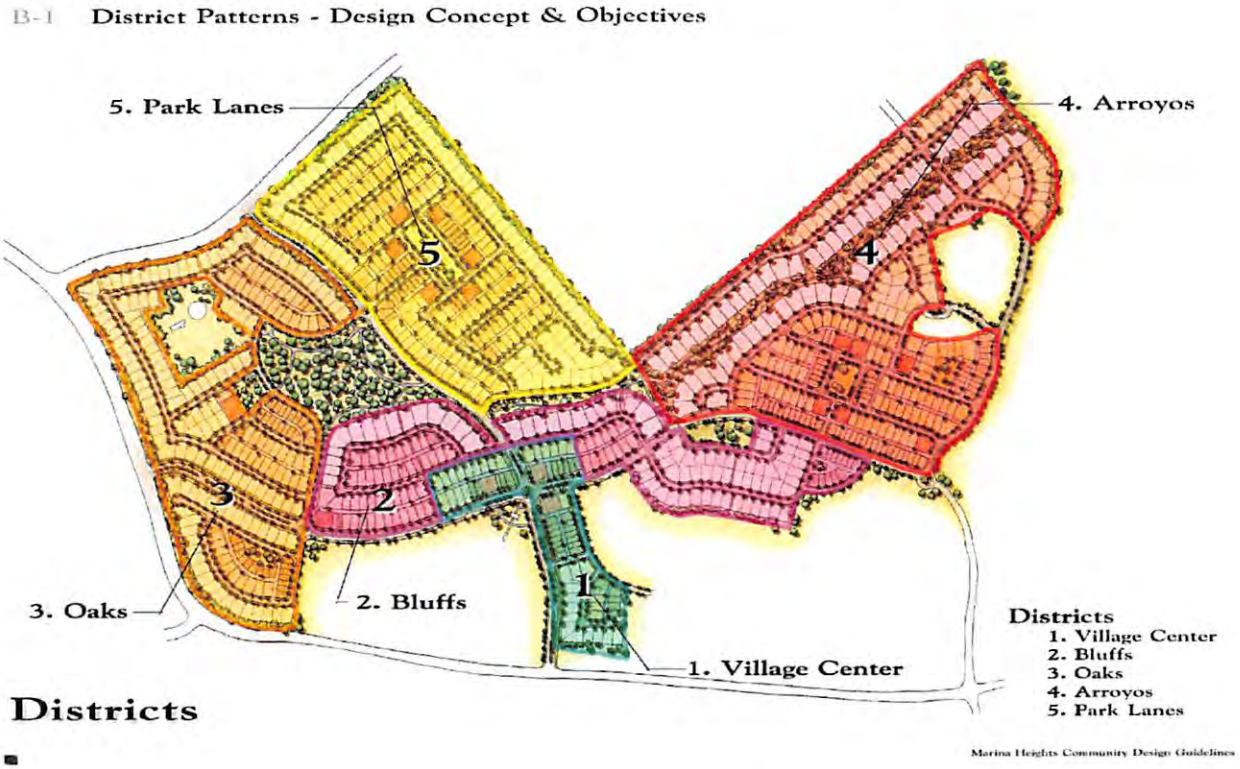
7. Landscape - Prior to occupancy of a given unit, landscape shall be installed according to landscape approvals for the given architectural style.

Governing Documents and Processing. As described in previous reviews by the Planning Commission for units within the Marina Heights Specific Plan area, the documents having a bearing on this application include: the General Plan, City of Marina Design Guidelines, Zoning Code Development Standards for the MHR District, and 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.)

Following the format and content of the recent Planning Commission review for Wathen and Castanos homes in the Marina Heights Specific Plan area, it is material to re-introduce a few of the key components particular to the specific plan for this review.

Marina Heights Community and Design Guidelines

Drawing from the A-1 Introduction Section of the MHCDGs, "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.



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 are a variety of lot sizes ranging from 2,625 square feet in lot area to 10,400 square feet in area. The present proposal before the 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. Except in the large-lot Arroyos District, the 2,625 square foot lots are represented throughout the 1,050-unit Sea Haven project area. (See the Figure: Marketing Exhibit – All Phases).

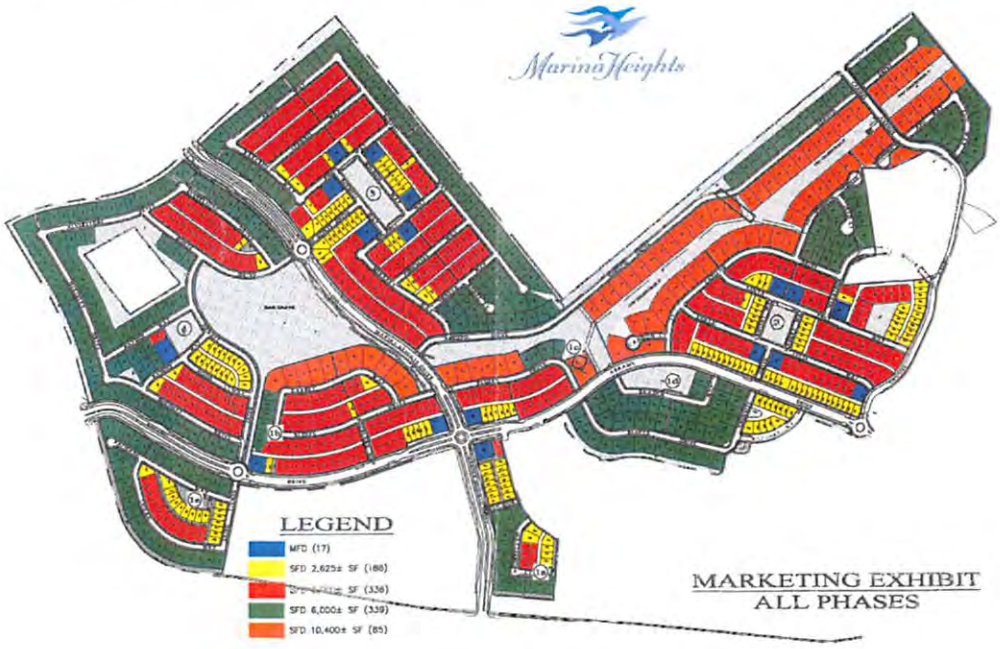
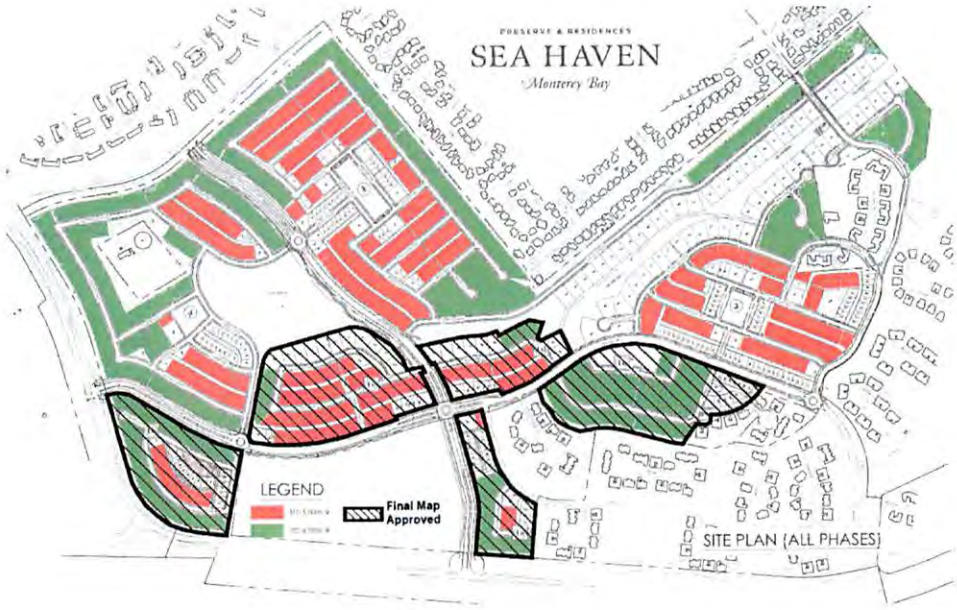


Figure: Marketing Exhibit - All Phases

Only one Final Map has been recorded. At this time (November 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.



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 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

On Wednesday, October 26, 2016 the applicant resubmitted materials in keeping with the approval and direction of the Site and Architectural Design Review Board and on Thursday October 27, 2016, staff received a written clarification of the changes and enhancements made in the plans.

Please see the 54-page 11" x 17"electronic submittal in the Planning Commission packets **(EXHIBIT A)**, or the hard copy made available at the Planning Services Counter at 209 Cypress Avenue. Also please see the applicant's written clarification letter that describes each of the changes made, page by page **(EXHIBIT B)**.

ANALYSIS

The Applicant's Materials

Following the Site and Architectural Design Review Board's recommendation of approval to the Planning Commission on October 19, 2016, the applicant addressed the DRB's suggested conditions of approval in **EXHIBITS A** and **B** and has submitted them for the Planning Commission's consideration for consistency with the Design Guidelines.

One-story street presence added. One of the most significant changes came with a recommendation for Renasci Homes to incorporate at least one single-story "look" into their all two-story portfolio. Of the five floor plan shapes, now the 1,141 square foot Plan 1 Below Market Rate (BMR) unit has been redesigned with a one-story street presence. A second story on this unit does rise above the rear-loaded garage. This was important to the DRB to give variety to and break up the several side-by-side lot clusters and runs. This Plan 1 (BMR) floor plan shape will be offered in the Spanish, Cottage and Craftsman architectural styles.

Craftsman Style. As described in the conditions of approval suggested by the Design Review Board, there were numerous adjustments and enhancements requested of the Craftsman style. Each of the DRB's requests for enhancement were met by the applicant:

- A trim element was added above the porch
- The units will have a lighter color on the upper story
- The BMR unit was given porch enhancements
- The board and batten materials from the upper element were lowered and the intermediate materials were removed, leaving two primary façade materials, not three, and
- Bricks were changed out for stone

Cottage Style. As above in the conditions of approval suggested by the Design Review Board, there were numerous adjustments and enhancements requested of the Cottage style too. Each of the DRB's requests for enhancement were met by the applicant:

- Shutters were added to the lower floors
- The trim elements were consolidated on the arched window
- The trim color was modified to not "pop" on the arches and the "dark" scheme removed.
- The use of stone was changed out to brick

Monterey Style. Colors, materials, deck, porch and window trims were modified to reflect the direction of the Design Review Board.

The progression of images that follow are from the September 21, 2016 and October 19, 2016 DRB staff reports and the additional materials submitted to staff, Wednesday, October 26, 2016 addressing required enhancements to the Craftsman, Cottage and Monterey styled models.

"Streetscape" from the first submittal September 21, 2016 (for the DRB)

PLAN 1 (BMR)	PLAN 2 (BMR)	PLAN 3	PLAN 4	PLAN 5
1,113 SF	1,362 SF	1,515 SF	1,768 SF	1,908 SF

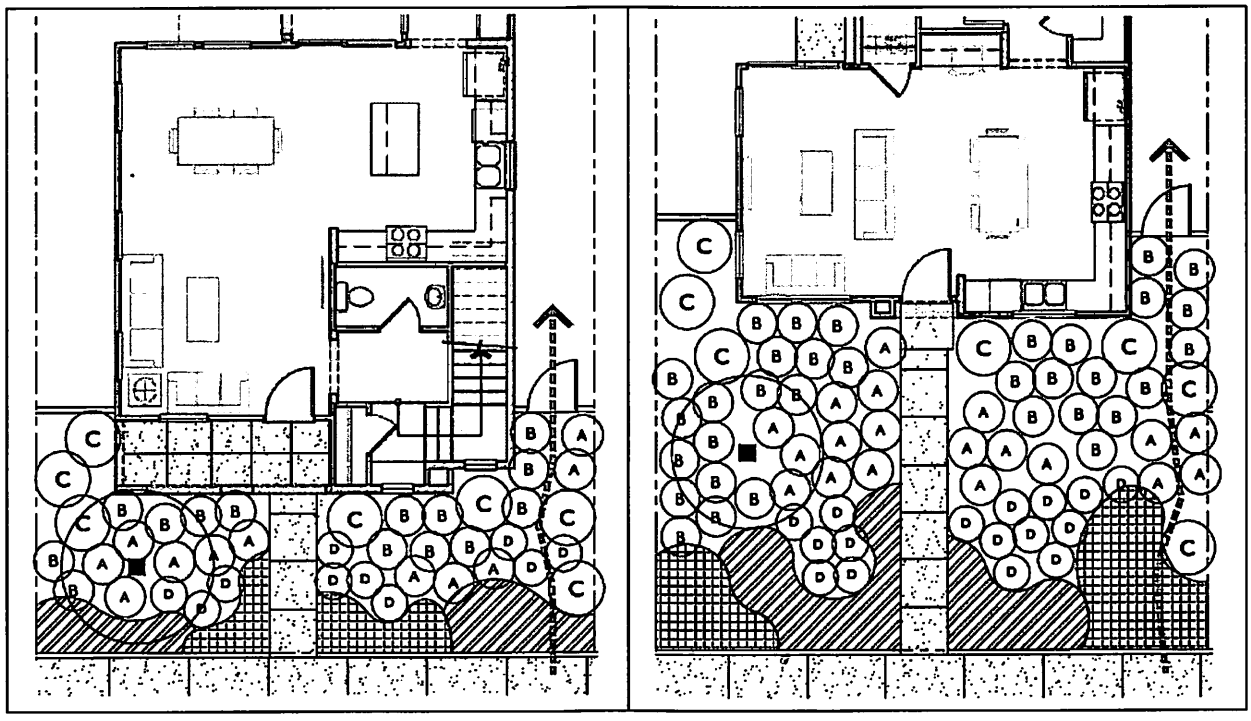
"Streetscape" from the second submittal October 13, 2016 (for the DRB)

PLAN 1 (BMR)	PLAN 2 (BMR)	PLAN 3	PLAN 4	PLAN 5
1,141 SF	1,362 SF	1,515 SF	1,768 SF	1,908 SF

"Streetscape" from the third submittal October 26, 2016 (For the PC)

PLAN 1 (BMR)	PLAN 2 (BMR)	PLAN 3	PLAN 4	PLAN 5
1,141 SF	1,362 SF	1,515 SF	1,768 SF	1,908 SF

Landscape. The front yard depths for Renasci Homes' 2,625 square foot lots range from 10 foot depths to 21 feet and vary from 371 square feet to over 900 square feet of area. Each of the four architectural design types are keyed in the planting legend with schemes that complement the architectural design, such as the Fruitless olive tree to complement the Spanish model, for instance. All materials are represented in the Marina Heights Community Design Guidelines – Landscape Palette (D-3)



PLANTING LEGEND: PLAN TYPE I (FRONT YARD: 932 S.F. PLANTING AREA)

SYMBOL	WUC	COTTAGE		WUC	CRAFTSMAN		WUC	MONTEREY		WUC	SPANISH		QTY.
TREES:													
■	LOW	ARBUTUS x 'MARINA' MARINA STRAWBERRY TREE	24" B.	LOW	AGONIS FLEXUOSA PEPPERMINT WILLOW	24" B.	LOW	MELALEUCA QUINQUENERVIA PAPERBARK TREE - MULTI	24" B.	LOW	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE - MULTI	24" B.	1
SHRUBS:													
A	LOW	ARCTTO. 'PACIFIC MIST' MANZANITA	5 G.	LOW	ANIGOZ. 'BUSH GOLD' KANGAROO PAW	5 G.	MED	PITTOSPORUM CRASS. NANA N.C.N.	5 G.	LOW	CEANOTHUS 'YANKEE POINT' CEANOTHUS	5 G.	19
B	LOW	LAVANDULA STOECHAS SPANISH LAVENDER	5 G.	MED	COPROSMA REPENS MIRROR PLANT	5 G.	LOW	GREVILLEA ROSMARIFOLIA GREVILLEA	5 G.	LOW	RHUS OVATA SUGAR BUSH	5 G.	33
C	LOW	RHAMNUS CALIFORNICA COFFEEBERRY	15 G.	LOW	DODONAEA PURPUREA PURPLE HOP BUSH	15 G.	LOW	WESTRINGIA 'SMOKEY' COAST ROSEMARY	5 G.	LOW	ECHIUM FASTUOSUM PRIDE OF MADEIRA	15 G.	7
D	LOW	PITTOS. 'Variegata Clarence' VARIEGATED KOHUHU	5 G.	LOW	SALVIA 'BEES BLISS' SAGE	5 G.	LOW	BACCHARIS 'PIGEON POINT' COYOTE BRUSH	5 G	LOW	CISTUS SP. ROCKROSE	5 G	16
GROUNDCOVERS:													
	LOW	CEANOTHUS G. HORIZON. CARMEL CREEPER	1 G.	MED	FENNEL 'FAIRY TAILS' EVERGREEN PTN. GRASS	1 G. @ 24" o.c.	LOW	HELICTOTRICHON SEMPERVIR. BLUE OAT GRASS	1 G. @ 18" o.c.	LOW	ROSEMARINUS PROSTRATUS ROSEMARY	1 G. @ 24" o.c.	1100 S.F.
	LOW	ACHILLEA 'MOONSHINE' YARROW	1 G.	LOW	SEDUM 'VARIGATUM' STONECROP	4" POTS @ 8" o.c.	LOW	SENECIO SERPENS BLUE CHALK STICKS	4" POTS @ 8" o.c.	LOW	LEYMUS GLAUCUS BLUE WILD RYE	1 G. @ 24" o.c.	1100 S.F.
WOOD MULCH:													
CONTRACTOR TO INSTALL 3" THICK SHREDDED WOOD MULCH IN ALL SHRUB AREAS. COLOR TO BE DARK BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.													

