



## STAFF REPORT

**TO: PLANNING COMMISSION**

**PREPARED BY: Corey Simon, Senior Planner**

**APPROVED BY: Albert Lopez, Deputy Community Development Director**

### GENERAL INFORMATION

**OWNER:** WLC Development

**APPLICANT:** Farias & Marrugo Architects; Isidro Farias

**LOCATION:** Talbert & Richardson Streets (vacant double frontage lot behind existing apartment building at 222 Marina Vista) (APN: 372-062-001, 004)

**GENERAL PLAN:** Residential; 12 + units/acre

**SPECIFIC PLAN:** Downtown Martinez Specific Plan; *Downtown Neighborhood - Residential*; 12-35 units/acre

**ZONING:** Downtown Overlay/R-2.5 (Multi-family Residential w/ Downtown Density Bonus: 1,500 sq. ft minimum site area per unit (1,300 sq. ft. as permitted with "rounding up" of fractional unit))

**ENVIRONMENTAL REVIEW:** Staff proposes that the Zoning Administrator find that this project be categorically exempt (Class 32; "In-Fill Development") from the requirements of CEQA. If the Zoning Administrator adopts this proposed finding, no further environmental review would be required by State law.

**APPROVALS REQUESTED:** a) Use Permit and Design Review for a Planned Unit Development of 7 townhomes, which requires exceptions to the normally required development standards of the D-Overlay/R-2.5 District.  
b) Tentative Map for a 7-unit Major Subdivision.

**NOTE:** THIS PROJECT DOES NOT REQUIRE CITY COUNCIL APPROVAL. THE DECISION OF THE PLANNING COMMISSION WILL BE FINAL UNLESS APPEALED TO THE CITY COUNCIL

### RECOMMENDATION

Approve PUD #07-01, Major Subdivision 9205, and Design Review #07-20.

## **PROJECT DESCRIPTION and INTRODUCTION**

The applicant proposes to subdivide a 9,100 sq. ft. site into 7 "townhome" lots. 3-story units, ranging from approximately 1,100 to 1,400 sq. ft. in size are proposed. The property is vacant, and surrounded by a variety of single- and multi-family buildings. The narrow "double frontage" lot, with a gentle slope from Richardson Street down to Talbart Street, is generally unvegetated.

The site is within the "Island Hill" area of the downtown neighborhood, an area of mixed density and wide variety of building ages and styles. On the subject block and generally east of Talbart Street one finds a mix of historic homes and mid-century apartment buildings of 2- and 3- story height. On the west side of Talbart, the area is generally single-family in character, with 1- and 2- story buildings. Site context maps/photos are provided as Attachment "A".

This project was reviewed by the Planning Commission at a November 2006 study session; meeting minutes, staff report and previous building elevations are provided as Attachment "D".

### **Discussion**

#### **TOPIC ONE – PROJECT DENSITY**

With approval of a use permit, properties in the Downtown Overlay D-R.2.5 District can be developed to the R-1.5 standard of 1,500 sq. ft of site area per dwelling unit. When calculating the maximum number of units that may be allowed on a property, the Downtown Overlay District regulations states that *a fraction of a unit shall be rounded up so it equals one unit.* (22.13.050). As the site is 9,100 sq. ft. in size, a yield of "6.1 units" is calculated at a density of 1,500 sq. ft. site area per unit. Therefore up to 7 units may be approved with the current zoning.

At the November 2006 study session, staff raised several site planning concerns that, if not addressed through design changes, could have warranted a reduction in the number of units. The applicant has worked well with the Design Review Committee and staff to address the architectural and circulation issues that had been raised (and that are further outlined below), so the proposal for 7 units now appears workable. Design Review Committee comments and recommendation for approval is provided as Attachment "B".

#### **TOPIC TWO – RELATIONSHIP TO CONTEXT**

The site under consideration is within the "Downtown Neighborhood District" of the recently adopted *Downtown Specific Plan*. The guiding premise of the Downtown Overlay District, and the more recently approved Downtown Specific Plan, is that a greater residential density is permissible, but only when visually compatible with the existing lower density context (A table evaluating the proposals consistency with the Specific Plan's *Guidelines* is provided as Attachment "C"). These *Guidelines* are intended to prevent a repeat of what now could be called "mistakes of the past," as the

two mid-century multi-family buildings adjacent to the site do not relate to the single family context.