IRRIGATION NOTE:

ALL FRONT YARDS TO BE DRIP IRRIGATION.

PLANT MATERIAL NOTE:

ALL PROPOSED PLANT MATERIAL IS COMPLIANT WITH THE MARINA HEIGHTS COMMUNITY DESIGN GUIDELINES ADOPTED BY CITY COUNCIL ON MARCH 16, 2004

WUCOLS NOTE:

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION I
H – HIGH; M –MODERATE; L – LOW; VL – VERY LOW, NL – SPECIES NOT LISTED

LANDSCAPE MAINTENANCE NOTE:

ALL FRONT and SIDE YARDS TO BE MAINTAINED BY HOMEOWNERS.

The Site and Architectural Design Review Board has found the plans, architectural styles, color schemes and landscapes for the Renasci Homes proposals consistent with the Marina Heights Community Design Guidelines and the Development Standards of the Marina Heights Specific Plan and recommends that the Planning Commission make a consistency determination (5-0: DRB Resolution No. 2016-11).

Additionally, the applicant's materials submitted October 26, 2016 address the direction and conditions of approval recommended from the DRB, and further enhance the submittal in conformance with the goals of the MHCDGs.

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:

In staff's review, no outstanding issues remain to be resolved for the Renasci Homes proposal. A resolution has been prepared for Planning Commission action:

1. Resolution No. 2016- , making a compliance determination with the approved style concepts and specifications in the Marina Heights Community Design Guidelines for the Renasci Homes proposed Spanish, Cottage, Craftsman, and Monterey styled architectural designs (DR 2016-10) (Marina Heights Specific Plan Area), subject to conditions.

Respectfully submitted,

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

ATTACHMENTS:

EXHIBIT A Applicant's October 26, 2016 54-page, 11" x 17" Design Review Submittal
EXHIBIT B Applicant's October 27, 2016 written clarification of the Design Review Submittal

RESOLUTION NO. 2016 –

A RESOLUTION OF THE CITY OF MARINA PLANNING COMMISSION MAKING A COMPLIANCE DETERMINATION WITH THE APPROVED STYLE CONCEPTS AND SPECIFICATIONS IN THE MARINA HEIGHTS COMMUNITY DESIGN GUIDELINES FOR THE RENASCI HOMES PROPOSED SPANISH, COTTAGE, CRAFTSMAN, AND MONTEREY STYLED ARCHITECTURAL DESIGNS (DR 2016-10), SUBJECT TO CONDITIONS. (MARINA HEIGHTS SPECIFIC PLAN AREA)

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

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

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

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

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

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

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

WHEREAS, on August 23, 2007 a Planning Commission Condition of Approval for the Marina Heights Community Design Guidelines addressed the future submittal of architecture and landscaping proposals:

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

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

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

WHEREAS, Wathen and Castanos received approval from the Site and Architectural Design Review Board August 17, 2016 for their Craftsman, Ranch, Spanish and Cottage style models and the approval was confirmed by the Planning Commission, September 8, 2016, and;

WHEREAS, on July 29, 2016 design review fees were paid and plans were submitted by Renasci Homes for their Spanish, Cottage, Craftsman, and Monterey styled units (no Ranch style) on the smaller 2,625 square foot lots at Marina Heights (rebranded as Sea Haven), and;

WHEREAS, on September 21, 2016 the Renasci Homes proposal was first heard by the Site and Architectural Design Review Board and continued to a date uncertain, and;

WHEREAS, on October 19, 2016 the matter was heard again by the DRB who recommended that the Planning Commission approve the architectural styles submitted for the Renasci Homes Spanish, Cottage, Craftsman, and Monterey styled architectural designs (DR 2016-10) subject to conditions (5-0; DRB Resolution No. 2016-11), and;

WHEREAS, the Planning Commission, at a duly noticed public meeting for November 10, 2016, considered public testimony and received and considered the recommendation of the staff report.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby finds consistency with the approved style concepts and specifications in the Marina Heights Community Design Guidelines with the site plans, elevations and front yard landscaping plans submitted for the Renasci Homes proposed Spanish, Cottage, Craftsman, and Monterey styled architectural designs (DR 2016-10) based upon the following findings, and subject to the following Conditions of Approval:

Findings

1. Consistency with the Marina Heights Specific Plan and Goals of the Marina Heights Community Design Guidelines – As conditioned, the architecture and landscapes proposed by Renasci Homes are consistent with the following goals of Section A-2 of the Design Guidelines – Use and Purpose:
    a. A mixture of one- and two-story homes with limited second story massing
    b. Varied setback requirements
    c. An eclectic mixture of architectural styles
    d. Mixture of vertical & horizontal building massing
    e. Interplay of color and materials
    f. Landscape strategic clustering

As conditioned by the DRB and Planning Commission, each of the five plan shapes, four architectural themes (Craftsman, Spanish, Cottage and Monterey) and color schemes have been designed and presented in a manner consistent with these goals and the Marina Heights Community Design Guidelines.

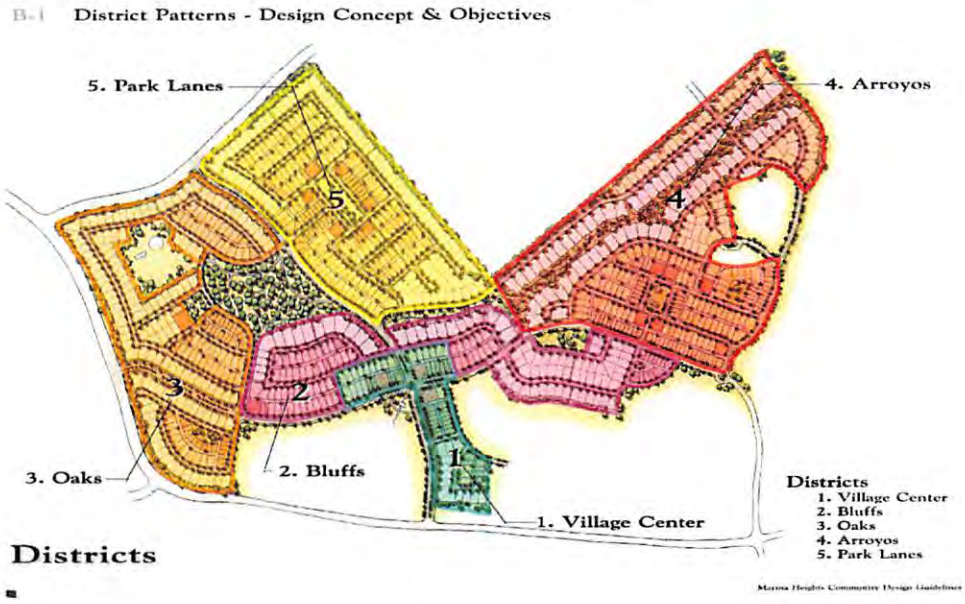
2. Site and Architectural Design Review DR 2016-10. That, as conditioned, the proposed project has been designed and will be constructed, and so located, to not:
    a. Be unsightly, undesirable or obnoxious in appearance to the extent that they will hinder the orderly and harmonious development of the City, in that the site plans, elevations and landscaping as submitted have been designed and presented in a manner consistent with the Marina Heights Community Design Guidelines and Specific Plan.
    b. Impair the desirability of residence or investment or occupation in the City, in that the project provides new desirable housing products in the community and opportunities for new families and homeowners to invest in the community.
    c. Limit the opportunity to obtain the optimum use and value of the land and improvements, in that the project is a component of the Marina Heights Specific Plan, a well thought out plan to provide new housing opportunities and value to the community.
    d. Impair the desirability of living conditions on or adjacent to the subject site, in that the Specific Plan is designed in districts with particular, yet not exclusive, architectural themes with unifying landscaped pedestrian ways and parkways. New cohesive neighborhoods will result.
    e. Otherwise adversely affect the general welfare of the community, in that approval of the architecture and landscape (and the satisfaction of conditions of approval) will allow for construction to once again proceed, and contribute positively to the local general welfare and community.

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:
    a. Areas for trash cans, recycle containers and yard waste are needed on the rear side yard, screened with an access gate. Pavers or differentiated hardscape patterns shall be used adjacent to garage access and alleyways.
    b. Divided light windows shall be used on all sides of the structures with windows.
    c. Craftsman designs shall be revised for staff and DRB member approval, incorporating the following enhancements:
        i. Add a little trim element above the porch.
        ii. Have a lighter color on the upper story.
        iii. BMR unit to have porch enhancements, stucco reduction on façade, removing from porch.
        iv. Drop the board and batten from the third upper element lower to cover and remove the intermediate material treatment. Have two primary materials, not three.
        v. Colors to be bold. Use of white is acceptable.
        vi. Craftsman should have more stone than brick.
    d. Cottage designs shall be revised for staff and DRB member approval, incorporating the following enhancements:

i. Add shutters to the lower floors.
ii. Foam tchotchke modification to window trims.
iii. Have the trim color not "pop" on the arches.
iv. Stick with the gable roof.
v. Colors are important to stay light. Remove the "dark" scheme.
vi. Cottage should have more brick (than stone), but not the reddish kind.

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 <u>fifty percent</u> 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 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. <u>Building Permits</u> – The applicant shall obtain all necessary building permits from the Marina Building Division prior to project construction.

4. <u>Fire Department</u> – 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. Spanish olive trees may be added to the Spanish style landscaped theme in keeping with a previous review by the DRB.
   b. 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 Planning Commission of the City of Marina at a regular meeting duly held on the 10th day of November, by the following vote:

AYES, COMMISSION MEMBERS:

NOES, COMMISSION MEMBERS:

ABSENT, COMMISSION MEMBERS:

ABSTAIN, COMMISSION MEMBERS:

_____

David Burnett, Chair

ATTEST:

_____

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

SEA HAVEN

City of Marina, California

October 26, 2016

DESIGN REVIEW SUBMITTAL

Prepared by Jeffrey DeMure + Associates Architects Planners, Inc.

RENASCI HOMES

JDHA
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS • PLANNERS

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DESIGN NARRATIVE

Sea Haven is a quaint single-family development located in the Marina Heights community. All homes will be located on "cottage" lots, which are serviced by a rear alley and are a minimum of 35 feet in width and 75 feet in depth. By removing the garage doors, driveways, and vehicles from the primary entry sequence, this layout helps to create an aesthetically pleasing and dynamic street scene throughout the neighborhood. To illustrate these key components, this comprehensive package presents the proposed floor plans, elevations, paint colors, exterior materials, and landscape concepts.

With a primary goal to appeal to a variety of potential homebuyers in the Marina area, the Sea Haven community incorporates a diverse selection of floor plans that range in size, program, and layout. The first 2 plans have been designed to accommodate below market rate (BMR) owners. The main floor and front elevations remain identical between the two plans with the difference occurring on the upper floor. Plan 1 offers two bedrooms while Plan 2 expands over the garage for an additional third bedroom. The remaining plans continue to grow in size, bedroom count, and amenities to accommodate growing or established families.

Alley-loaded lots are unique in that they provide great opportunities to take advantage of areas that normally are unused or underutilized in garage-forward plans. Since the typical backyard space is challenging to incorporate in alley-loaded lots, open spaces have been carved out along one side of the garage (9 feet on all plans) and between the main living areas and the garage. These areas provide great indoor/outdoor living spaces that are quiet, secluded, and protected from the elements. Additional exterior spaces have been incorporated by the use of front porches, front courtyards, and second floor balconies, all helping to promote the neighborhood unity and take advantage of the beautiful coastal climate of Marina.

The architectural styles for this community have been selected in accordance with the Marina Heights Design Guidelines. Renasci Homes is currently proposing to develop on cottage lots located in the Oaks, Bluffs, and Village Center Districts. The Spanish, Monterey and Craftsman architectural styles are predominant in these districts and therefore have been incorporated as the primary styles for this community. To add further diversity, Cottage-style elevations have been included as a fourth architectural style.

In keeping with traditional Spanish/Mission architecture in California, these elevations incorporate light-colored, smooth stucco, clay barrel tile roofs, tile gable accents, decorative corbels and shutters, and ornate wrought iron details. The Monterey style integrates similar Spanish-style elements such as clay barrel tile and light stucco with highlighted wood beams, brackets, and balconies typical of the Monterey Style. The Craftsman elevations highlight additional materials such as brick and horizontal lap siding with traditional craftsman-style brackets, window trim, and columns. The Cottage-style homes feature unique elements such as arched openings and windows combined with stone, decorative shutters, and colorful gable trim details.

STREETSCENE

Spanish | Craftsman | Cottage | Monterey | Cottage

PLAN 1 (BMR)	PLAN 2 (BMR)	PLAN 3	PLAN 4	PLAN 5
1,141 SF	1,362 SF	1,515 SF	1,768 SF	1,908 SF

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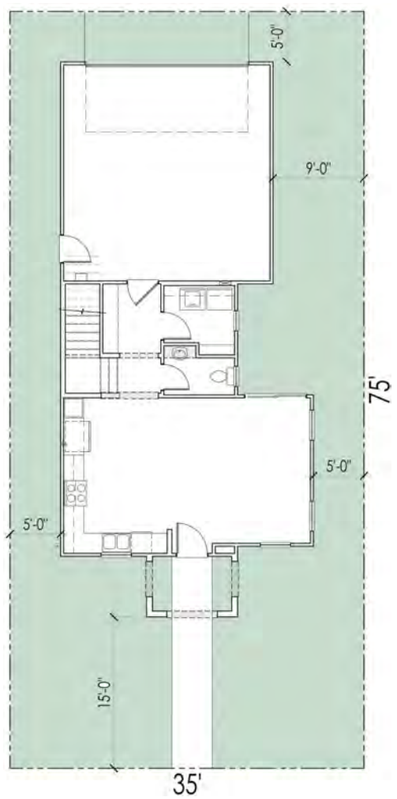
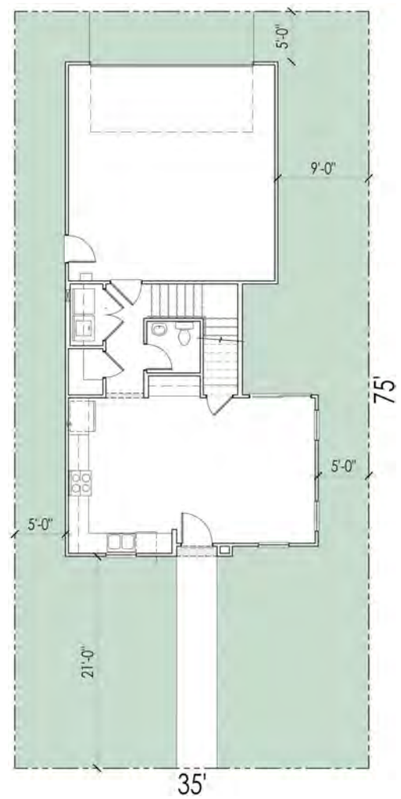
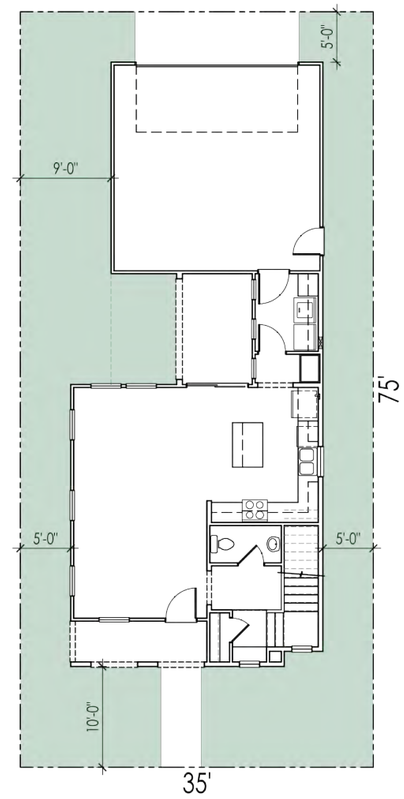
TYPICAL PLOT PLANS



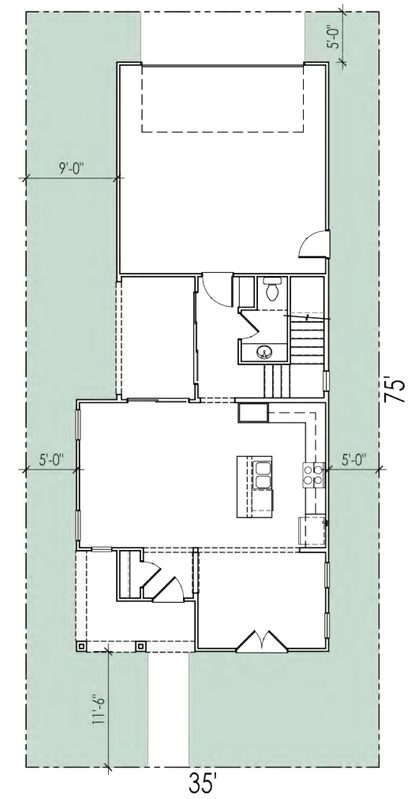
PLAN 1 (BMR)
Max. Lot Coverage: 42%



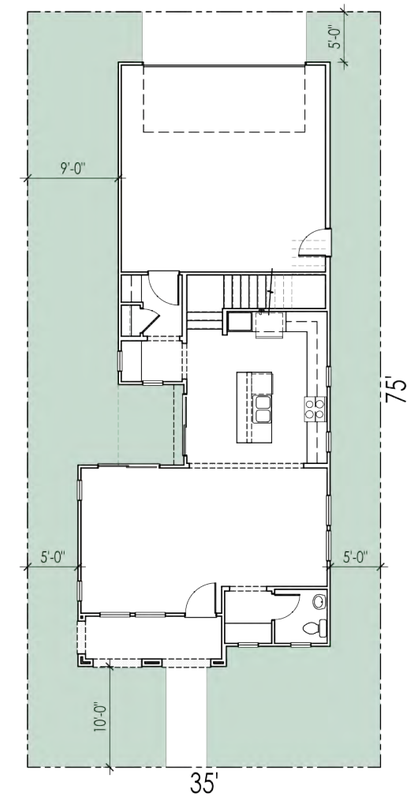
PLAN 2
Max. Lot Coverage: 40%



PLAN 3
Max. Lot Coverage: 52%



PLAN 4
Max. Lot Coverage: 50.6%



PLAN 5
Max. Lot Coverage: 50.3%

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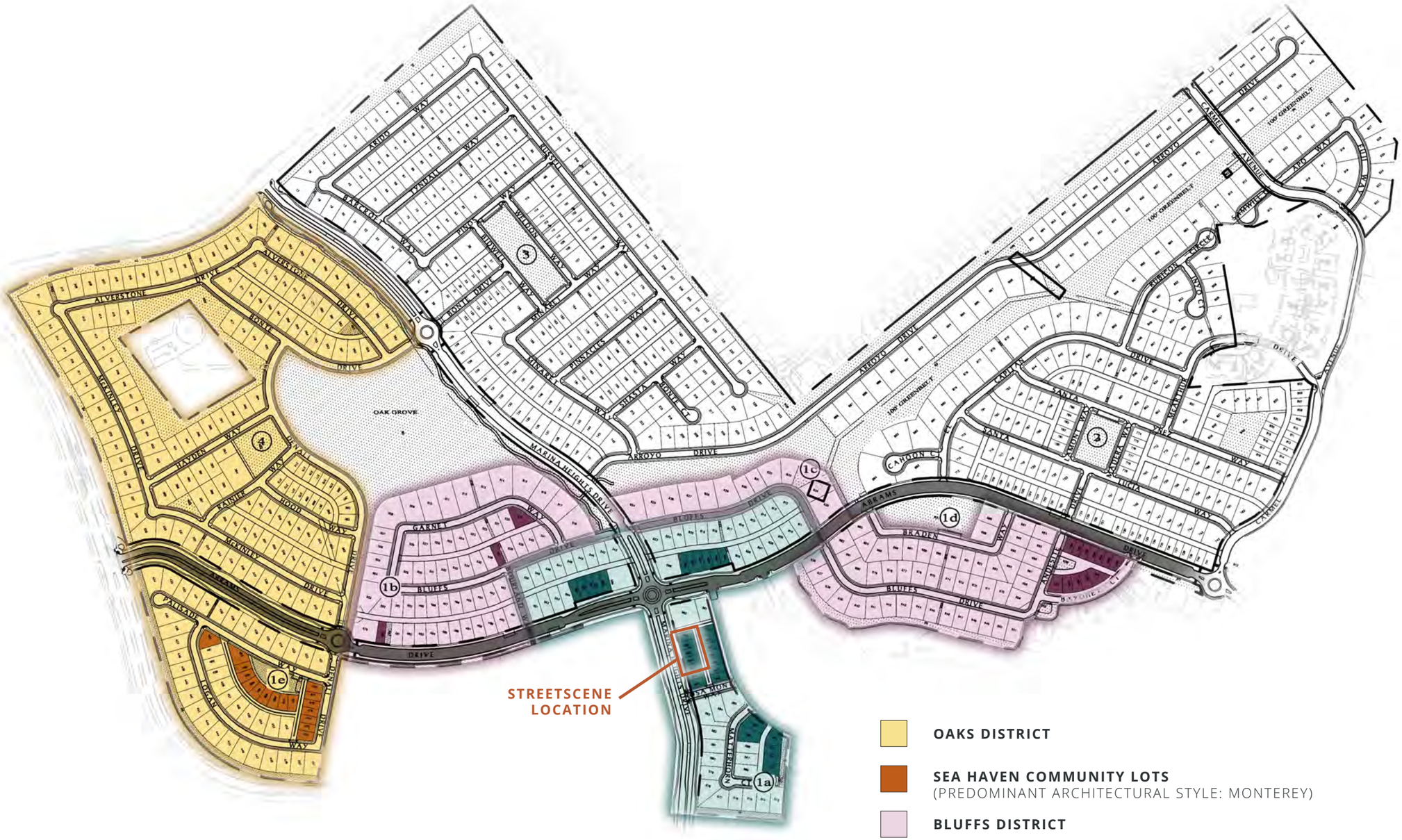
LOT EXHIBIT



OAKS DISTRICT

SEA HAVEN COMMUNITY LOTS
(PREDOMINANT ARCHITECTURAL STYLE: MONTEREY)

BLUFFS DISTRICT

SEA HAVEN COMMUNITY LOTS
(PREDOMINANT ARCHITECTURAL STYLE: SPANISH)

VILLAGE CENTER DISTRICT

SEA HAVEN COMMUNITY LOTS
(PREDOMINANT ARCHITECTURAL STYLES: ECLECTIC MIX)

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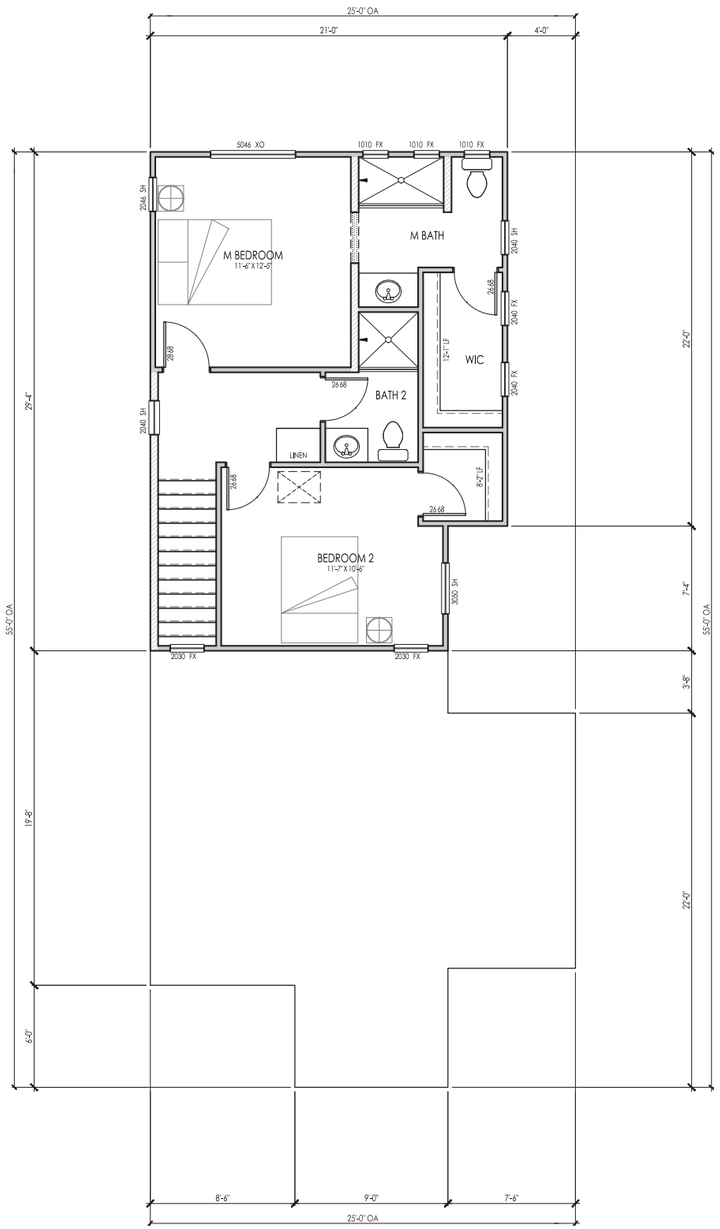
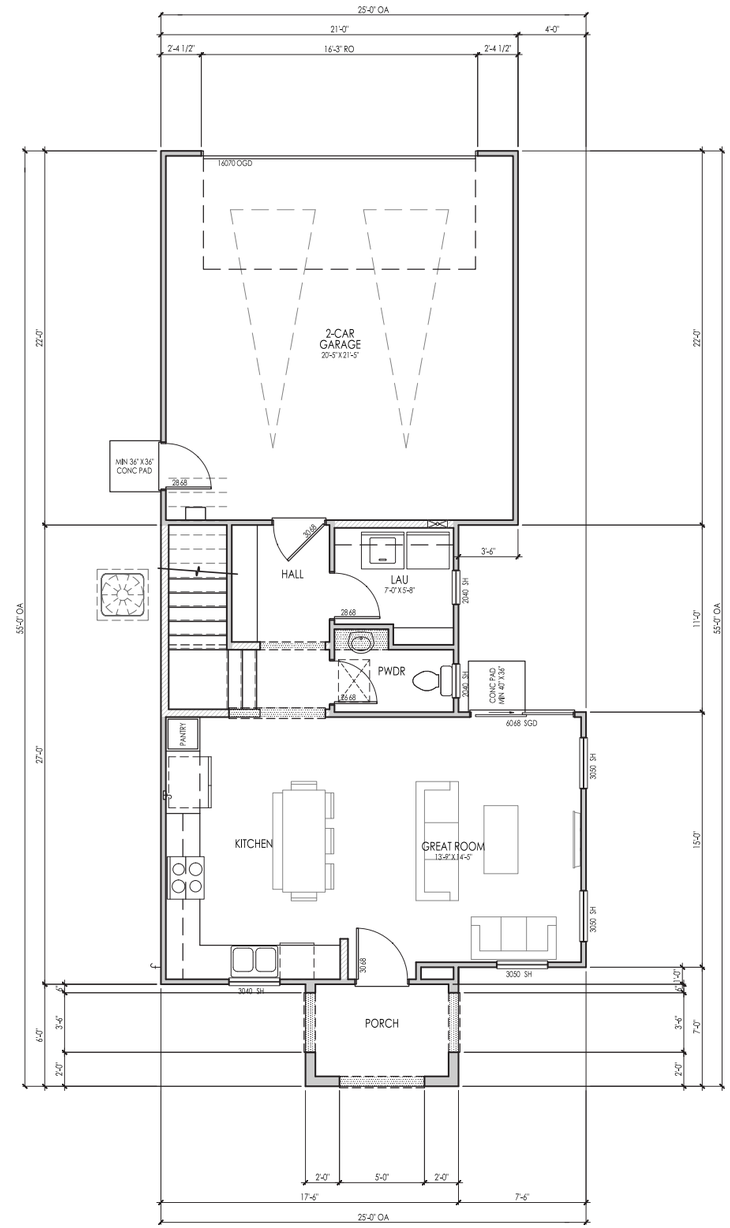
PLAN 1 (2 BEDROOM BMR) - FLOOR PLAN 1,141 SF



UPPER FLOOR

551 SF



MAIN FLOOR

590 SF

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PLAN 1 (2 BEDROOM BMR) - SPANISH ELEVATION

SCHEME 2

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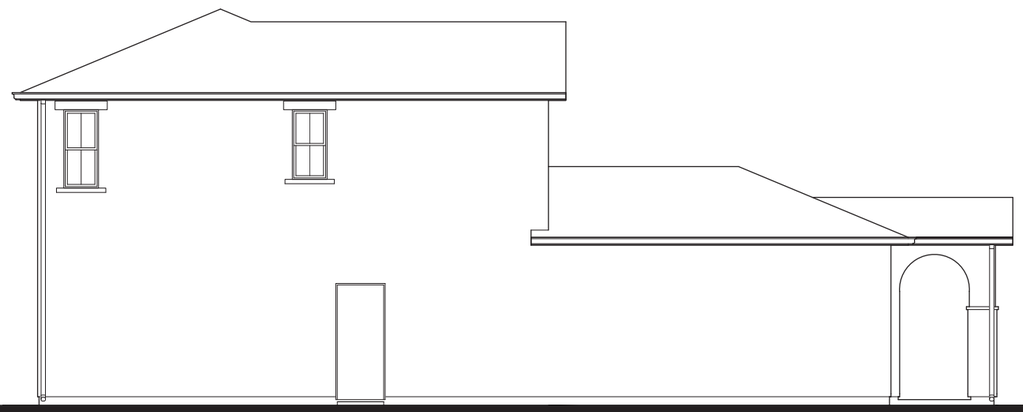
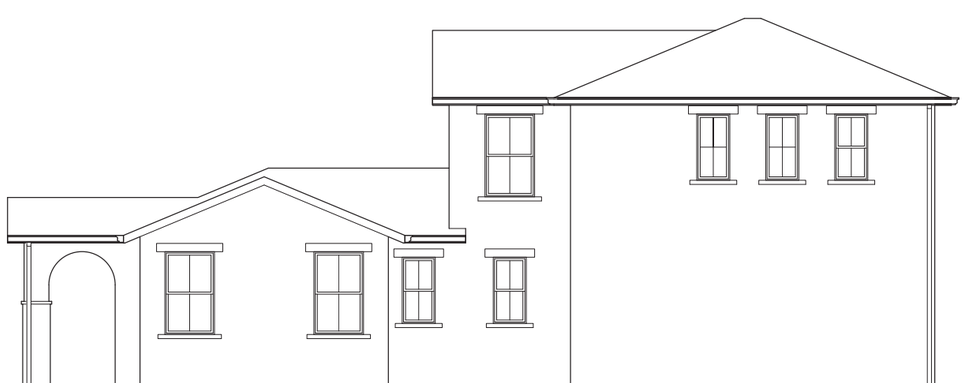
LEGEND

PLAN 1 (2 BEDROOM BMR) - SPANISH ELEVATION SIDES & REAR



LEFT ELEVATION SCALE = 1/8"



RIGHT ELEVATION SCALE = 1/8"

REAR ELEVATION SCALE = 1/8"

LEGEND

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PLAN 1 (2 BEDROOM BMR) - COTTAGE ELEVATION

SCHEME 4

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LEGEND

PLAN 1 (2 BEDROOM BMR) - CRAFTSMAN ELEVATION

SCHEME 9

LEGEND

Plan 1
- Floor Plan
- Spanish Elevation
- Cottage Elevation
- **Craftsman Elevation**

Plan 2
- Floor Plan
- Spanish Elevation
- Cottage Elevation
- Craftsman Elevation

Plan 3
- Floor Plan
- Cottage Elevation
- Spanish Elevation
- Craftsman Elevation

Plan 4
- Floor Plan
- Craftsman Elevation
- Spanish Elevation
- Monterey Elevation