To better fit the proposal into its broader context of traditional single family homes, the current proposal now features:

- A well articulated "front" unit adjacent to Talbart Street (Lot 1), with a front porch and "stepped back" third story. This "corner" unit now better echoes the massing of a single family home.
- Architectural materials and detailing echoing the "Colonial Revival and "Bungalow " styles (e.g. horizontal hardboard siding, shutters, hipped roofs, masonry accents etc), proving a stronger visual link to the larger context's older homes. The addition of such horizontal elements also helps to reduce the visual mass of the three story buildings, lessening the contrast with the predominantly 2-story context.

### TOPIC THREE – DEVELOPMENT STANDARDS AND DESIGN REFINEMENTS

The PUD regulations state that exceptions to the normally applied zoning regulations can be granted with the goal of providing "a significantly better environment than would otherwise have occurred in a reasonable development in strict accord with the zoning regulations." Internally, the proposal appears to be an effective way of providing "single-family" sized units in a small infill lot context.

- Building Height. the requested exception to allow a slightly higher building (32½' vs. 30') is reasonable, as it will allow the 3 level building to "step up" with the topography, and provided pitched roof forms more similar to the single-family homes nearby than those of the adjacent "flat-top" apartment buildings.
- Side yards. The proposed reductions in side yards (from the normally required 10' to 3' and 5') will not impact actively used yards of neighbors, or substantially reduce the light and privacy of neighbors and appears appropriate as proposed. The reduction in the northerly side yard, (from 5' at the Study Session, now to 3') was done at the request of the Design Review Committee, who recommended "pushing back" the garages at the first level of units 1-4 to deemphasize the garages when viewed from the access drive. Related adjustments to cantilevers and roof lines of the "front" (southerly) elevation also provided greater articulation better highlight the unit's entries. A minimum 5' "setback" will remain at the 2<sup>nd</sup> and 3<sup>rd</sup> stories – which is comparable to that of similarly scale projects recent approved in the Downtown area.
- Front yards. At the Study Session, staff raised the appropriateness of an exception to the normally required 10' front yard (with dual frontage, the property has 2 "front yards"). The proposed Talbart Street front yard is a minimum of 9', but most of the building frontage is the added porch. With the current design, most all of the 2<sup>nd</sup> and 3<sup>rd</sup> levels are set back more than 10'. In light of the design refinements now shown, this nominal exception appears appropriate as proposed. Since the Richardson Street frontage is already generally multi-family in character, the proposed reduction in front yard from 10' to approximately 6½' also appears appropriate as proposed.

- Site Coverage: The requested increase in lot coverage from the maximum 45% allowed in the Downtown Overlay District - to 48% - appears reasonable within the context of the adjacent apartment buildings, and thus would not place the project out of scale with surrounding development.

#### **TOPIC FOUR – CIRCULATION**

The long narrow site would make the use of a through shared driveway highly inefficient in regards to unit yield, as an unusually large percentage of the site would be dedicated to the driveway. While a through driveway would be would preferable in regards to emergency and truck service circulation, the applicant has added a turn-around in place of a nominal "common area" that had been proposed between units 4 and 5. At the Study Session, the Commission concurred that the circulation was more critical, as such small "common areas" are merely decorative. The "turn around" will have decorative paving, to retain some of the intended aesthetic value.

#### **TOPIC FIVE – PARKING & GUEST PARKING**

The project proposes two spaces per unit, which is the minimum required in the D-Overlay District. No visitor spaces are proposed. Five of the units would have 2-car garages, with access from a shared driveway off of Talbart Street. Two of the units utilize one-car garages, with a landem space in the driveway facing Richardson Street to meet the parking requirement. Such a configuration appears workable and is the same as proposed at the applicant's recently approved "Villa del Sol" (nearby at Berrellesa Street and Marina Vista). And as common for such central area in-fill projects (including the fourplexes at Main and Berrellesa Streets and the 12-unit "Haven Street" townhomes), guests will use public on-street parking.