Plan 5
- Floor Plan
- Monterey Elevation
- Spanish Elevation
- Cottage Elevation

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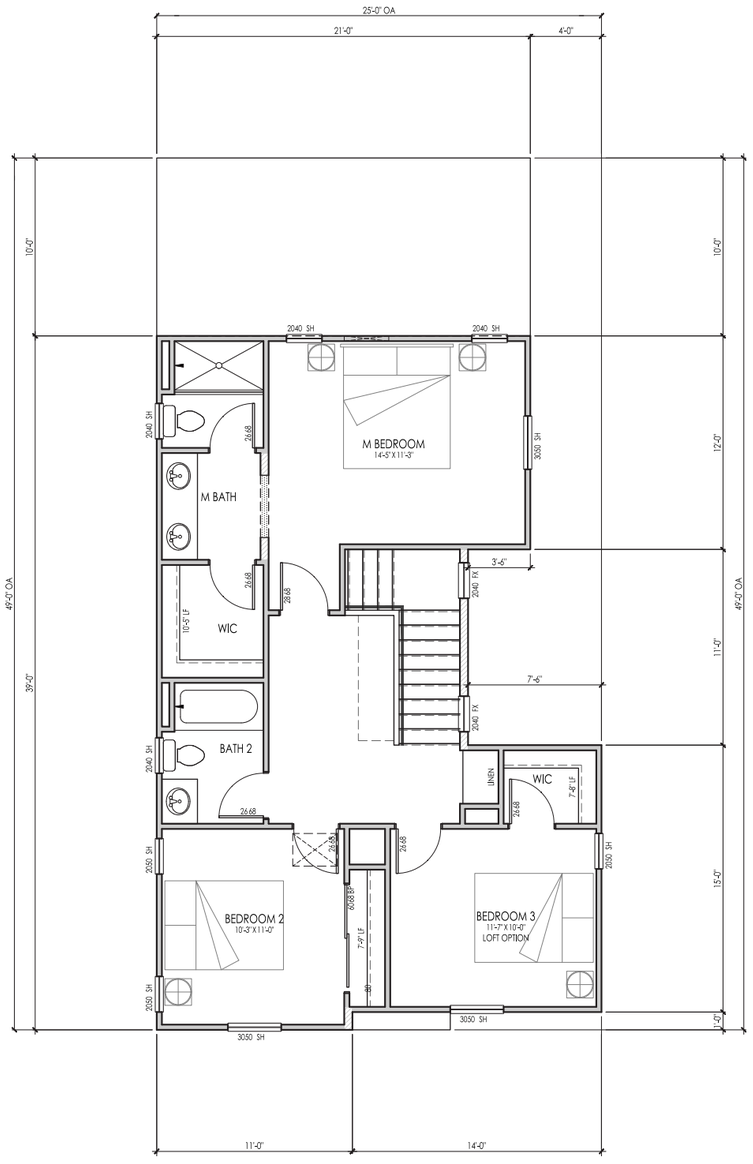
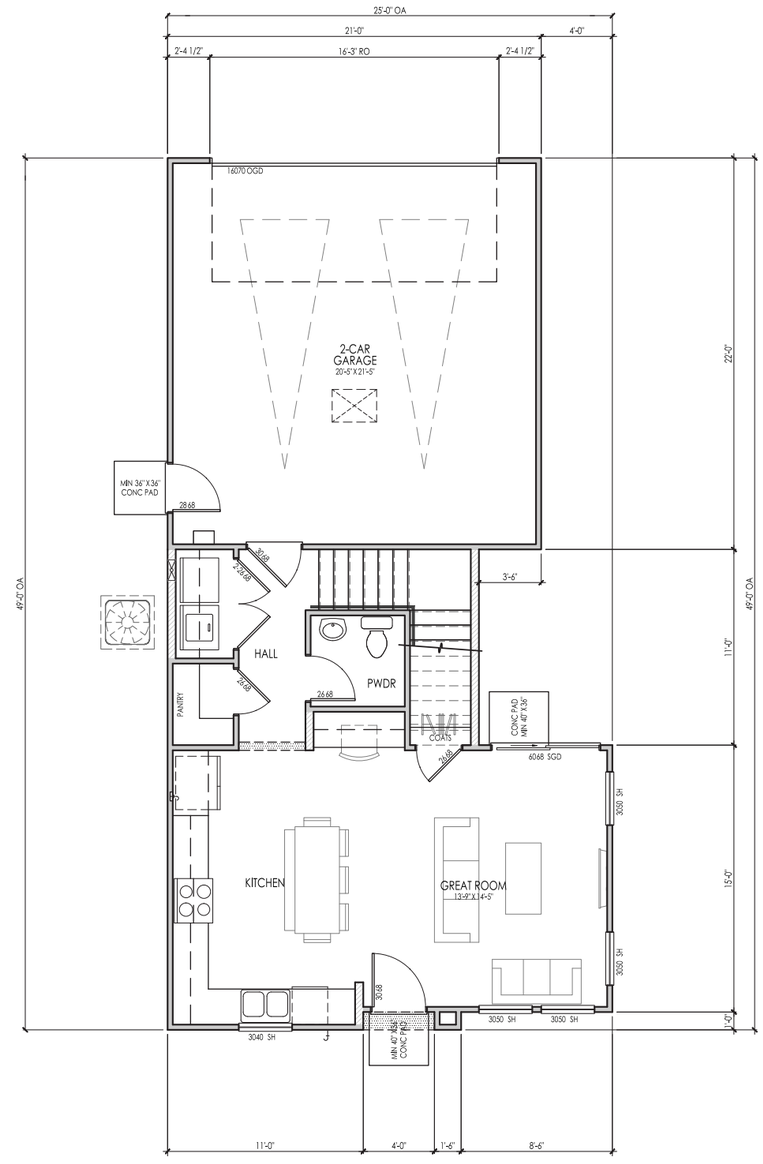
PLAN 2 (3 BEDROOM BMR) - FLOOR PLAN 1,362 SF



UPPER FLOOR

778 SF



MAIN FLOOR

583 SF

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City of Marina, California

RENASCI HOMES

PLAN 2 (3 BEDROOM BMR) - COTTAGE ELEVATION

SCHEME 5

LEGEND

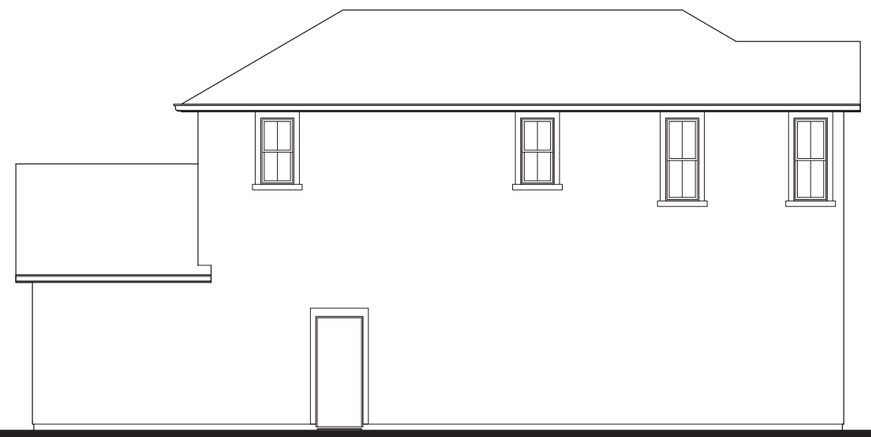
JDA JEFFREY DEMURE + ASSOCIATES ARCHITECTS · PLANNERS

SEA HAVEN

city of Marina, California

RENASCI HOMES

PLAN 2 (3 BEDROOM BMR) - COTTAGE ELEVATION SIDES & REAR



LEFT ELEVATION SCALE = 1/8"

RIGHT ELEVATION SCALE = 1/8"

REAR ELEVATION SCALE = 1/8"

LEGEND

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city of Marina, California

RENASCI HOMES

PLAN 2 (3 BEDROOM BMR) - CRAFTSMAN ELEVATION

SCHEME 8

LEGEND

SEA HAVEN

city of Marina, California

JDA JEFFREY DEMURE + ASSOCIATES ARCHITECTS · PLANNERS

RENASCI HOMES

PLAN 2 (3 BEDROOM BMR) - MONTEREY ELEVATION

SCHEME 12

LEGEND

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city of Marina, California

RENASCI HOMES

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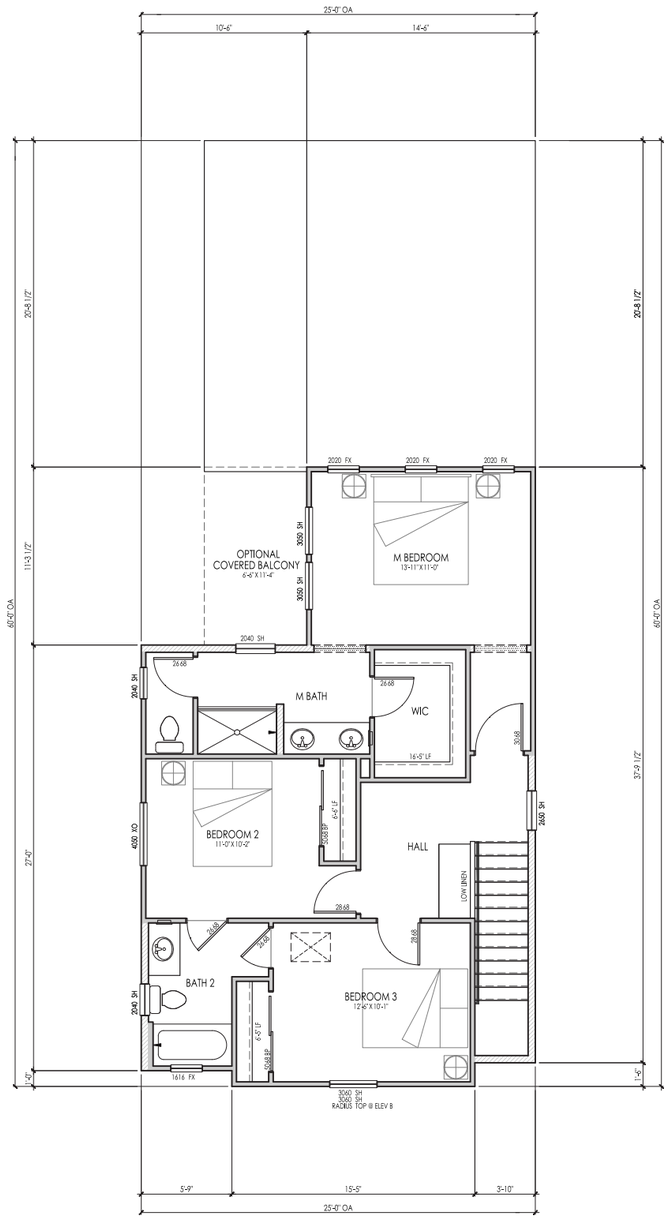
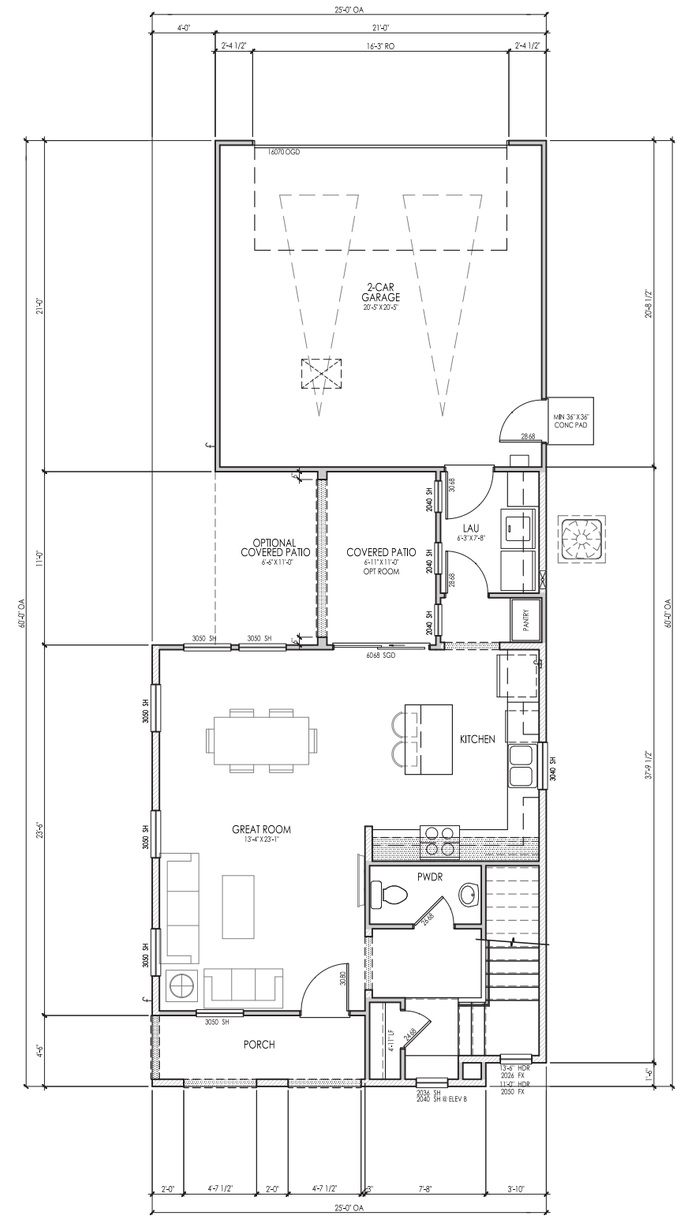
PLAN 3 - FLOOR PLAN 1,515 SF



UPPER FLOOR

804 SF



MAIN FLOOR

710 SF

JDA
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ARCHITECTS - PLANNERS

SEA HAVEN
City of Marina, California

RENASCI HOMES

PLAN 3 - COTTAGE ELEVATION

SCHEME 5

LEGEND

SEA HAVEN

city of Marina, California

JEFFREY DEMURE + ASSOCIATES ARCHITECTS · PLANNERS

RENASCI HOMES

PLAN 3 - COTTAGE ELEVATION SIDES & REAR

LEFT COTTAGE ELEVATION SCALE = 1/8"

RIGHT COTTAGE ELEVATION SCALE = 1/8"

REAR COTTAGE ELEVATION SCALE = 1/8"

LEGEND

JDHA JEFFREY DeMURE + ASSOCIATES ARCHITECTS - PLANNERS

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PLAN 3 - SPANISH ELEVATION

SCHEME 2

LEGEND

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city of Marina, California

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PLAN 3 - CRAFTSMAN ELEVATION

SCHEME 9

LEGEND

Plan 1
- Floor Plan
- Spanish Elevation
- Cottage Elevation
- Craftsman Elevation

Plan 2
- Floor Plan
- Spanish Elevation
- Cottage Elevation
- Craftsman Elevation

Plan 3
- Floor Plan
- Cottage Elevation
- Spanish Elevation
- **Craftsman Elevation**

Plan 4
- Floor Plan
- Craftsman Elevation
- Spanish Elevation
- Monterey Elevation