#### **TOPIC SIX – COMMON AREAS & AMENITIES**

Another requirement of PUD approval is to create "*more desirable public and private open spaces.*" For small in-fill projects, the provision of amenities, such as the "common area" previously shown between units 4 and 5, can often appear as "token" with little recreational value. As with the recently approve "Villa del Sol" and "Haven" projects, the common "amenity" can be seen as shared entry landscaping, with project shared mailboxes, and possibly project signage. Staff is recommending that the shared mailbox be given some form of decorative veneer (i.e. so it is more of a landscape feature that just the Postal Service's metal box), such as a wood enclosure and/or masonry base that matches the masonry veneer on the building. If the Commission concurs that such feature should be made a condition of approval, the design would be reviewed by staff along with the applicant subdivision improvement /final map submittal.

#### **TOPIC SEVEN — OTHER TECHNICAL CONSIDERATIONS**

- TREES: The pepper tree adjacent to Richardson Street, and the alder tree adjacent to Talbart Street are both shown for removal, as they can not be retained if the site is to be developed to it's reasonable potential. Large streeel trees (24' and 36" box sizes) are proposed as appropriate replacements.

- UTILITIES/GARBAGE SERVICE; Units will have individual utility service connections, AC units and garage pick up, as will the recently approved "Villa del Sol" (nearby at Berrellesa Street and Marina Visla) project.

### **ATTACHMENTS**

- "A" Site Context Map and Aerial Photo
  - "B" Design Review Committee comments
  - "C" Specific Plan conformance reviewable
  - "D" Study Session, minutes, report, and previously reviewed elevations
- Resolution [DRAFT]  
Conditions of approval [DRAFT]

### **EXHIBITS**

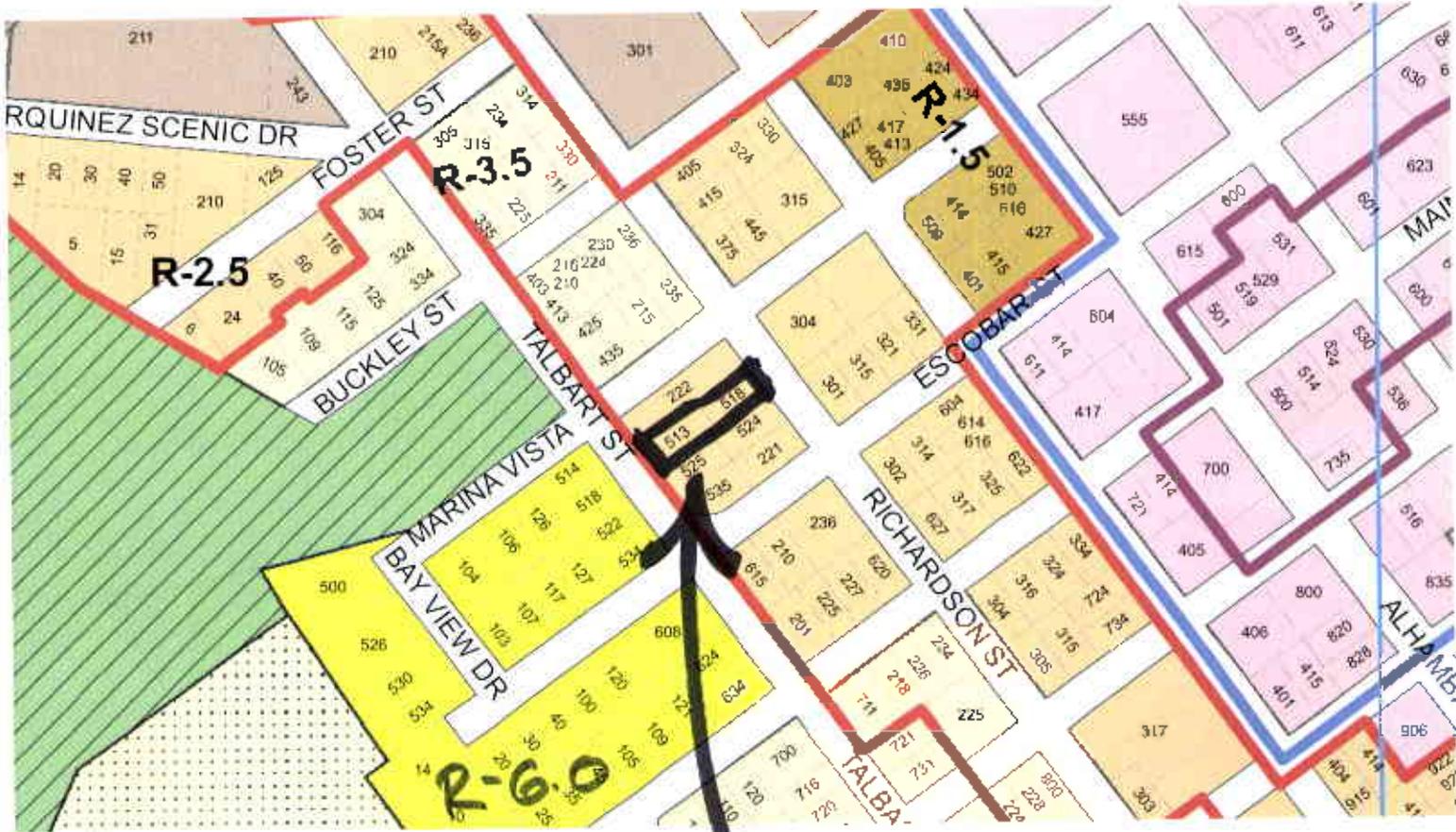
- Applicant's civil and architecture package (11"x 17")
- Site and Landscape Plan (full sized)