Plan 5
- Floor Plan
- Monterey Elevation
- Spanish Elevation
- Cottage Elevation

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City of Marina, California

RENASCI HOMES

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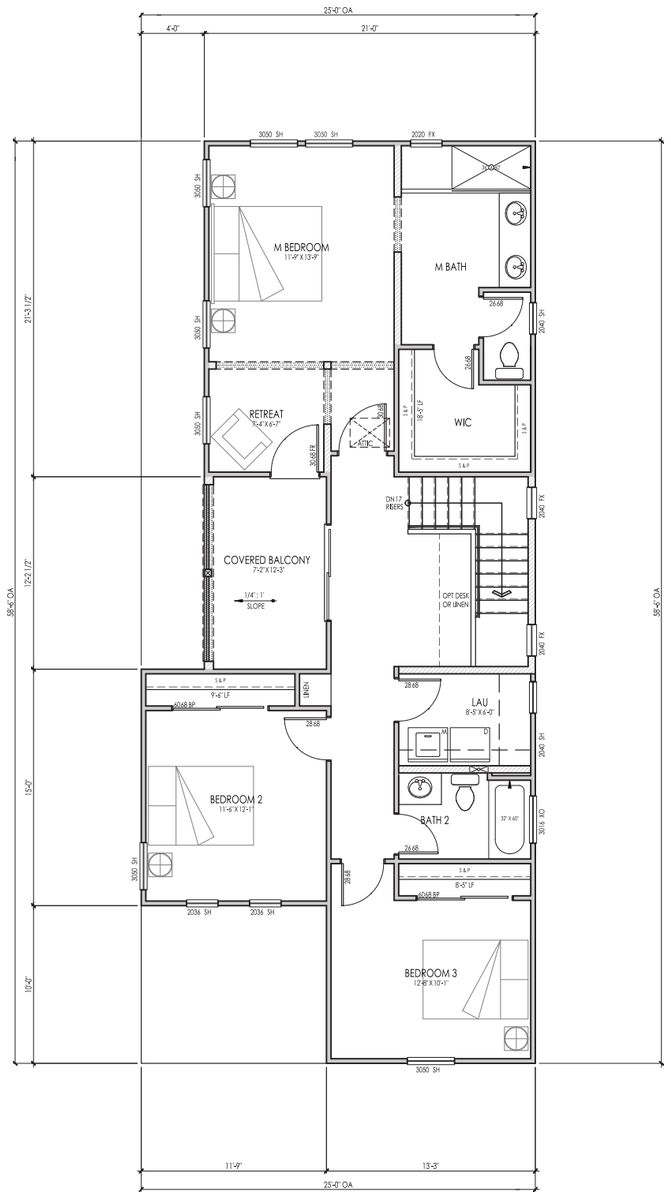
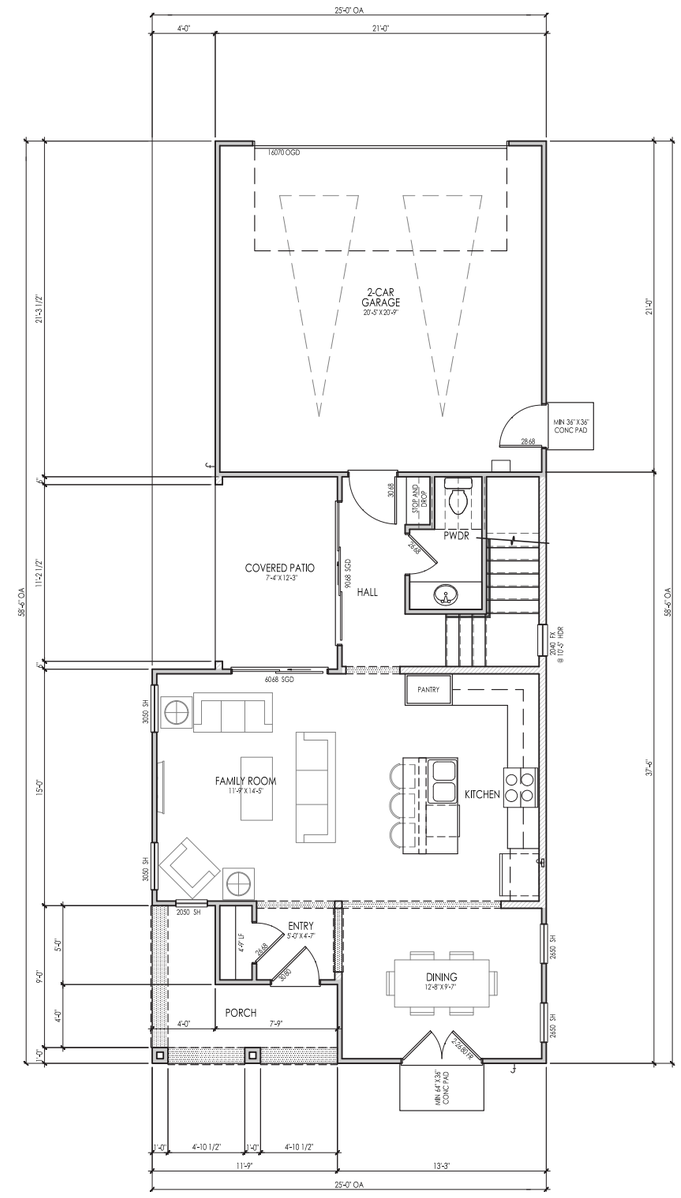
PLAN 4 - FLOOR PLAN 1,768 SF



UPPER FLOOR

1,056 SF



MAIN FLOOR

711 SF

JDHA
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ARCHITECTS - PLANNERS

SEA HAVEN
city of Marina, California

RENASCI HOMES

PLAN 4 - CRAFTSMAN ELEVATION

SCHEME 7

LEGEND

SEA HAVEN

City of Marina, California

JEFFREY DEMURE + ASSOCIATES ARCHITECTS · PLANNERS

RENASCI HOMES

PLAN 4 - CRAFTSMAN ELEVATION SIDES & REAR

LEFT CRAFTSMAN ELEVATION SCALE = 1/8"

RIGHT CRAFTSMAN ELEVATION SCALE = 1/8"

REAR CRAFTSMAN ELEVATION SCALE = 1/8"

LEGEND

JDA JEFFREY DeMURE + ASSOCIATES ARCHITECTS - PLANNERS

SEA HAVEN

city of Marina, California

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PLAN 4 - SPANISH ELEVATION

SCHEME 1

LEGEND

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PLAN 4 - MONTEREY ELEVATION

SCHEME 10

LEGEND

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RENASCI HOMES

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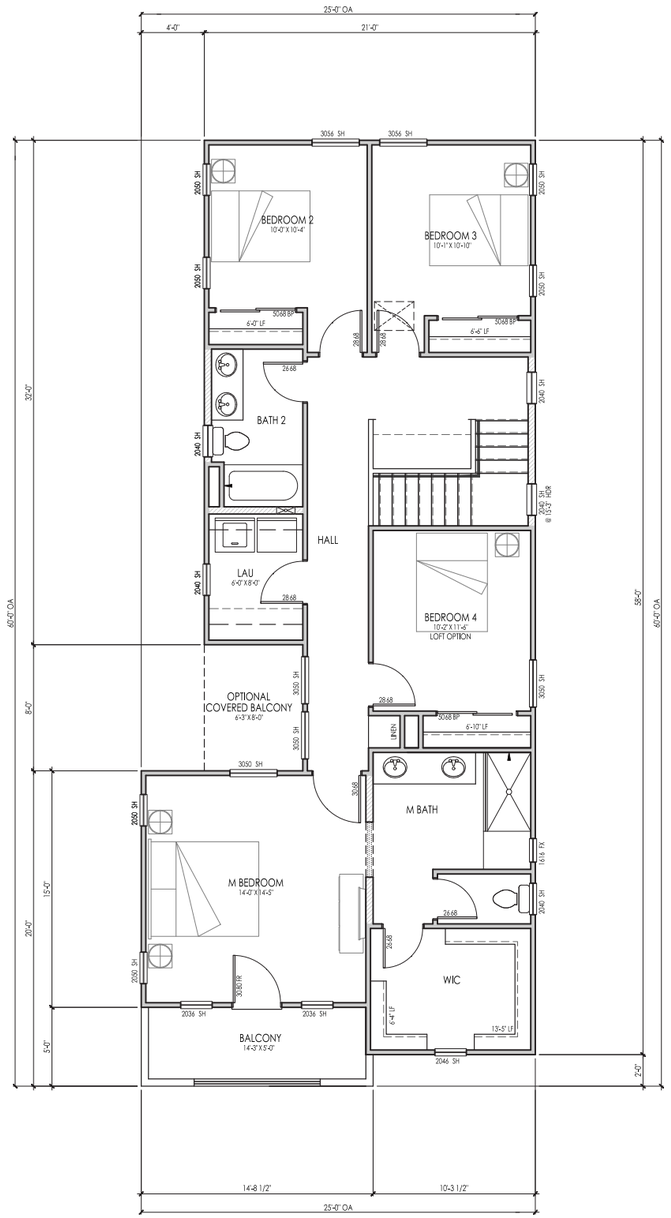
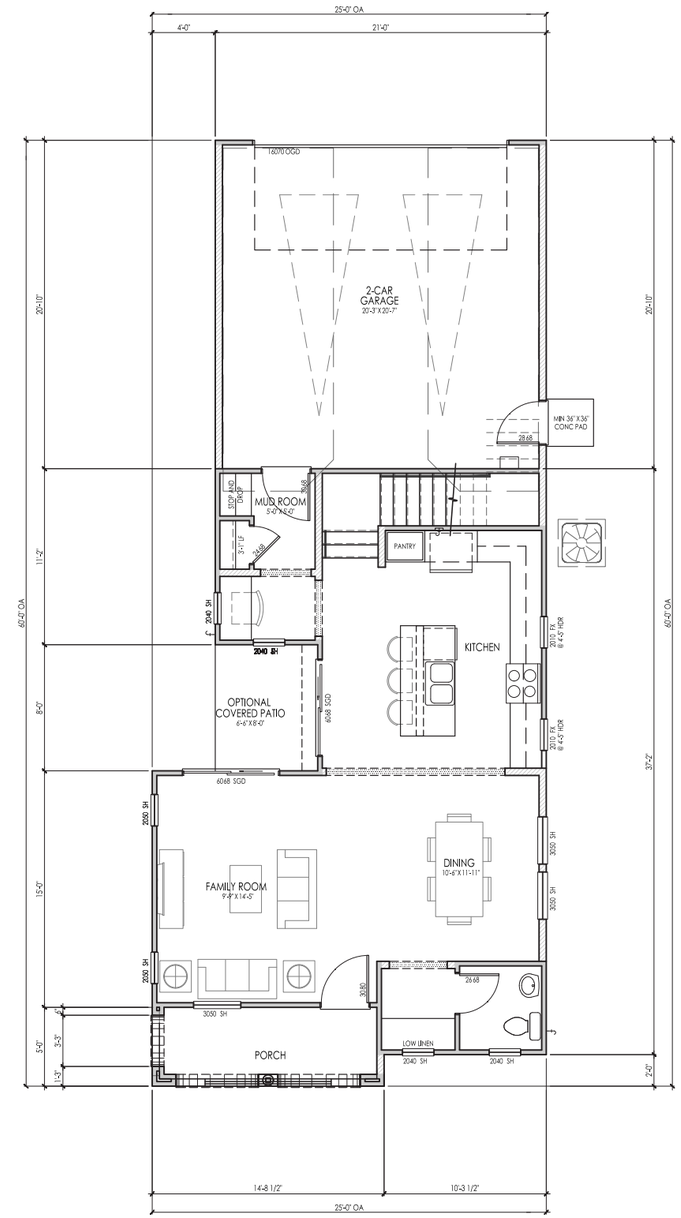
PLAN 5 - FLOOR PLAN 1,908 SF



UPPER FLOOR

1,150 SF



MAIN FLOOR

757 SF

JEFFREY DeMURE + ASSOCIATES
ARCHITECTS - PLANNERS

SEA HAVEN

city of Marina, California

RENASCI HOMES

PLAN 5 - MONTEREY ELEVATION

SCHEME 11

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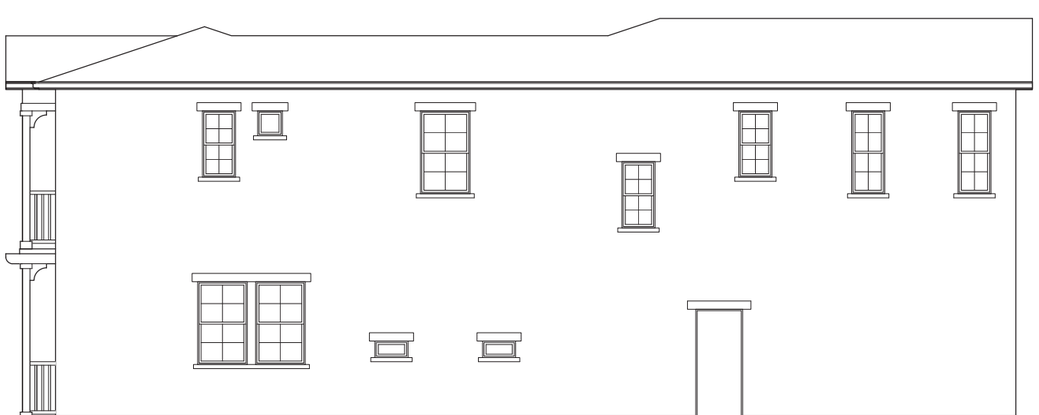
City of Marina, California

RENASCI HOMES

LEGEND

PLAN 5 - MONTEREY ELEVATION SIDES & REAR

LEFT ELEVATION SCALE = 1/8"



RIGHT ELEVATION SCALE = 1/8"

REAR ELEVATION SCALE = 1/8"

LEGEND

JDA JEFFREY DeMURE + ASSOCIATES ARCHITECTS - PLANNERS

SEA HAVEN

city of Marina, California

RENASCI HOMES

PLAN 5 - SPANISH ELEVATION

SCHEME 3

LEGEND

SEA HAVEN

City of Marina, California

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PLAN 5 - COTTAGE ELEVATION

SCHEME 6

LEGEND

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SEA HAVEN

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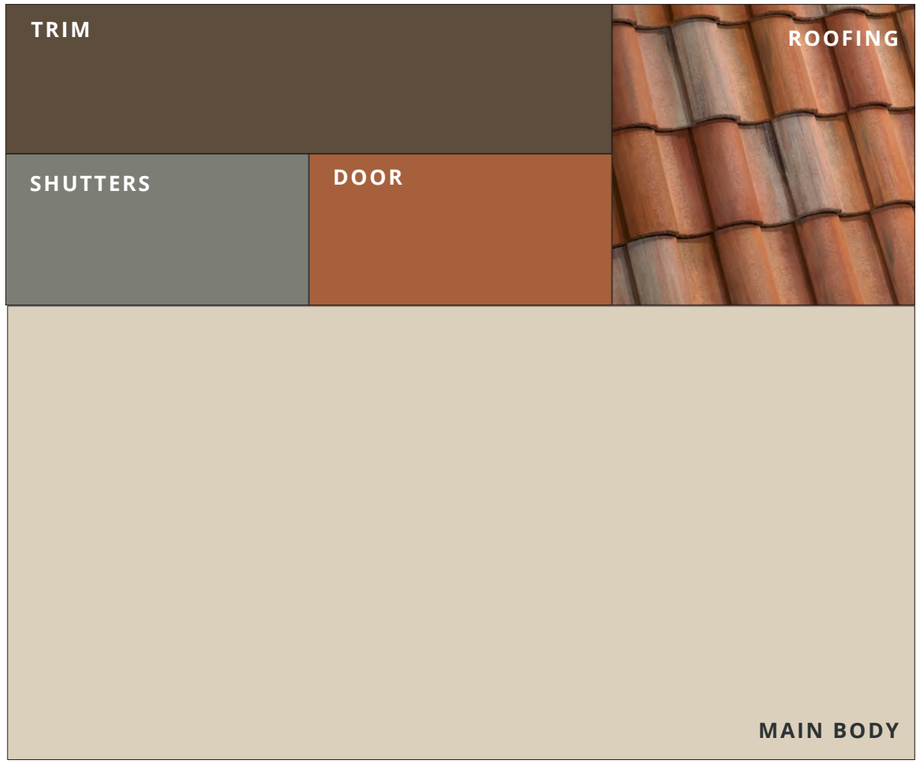
COLOR PALETTES

COLOR PALETTES

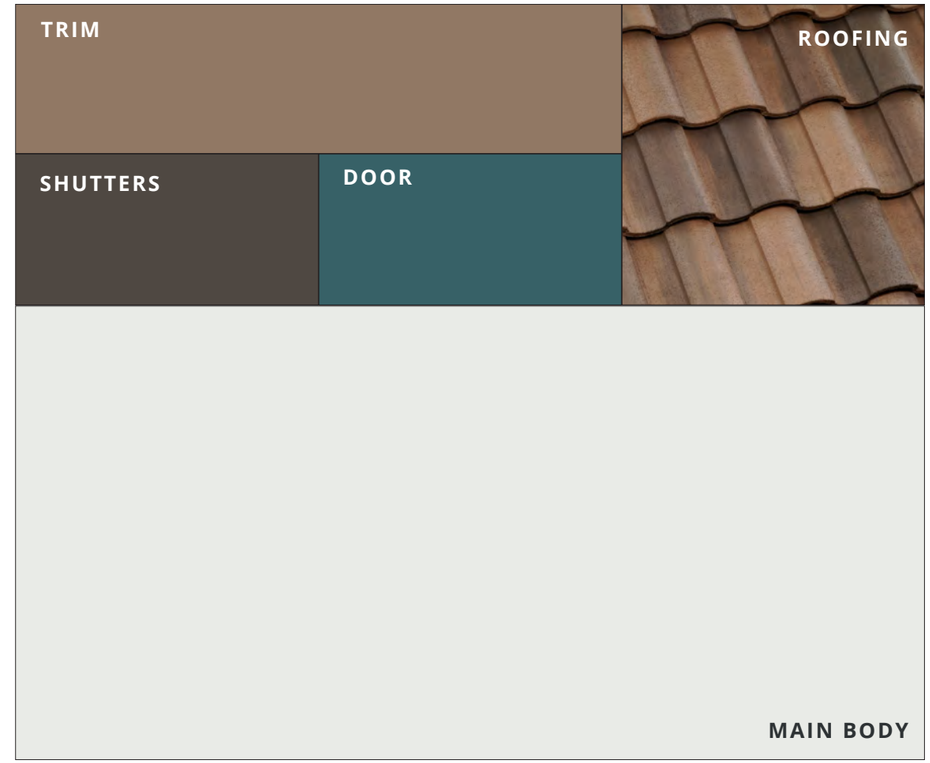
Roofing: Eagle
Paint: Sherwin-Williams
Masonry: Eldorado