F:\Community Development\All Projects\MAJOR SUBDIVISIONS\Sub-#205 - Evans Harbor\Visla\Talbot&Richardson\Evans@Talbot-PC-RPT-2007 10.23.doc

# ATTACHMENT A

## "HARBOR VISTA" TR 9205

### SITE CONTEXT MAP



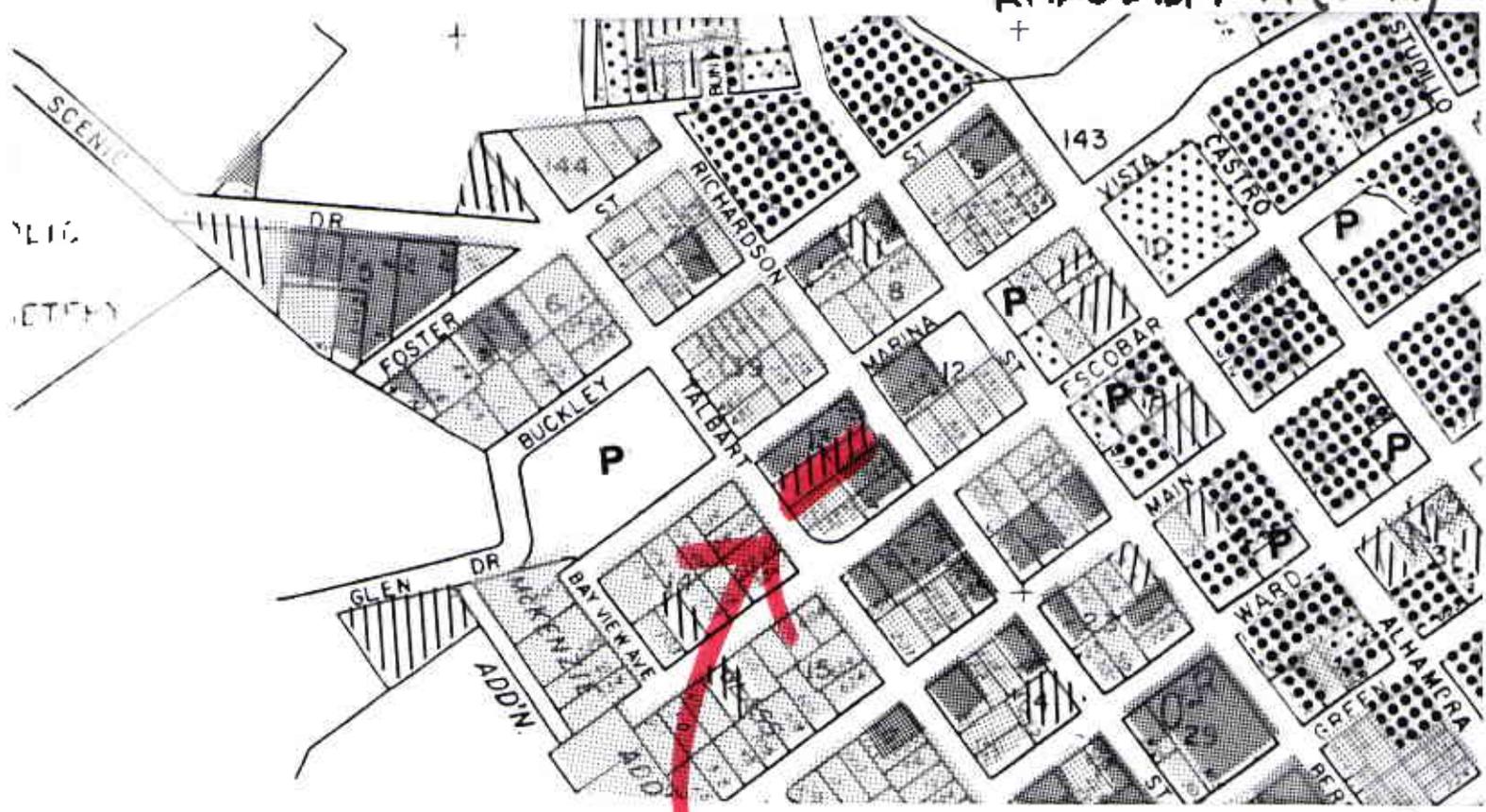
SITE



SITE

# EXISTING USES

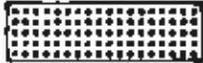
ATTACHMENT A (CONT.)



1967

**SITE**

## LEGEND

-  Single Family Residential or Rural Residential
-  Multi-Family Residential
-  All Vacant Properties
-  Retail/Commercial
-  Office





# ATTACHMENT B DESIGN REVIEW COMMITTEE COMMENTS

## CITY OF MARTINEZ DESIGN REVIEW COMMITTEE COMMENT FORM

PROJECT: <i>Evans Development</i>	DATE: <i>7/11/07</i>
REVIEW COMMENTS:	
<i>The applicant has addressed all my concerns to my satisfaction.</i>	
<i>I recommend approval by the P.C.</i>	
DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:	
1.	
2.	
3.	
4.	
5.	

*1.077*

COMMITTEE MEMBER  
*Toman Kharai*



CITY OF MARTINEZ  
DESIGN REVIEW COMMITTEE  
COMMENT FORM

PROJECT: Evans Development DATE: 5/9/07

REVIEW COMMENTS:

Look @ second story elevation where it overhangs entry  
Address East elevation of Units 1-4.  
Address rear lot areas of Units 1-4.  
Address common area - study usability and expansion  