SPANISH - SCHEME 1



LEGEND			
Roofing	Knoxville Blend	3628	Capistrano S-Tile Profile
Main Body	Oyster Bar	SW 7565	Stucco
Trim	Status Bronze	SW 7034	Door & WIndow Trim, Stucco Trim, Fascia
Shutters	Attitude Gray	SW 7060	Shutters
Door	Copper Mountain	SW 6356	Front Entry Door

SPANISH - SCHEME 2

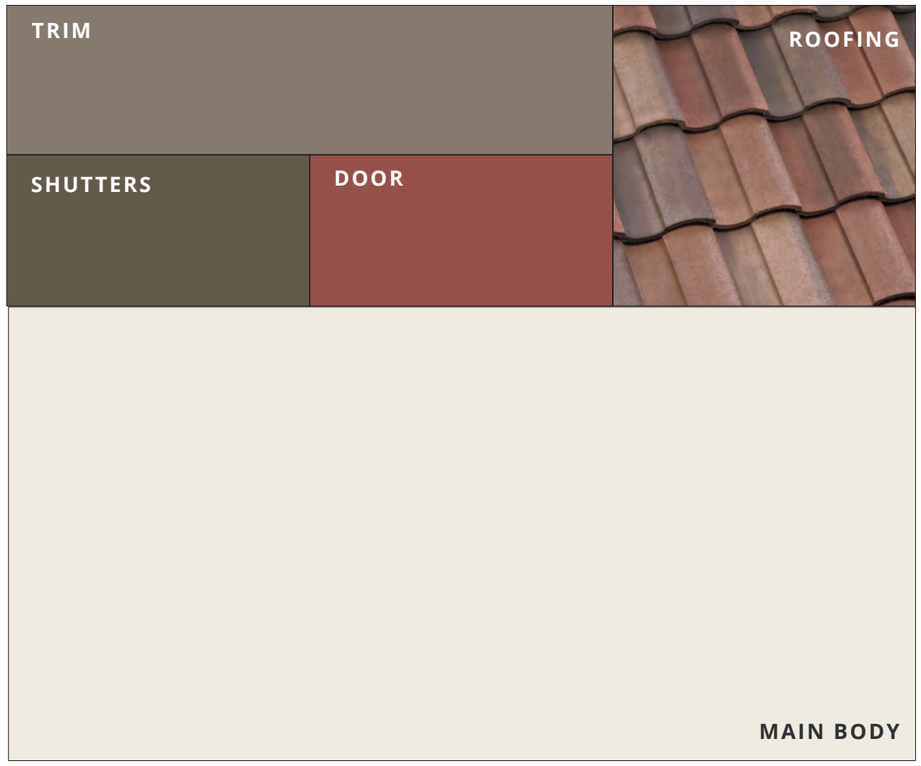


LEGEND			
Roofing	San Miguel Blend	SMC 8401	Capistrano S-Tile Profile
Main Body	Ceiling Bright White	SW 7007	Stucco
Trim	Llama Wool	SW 9089	Door & WIndow Trim, Stucco Trim, Fascia
Shutters	Black Fox	SW 7020	Shutters
Door	Deep Sea Dive	SW 7618	Front Entry Door

COLOR PALETTES

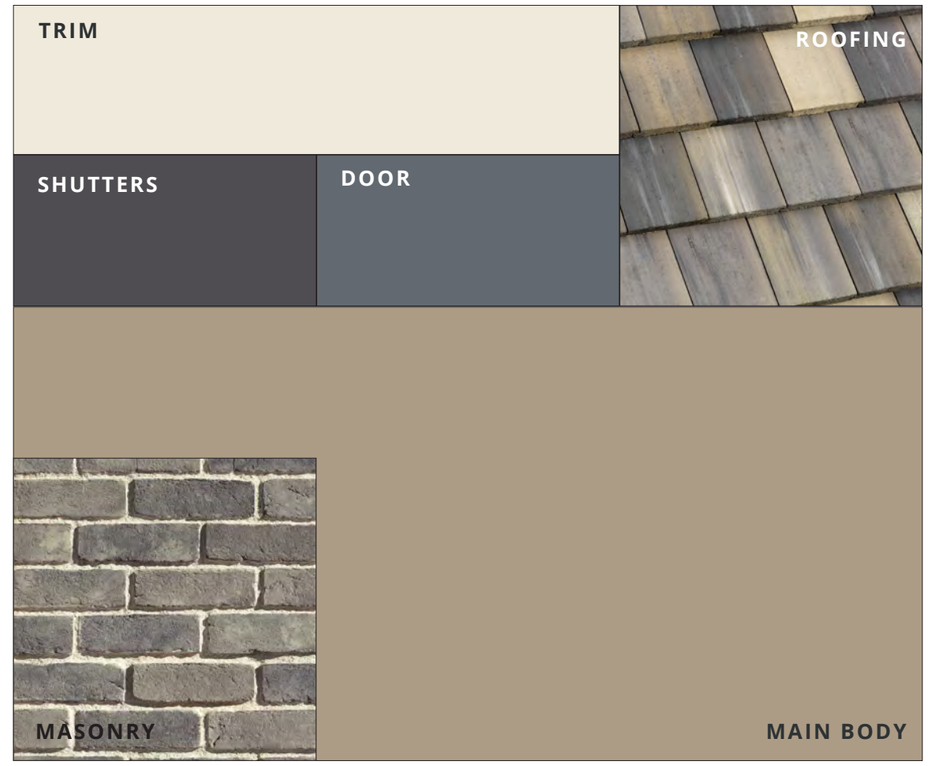
Roofing: Eagle
Paint: Sherwin-Williams
Masonry: Eldorado

SPANISH - SCHEME 3



LEGEND			
Roofing	Santa Cruz Blend	SMC 8402	Capistrano S-Tile Profile
Main Body	Shell White	SW 8917	Stucco
Trim	Backdrop	SW 7025	Door & WIndow Trim, Stucco Trim, Fascia
Shutters	Suitable Brown	SW 7054	Shutters
Door	Rembrandt Ruby	SW 0033	Front Entry Door

COTTAGE - SCHEME 4



LEGEND			
Roofing	Tacoma Blend	SCB 8827	Bel Air Slate Tile Profile
Main Body	Studio Taupe	SW 7549	Stucco
Trim	Dover White	SW 6385	Door & WIndow Trim, Stucco Trim, Fascia, Gable Siding
Shutters	Perle Noir	SW 9154	Shutters
Door	Gilbraltar	SW 6257	Front Entry Door
Masonry	Ashland	Tundra Brick	Masonry Accent Area

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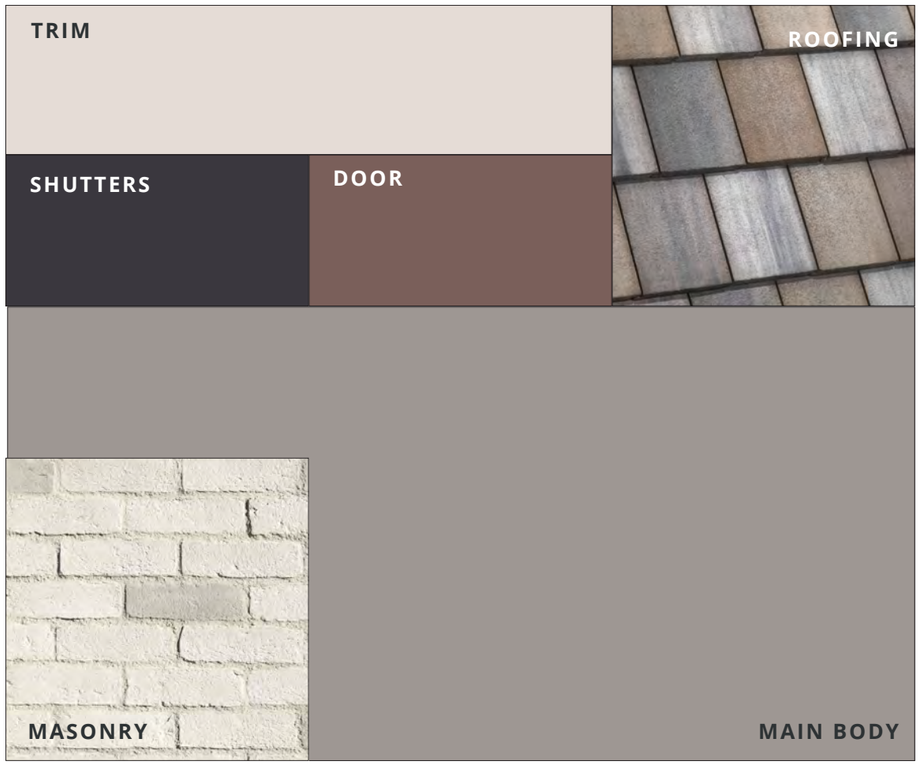
city of Marina, California

RENASCI HOMES

COLOR PALETTES

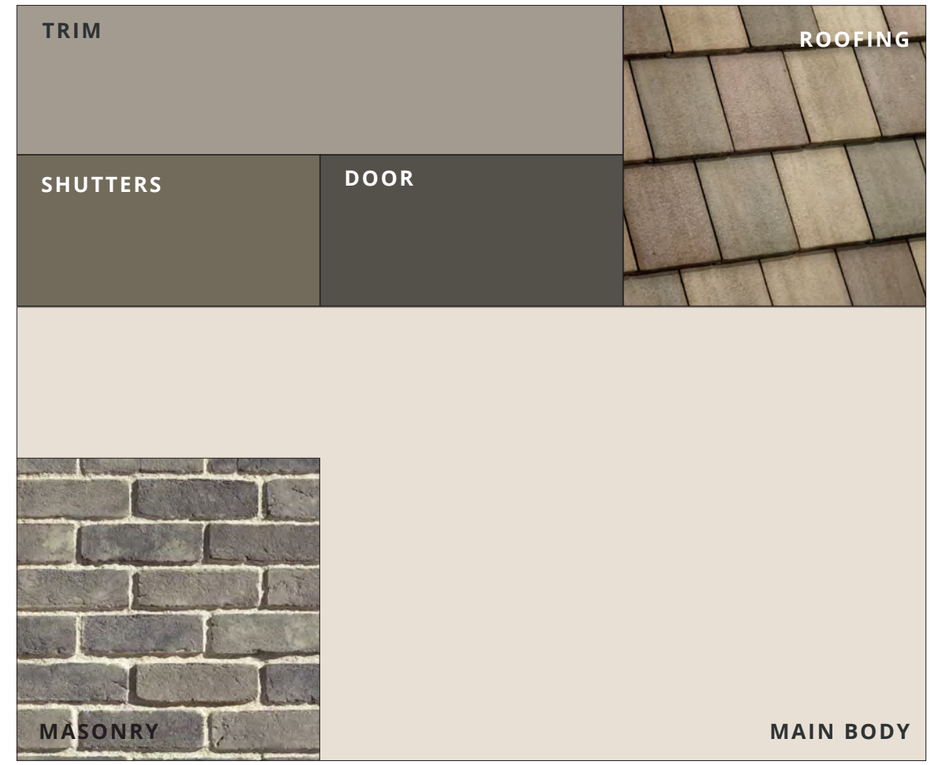
Roofing: Eagle
Paint: Sherwin-Williams
Masonry: Eldorado

COTTAGE - SCHEME 5



LEGEND			
Roofing	Hillsborough Blend	4833	Bel Air Slate Tile Profile
Main Body	Polished Concrete	SW 9167	Stucco
Trim	Cultured Pearl	SW 6028	Door & Window Trim, Stucco Trim, Fascia, Gable Siding
Shutters	Black Swan	SW 6279	Shutters
Door	Bateau Brown	SW 6033	Front Entry Door
Masonry	Chalk Dust	Tundra Brick	Masonry Accent Area

COTTAGE - SCHEME 6

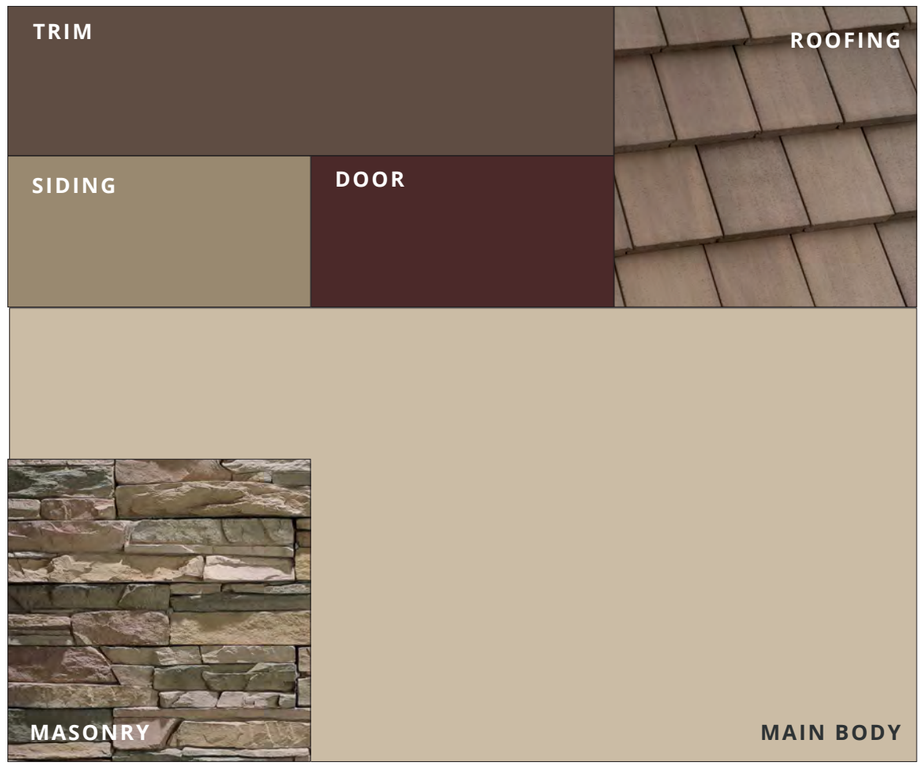


LEGEND			
Roofing	Manteca Blend	4882	Bel Air Slate Tile Profile
Main Body	Porcelain	SW 0053	Stucco
Trim	Pewter Tankard	SW 0023	Door & WIndow Trim, Stucco Trim, Fascia, Gable Siding
Shutters	Cocoon	SW 6173	Shutters
Door	Urbane Bronze	SW 7048	Front Entry Door
Masonry	Ashland	Tundra Brick	Masonry Accent Area

COLOR PALETTES

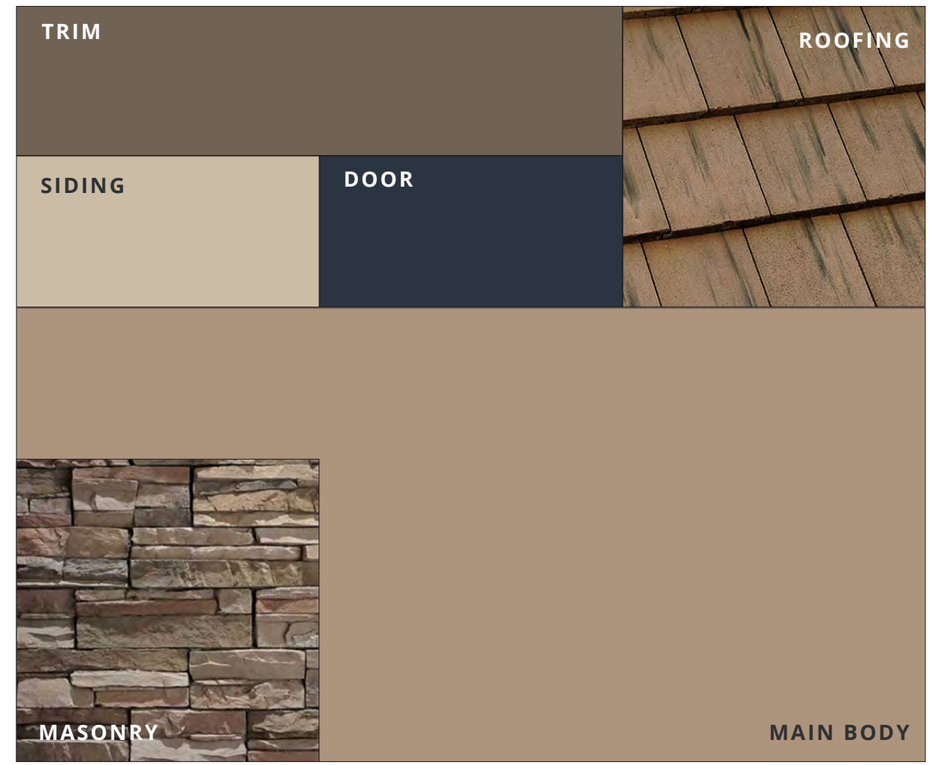
Roofing: Eagle
Paint: Sherwin-Williams
Masonry: Eldorado

CRAFTSMAN - SCHEME 7



LEGEND			
Roofing	Brown Range	4689	Bel Air Slate Tile Profile
Main Body	Downing Sand	SW 2822	Stucco, Board & Batten
Siding	Sawdust	SW 6158	Horizontal Siding
Trim	Rookwood Dark Brown	SW 2808	Door & Window Trim, Stucco Trim, Fascia
Door	Rookwood Dark Red	SW 2801	Front Entry Door
Masonry	Castaway	Stacked Stone	Masonry Accent Area

CRAFTSMAN - SCHEME 8



LEGEND			
Roofing	Arcadia	4502	Bel Air Slate Tile Profile
Main Body	Dormer Brown	SW 7521	Stucco
Siding	Downing Sand	SW 2822	Horizontal Siding
Trim	Smokehouse	SW 7040	Door & WIndow Trim, Stucco Trim, Fascia, Board & Batten
Door	Anchor's Aweigh	SW 9179	Front Entry Door
Masonry	Desert Shadow	Stacked Stone	Masonry Accent Area

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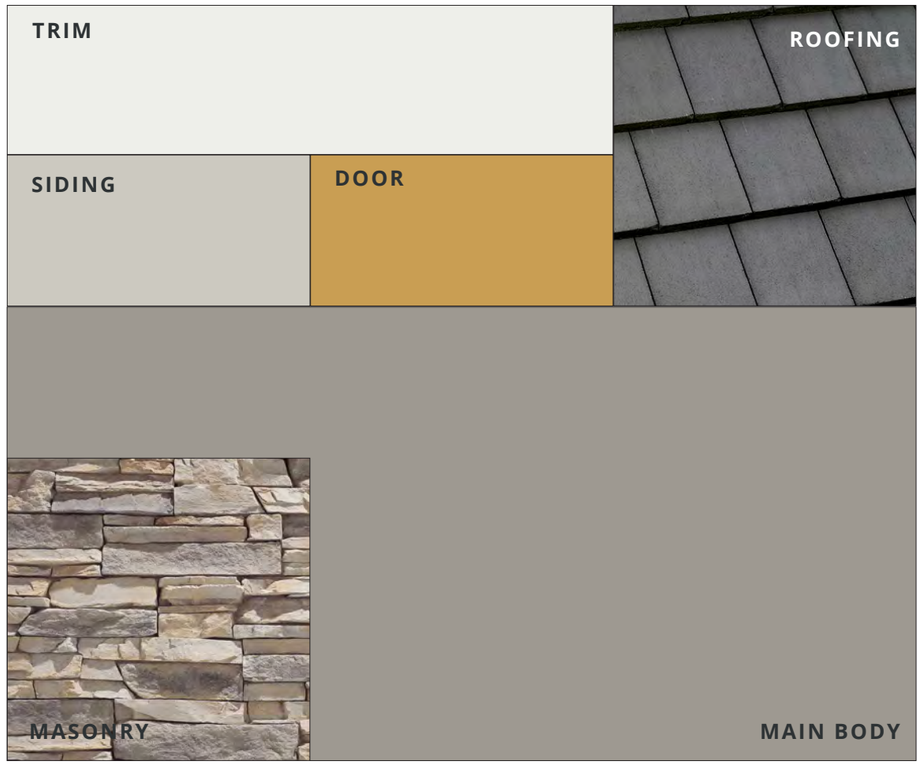
COLOR PALETTES

Roofing: Eagle
Paint: Sherwin-Williams
Masonry: Eldorado

CRAFTSMAN - SCHEME 9



LEGEND			
Roofing	Charcoal	4591	Bel Air Slate Tile Profile
Main Body	Acier	SW 9170	Stucco
Siding	Repose Gray	SW 7015	Horizontal Siding
Trim	Extra White	SW 7006	Door & WIndow Trim, Stucco Trim, Fascia, Board & Batten
Door	Alchemy	SW 6395	Front Entry Door
Masonry	Alderwood	Stacked Stone	Masonry Accent Area

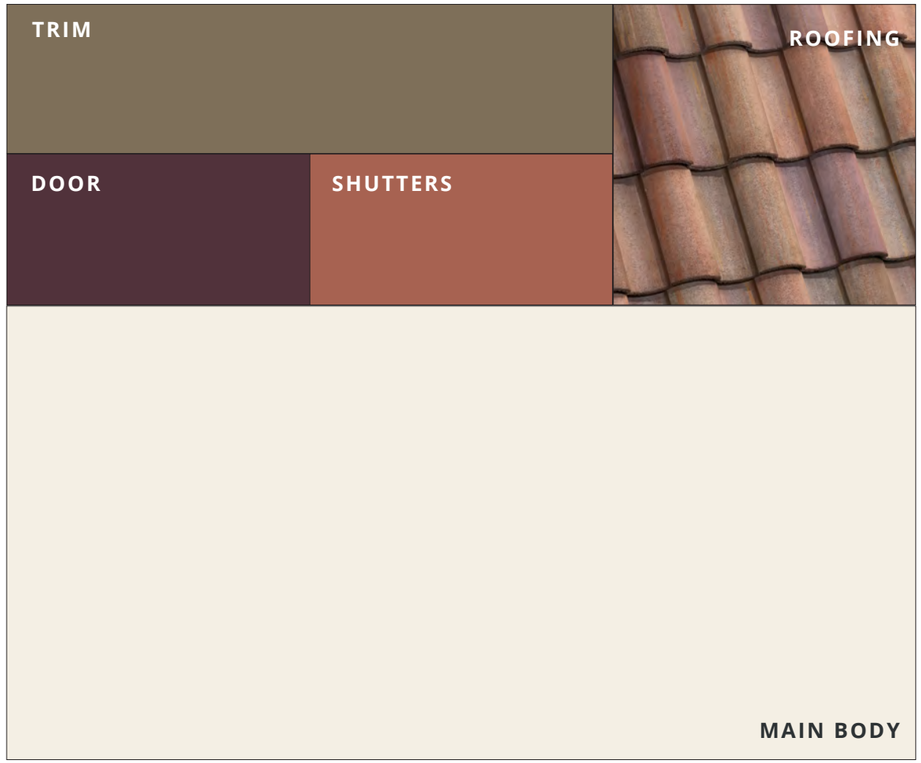
MONTEREY - SCHEME 10

LEGEND			
Roofing	Kings Canyon Blend	3634	Capistrano S-Tile Profile
Main Body	Urban Jungle	SW 9117	Stucco
Trim	Roycroft Bronze Green	SW 2846	Door & WIndow Trim, Stucco Trim, Fascia, Brackets, Railing, Garage
Door	Roycroft Copper Red	SW 2839	Front Entry Door
Shutters	Greenblack	SW 6994	Shutters when present

COLOR PALETTES

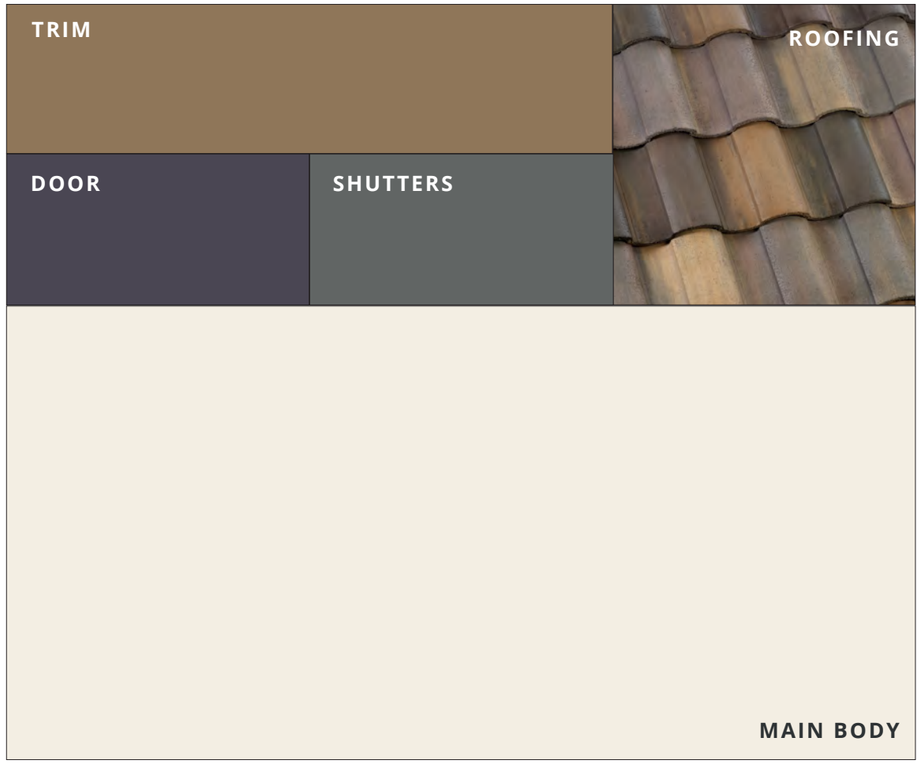
Roofing: Eagle
Paint: Sherwin-Williams
Masonry: Eldorado

MONTEREY - SCHEME 11



LEGEND			
Roofing	Red Bluff Blend	3815	Capistrano S-Tile Profile
Main Body	Whitetail	SW 7103	Stucco
Trim	High Tea	SW 6159	Door & WIndow Trim, Stucco Trim, Fascia, Brackets, Railing, Garage
Door	Merlot	SW 2704	Front Entry Door
Shutters	Roycroft Adobe	SW 0040	Shutters when present

MONTEREY - SCHEME 12



LEGEND			
Roofing	Santa Fe Blend	SCC 8829	Capistrano S-Tile Profile
Main Body	Westhighland White	SW 7566	Stucco
Trim	Fallen Leaves	SW 9114	Door & WIndow Trim, Stucco Trim, Fascia, Brackets, Railing, Garage
Door	Quixotic Plum	SW 6265	Front Entry Door
Shutters	Roycroft Pewter	SW 2848	Shutters when present

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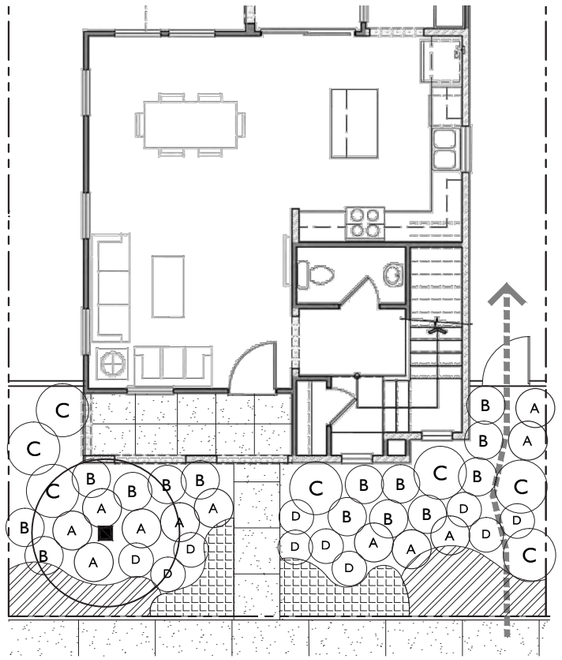
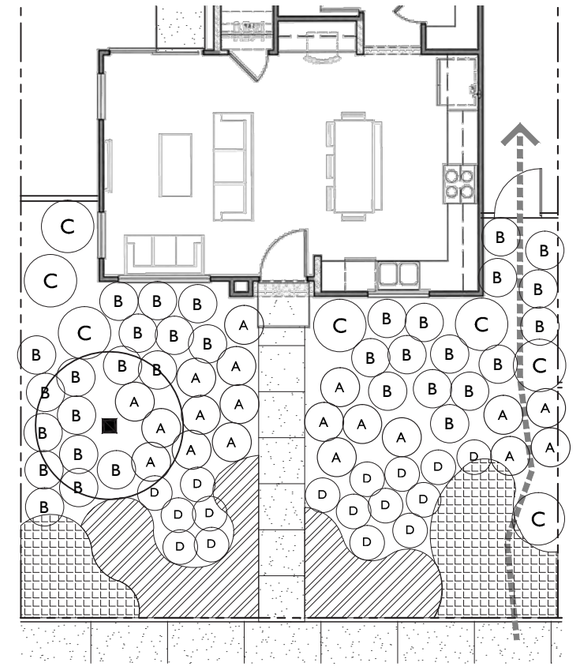
LANDSCAPE DESIGNS

TYPICAL FRONT YARD LANDSCAPE





PLANTING LEGEND: PLAN TYPE 1 (FRONT YARD: 371 S.F. PLANTING AREA)

SYMBOL	WUC.	COTTAGE		WUC.	CRAFTSMAN		WUC.	MONTEREY		WUC.	SPANISH		QTY.
TREES:													
■	LOW	ARBUTUS x 'MARINA' MARINA STRAWBERRY TREE	24" B.	LOW	AGONIS FLEXUOSA PEPPERMINT WILLOW	24" B.	LOW	MELALEUCA QUINQUENERVIA PAPERBARK TREE - MULTI	24" B.	LOW	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE - MULTI	24" B.	1
SHRUBS:													
A	LOW	ARCHTO. 'PACIFIC MIST'. MAZANITA	5 G.	LOW	ANIGOZ. 'BUSH GOLD KANGAROO PAW	5 G.	MED	PITTOSPORUM CRASS. NANA N.C.N.	5 G.	LOW	CEANOTHUS 'YANKEE POINT' CEANOTHUS	5 G.	11
B	LOW	LAVANDULA STOECHAS SPANISH LAVENDER	5 G.	MED	COPROSMA REPENS MIRROR PLANT	5 G.	LOW	GREVILLEA ROSMARIFOLIA GREVILLEA	5 G.	LOW	RHUS OVATA SUGAR BUSH	5 G.	14
C	LOW	RHAMNUS CALIFORNICA COFFEEBERRY	15 G.	LOW	DODONAEA PURPUREA PURPLE HOP BUSH	15 G.	LOW	WESTRINGIA 'SMOKEY' COAST ROSEMARY	5 G.	LOW	ECHIUM FASTUOSUM PRIDE OF MADEIRA	15 G.	7
D	LOW	PITTOS. 'Marjorie Channon' VARIEGATED KOHUHU	5 G.	LOW	SALVIA 'BEES BLISS' SAGE	5 G.	LOW	BACCHARIS 'PIGEON POINT' COYOTE BRUSH	5 G	LOW	CISTUS SP. ROCKROSE	5 G	10
GROUNDCOVERS:													
	LOW	CEANOTHUS G. HORIZON. CARMEL CREEPER	1 G.	MED	PENNIS. 'FAIRY TAILS' EVERGREEN FTN. GRASS	1 G. at 24" o.c.	LOW	HELICTOTRICHON SEMPERVIR. BLUE OAT GRASS	1 G. at 16" o.c.	LOW	ROSEMARINUS PROSTRATUS ROSEMARY	1 G. at 24" o.c.	58 S.F.
	LOW	ACHILLEA 'MOONSHINE' YARROW	1 G.	LOW	SEDUM 'VARIGATUM' STONECROP	4" POTS at 8" o.c.	LOW	SENECIO SERPENS BLUE CHALK STICKS	4" POTS at 8" o.c.	LOW	LEYMUS GLAUCUS BLUE WILD RYE	1 G. at 24" o.c.	41 S.F.

WOOD MULCH:

CONTRACTOR TO INSTALL 3" THICK SHREDDED WOOD MULCH IN ALL SHRUB AREAS.
COLOR TO BE DARK BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.

PLANTING LEGEND: PLAN TYPE 1 (FRONT YARD: 932 S.F. PLANTING AREA)

SYMBOL	WUC.	COTTAGE		WUC.	CRAFTSMAN		WUC.	MONTEREY		WUC.	SPANISH		QTY.
TREES:													
■	LOW	ARBUTUS x 'MARINA' MARINA STRAWBERRY TREE	24" B.	LOW	AGONIS FLEXUOSA PEPPERMINT WILLOW	24" B.	LOW	MELALEUCA QUINQUENERVIA PAPERBARK TREE - MULTI	24" B.	LOW	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE - MULTI	24" B.	1
SHRUBS:													
A	LOW	ARCHTO. 'PACIFIC MIST'. MAZANITA	5 G.	LOW	ANIGOZ. 'BUSH GOLD KANGAROO PAW	5 G.	MED	PITTOSPORUM CRASS. NANA N.C.N.	5 G.	LOW	CEANOTHUS 'YANKEE POINT' CEANOTHUS	5 G.	19
B	LOW	LAVANDULA STOECHAS SPANISH LAVENDER	5 G.	MED	COPROSMA REPENS MIRROR PLANT	5 G.	LOW	GREVILLEA ROSMARIFOLIA GREVILLEA	5 G.	LOW	RHUS OVATA SUGAR BUSH	5 G.	33
C	LOW	RHAMNUS CALIFORNICA COFFEEBERRY	15 G.	LOW	DODONAEA PURPUREA PURPLE HOP BUSH	15 G.	LOW	WESTRINGIA 'SMOKEY' COAST ROSEMARY	5 G.	LOW	ECHIUM FASTUOSUM PRIDE OF MADEIRA	15 G.	7
D	LOW	PITTOS. 'Marjorie Channon' VARIEGATED KOHUHU	5 G.	LOW	SALVIA 'BEES BLISS' SAGE	5 G.	LOW	BACCHARIS 'PIGEON POINT' COYOTE BRUSH	5 G	LOW	CISTUS SP. ROCKROSE	5 G	16
GROUNDCOVERS:													
	LOW	CEANOTHUS G. HORIZON. CARMEL CREEPER	1 G.	MED	PENNIS. 'FAIRY TAILS' EVERGREEN FTN. GRASS	1 G. at 24" o.c.	LOW	HELICTOTRICHON SEMPERVIR. BLUE OAT GRASS	1 G. at 16" o.c.	LOW	ROSEMARINUS PROSTRATUS ROSEMARY	1 G. at 24" o.c.	105 S.F.
	LOW	ACHILLEA 'MOONSHINE' YARROW	1 G.	LOW	SEDUM 'VARIGATUM' STONECROP	4" POTS at 8" o.c.	LOW	SENECIO SERPENS BLUE CHALK STICKS	4" POTS at 8" o.c.	LOW	LEYMUS GLAUCUS BLUE WILD RYE	1 G. at 24" o.c.	100 S.F.

WOOD MULCH:

CONTRACTOR TO INSTALL 3" THICK SHREDDED WOOD MULCH IN ALL SHRUB AREAS.
COLOR TO BE DARK BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.

IRRIGATION NOTE:

ALL FRONT YARDS TO BE DRIP IRRIGATION.

PLANT MATERIAL NOTE:

ALL PROPOSED PLANT MATERIAL IS COMPLIANT WITH THE MARINA HEIGHTS COMMUNITY DESIGN GUIDELINES ADOPTED BY CITY COUNCIL ON MARCH 16, 2004

WUCOLS NOTE:

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M =MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED

LANDSCAPE MAINTENANCE NOTE:

ALL FRONT and SIDE YARDS TO BE MAINTAINED BY HOMEOWNERS.

0 2' 4' 8'
SCALE: 1/4" = 1' - 0"

Issued For:

08.03.16	1ST SUBMITTAL

Revisions:

MJS LANDSCAPE ARCHITECTURE
507 30th St.
Newport Beach, CA 92663
949.675.9964
mjs-la.com

PROJECT:
SEA HAVEN COTTAGES
MARINA, CA

CLIENT:
RENASCI DEVELOPMENT
28118 W. AGOURA ROAD
SUITE 105
AGOURA HILLS, CA 91301

Stamp:

Job No.:
Drawn By:
Checked By:
Plan Date: AUGUST 03, 2016
Scale: 1/4" = 1'-0"

Title:
FRONT YARD TYPICAL PLANS

Sheet No.:
L.1

Plan Status:
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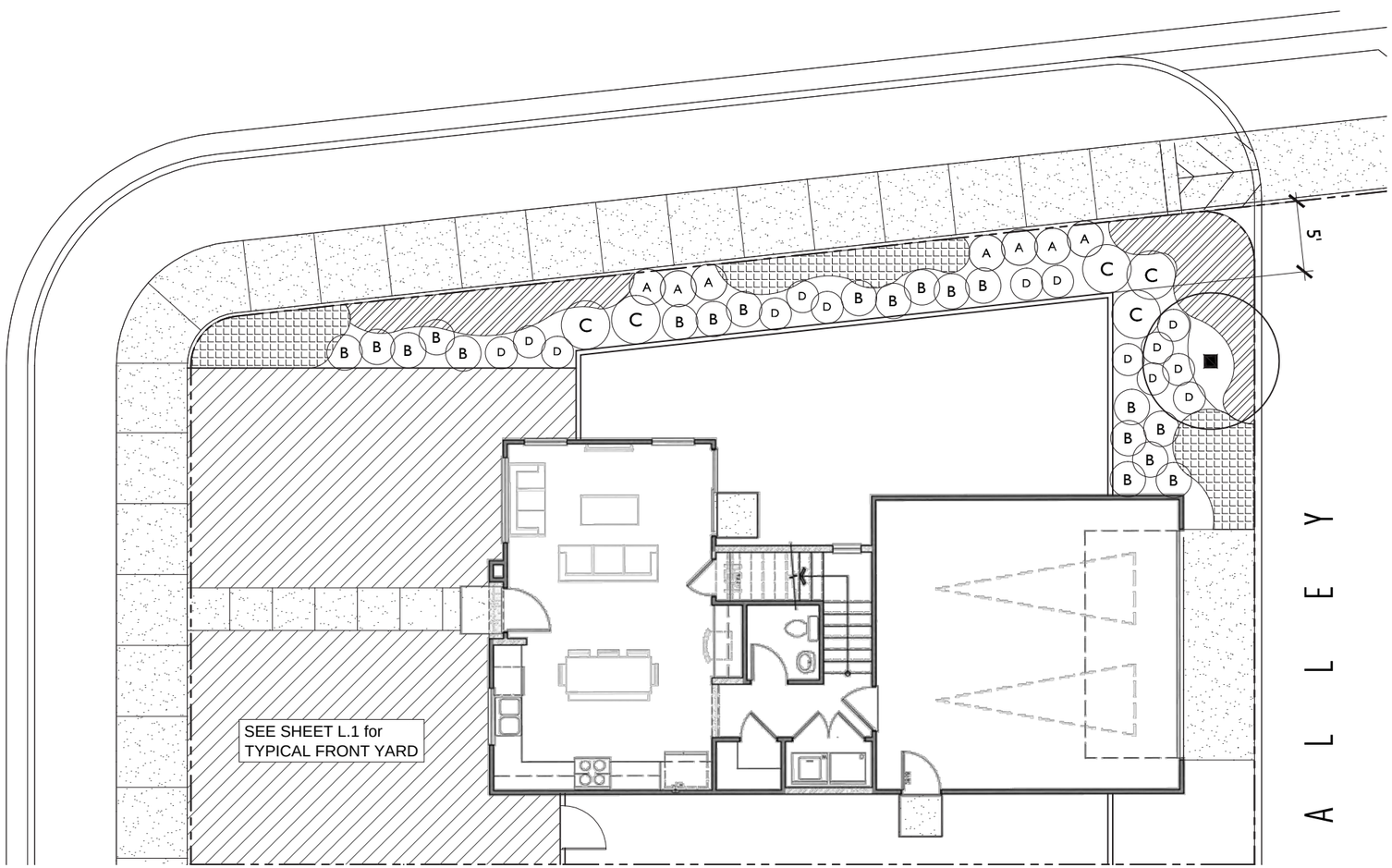
JDHA JEFFREY DEMURE + ASSOCIATES ARCHITECTS · PLANNERS

SEA HAVEN
city of Marina, California

RENASCI HOMES

TYPICAL CORNER LOT LANDSCAPE



CORNER CONDITION

PLANTING LEGEND

SYMBOL	WUC	COTTAGE		WUC	CRAFTSMAN		WUC	MONTEREY		WUC	SPANISH		QTY.
TREES:													
■	LOW	ARBUTUS x 'MARINA' MARINA STRAWBERRY TREE	24" B.	LOW	AGONIS FLEXUOSA PEPPERMINT WILLOW	24" B.	LOW	MELALEUCA QUINQUENERVIA PAPERBARK TREE - MULTI	24" B.	LOW	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE - MULTI	24" B.	1
SHRUBS:													
A	LOW	ARCHTO. 'PACIFIC MIST'. MAZANITA	5 G.	LOW	ANIGOZ. 'BUSH GOLD KANGAROO PAW	5 G.	MED	PITTOSPORUM CRASS. NANA N.C.N.	5 G.	LOW	CEANOTHUS 'YANKEE POINT' CEANOTHUS	5 G.	7
B	LOW	LAVANDULA STOECHAS SPANISH LAVENDER	5 G.	MED	COPROSMA REPENS MIRROR PLANT	5 G.	LOW	GREVILLEA ROSMARIFOLIA GREVILLEA	5 G.	LOW	RHUS OVATA SUGAR BUSH	5 G.	19
C	LOW	RHAMNUS CALIFORNICA COFFEEBERRY	15 G.	LOW	'DODONAEA PURPUREA PURPLE HOP BUSH	15 G.	LOW	WESTRINGIA 'SMOKEY' COAST ROSEMARY	5 G.	LOW	ECHIUM FASTUOSUM PRIDE OF MADEIRA	15 G.	5
D	LOW	PITTOS. 'Marjorie Channon' VARIEGATED KOHUHU	5 G.	LOW	SALVIA 'BEES BLISS' SAGE	5 G.	LOW	BACCHARIS 'PIGEON POINT' COYOTE BRUSH	5 G	LOW	CISTUS SP. ROCKROSE	5 G	14
GROUNDCOVERS:													
	LOW	CEANOTHUS G. HORIZON. CARMEL CREEPER	1 G. at 36" o.c.	MED	PENNIS. 'FAIRY TAILS' EVERGREEN FTN. GRASS	1 G.	LOW	HELICTOTRICHON SEMPERVIR. BLUE OAT GRASS	1 G.	LOW	ROSEMARINUS PROSTRATUS ROSEMARY	1 G.	113 S.F.
	LOW	ACHILLEA 'MOONSHINE' YARROW	1 G. at 36" o.c.	LOW	SEDUM 'VARIGATUM' STONECROP	4" POTS	LOW	SENECIO SERPENS BLUE CHALK STICKS	4" POTS	LOW	LEYMUS GLAUCUS BLUE WILD RYE	1 G.	112 S.F.
WOOD MULCH:													
CONTRACTOR TO INSTALL 3" THICK SHREDDED WOOD MULCH IN ALL SHRUB AREAS. COLOR TO BE DARK BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.													

0 2' 4' 8'
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Stamp:

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Checked By:
Plan Date: AUGUST 03, 2016
Scale: 1/4" = 1'-0"

Title:
CORNER CONDITION PLANTING

Sheet No.:
L.2

Plan Status:
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JDHA JEFFREY DeMURE + ASSOCIATES ARCHITECTS - PLANNERS

SEA HAVEN
city of Marina, California

RENASCI HOMES

COTTAGE PLANT PALETTE

LAVANDULA STOECHAS / SPANISH LAVENDER

RHAMNUS CALIFORNICA / COFFEEBERRY

ARCTOSTAPHYLOS 'PACIFIC MIST' / MANZANITA

ACHILLEA 'MOONSHINE'/ FERN LEAF YARROW

ARBUTUS x 'MARINA' / MARINA STRAWBERRY TREE

PITTOSPORUM 'MAJORIE CHANNON'/ VARIEGATED KOHUHU

CEANOTHUS GRISEUS HORIZONTALIS / CARMEL CREEPER

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28118 W. AGOURA ROAD
SUITE 105
AGOURA HILLS, CA 91301

Stamp:

Job No.:
Drawn By:
Checked By:
Plan Date: AUGUST 03, 2016
Scale:

Title:
COTTAGE PLANT PALETTE

Sheet No.:
L.3

Plan Status:
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SEA HAVEN
City of Marina, California

RENASCI HOMES

CRAFTSMAN PLANT PALETTE

COPROSMA REPENS 'MARBLE QUEEN' / MIRROR PLANT

SEDUM 'VARIEGATUM' / STONECROP

PENNISETUM 'FAIRY TALES' / EVERGREEN FOUNTAIN GRASS

DODONAEA 'PURPUREA' / PURPLE HOP BUSH

ANIGOZANTHOS 'BUSH GOLD' / KANGAROO PAW

AGONIS FLEXUOSA / PEPPERMINT WILLOW

SALVIA 'BEE'S BLISS' / BEE'S BLISS SAGE

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SUITE 105
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Stamp:

Job No.:
Drawn By:
Checked By:
Plan Date: AUGUST 03, 2016
Scale:
Title:
CRAFTSMAN PLANT PALETTE

Sheet No.:
L.4

Plan Status:
1ST SUBMITTAL

JDHA JEFFREY DEMURE + ASSOCIATES ARCHITECTS - PLANNERS

SEA HAVEN
city of Marina, California

RENASCI HOMES

MONTEREY PLANT PALETTE

BACCHARIS 'PIGEON POINT' / COYOTE BRUSH

WESTRINGIA FRUTICOSA SMOKEY' / COAST ROSEMARY

GREVILLEA ROSMARINIFOLIA / GREVILLEA

PITTOSPORUM CRASSIFOLIUM NANA / N.C.N

MELALEUCA QUINQUENERVIA / PAPERBARK TREE - MULTI

HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS

SENECIO SERPENS / BLUE CHALKSTICKS

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Stamp:

Job No.:
Drawn By:
Checked By:
Plan Date: AUGUST 03, 2016
Scale:

Title:
MONTEREY PLANT PALETTE

Sheet No.:
L.5

Plan Status:
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JDHA JEFFREY DEMURE + ASSOCIATES ARCHITECTS · PLANNERS

SEA HAVEN
City of Marina, California

RENASCI HOMES

SPANISH PLANT PALETTE

ECHIUM FASTUOSUM / PRIDE OF MADEIRA

CISTUS SP. / ROCKROSE

OLEA EUROPAEA SWAN HILL' / FRUITLESS OLIVES

LEYMUS GLAUCUS / BLUE WILDRYE

RHUS OVATA / SUGAR BUSH

CEANOTHUS 'YANKEE POINT' / CEANOTHUS

ROSEMARINUS PROSTRATUS / ROSEMARY

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Stamp:

Job No.:
Drawn By:
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Plan Date: AUGUST 03, 2016
Scale:
Title:
SPANISH PLANT PALETTE

Sheet No.:
L.6

Plan Status:
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JDHA JEFFREY DEMURE + ASSOCIATES ARCHITECTS - PLANNERS

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city of Marina, California

RENASCI HOMES

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HOMES

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5905 Granite Lake Drive,
Suite 140
Granite Bay, CA 95746

Renasci Homes | Sea Haven | City of Marina, California | List of Modifications

Sheet Number	Modification
6	Information updated to reflect new plan 1 and plan 2 changes
11	Window trim and window grids added
12	Paint color application modified to better reflect underlying materials
13	Enhanced column and porch detailing, changed brick to stone, lightened color scheme
16	Added shutters to lower window
18	Lightened color scheme, changed brick to stone, adjusted material transition height, enhanced porch and column detailing
19	Added trim to upper level of porch, corrected paint color at lower level porch header
22	Consolidated and enhanced sill trim at arched window, changed stone to brick
25	Removed horizontal siding and re-proportioned board and batten siding, enhanced porch and column detailing, changed brick to stone, changed color scheme
28	Unified both areas of siding (board and batten at recessed gable, horizontal siding at forward element), changed brick to stone, lightened color scheme, enhanced porch and column detailing
29	Modified to match new front elevation
31	Added trim to upper level of porch, corrected paint color at lower level porch header

TEL: 916.783.3700 FAX: 916.783.3711 WEB: jdaarch.com

Sheet Number	Modification
34	Added trim to upper level of porch
37	Changed stone to brick, lightened color scheme, non-contrast trim color at arched openings to porch, narrowed porch openings to increase column size
41	Cottage - Scheme 4 | changed stone to brick
42	Cottage - Scheme 5 | changed stone to brick Cottage - Scheme 6 | changed stone to brick, changed main body and trim color
43	Craftsman - Scheme 7 | changed brick to stone Craftsman - Scheme 8 | changed brick to stone, changed siding and trim colors
44	Craftsman - Scheme 9 | changed brick to stone

End Architectural Modifications