of area, reconfigure for better use.  
Modify paving - add more color, patterns etc to soften amount.  
Look @ increasing landscape areas, upsizing trees.  
Add large street tree(s). Increase size of All plants.

DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC?  YES  NO

Add landscaping along Southern fence line.

This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:

- 1.
- 2.
- 3.
- 4.
- 5.

2 of 7

COMMITTEE MEMBER  
Brian Killian



CITY OF MARTINEZ  
DESIGN REVIEW COMMITTEE  
COMMENT FORM

DATE: 7/21/07

PROJECT: EVANS DEVELOPMENT

REVIEW COMMENTS:

I LIKE THE CHANGES TO THE ENTRANCES ... BIG IMPROVEMENTS. CONSIDER RE-WORKING UNIT #5 PORCH/LIVING ROOM SO THAT ENTRANCE IS IMPROVED. PERHAPS OMIT CORBELS. I LIKE THE IDEA OF A SMALL-SCALE/SUBTLE ENTRY SIGN w/ MATCHING STONE VENEER. GOOD COLORS & MATERIALS. GOOD CHANGES TO LANDSCAPE & PAVING. NICE PROJECT!

DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC?  YES  NO

This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:

- 1.
- 2.
- 3.
- 4.
- 5.

3.47

COMMITTEE MEMBER  
Kate Tomlin



CITY OF MARTINEZ  
DESIGN REVIEW COMMITTEE  
COMMENT FORM

PROJECT: EVANS DEVELOPMENT

DATE: 5/9/07

REVIEW COMMENTS:  
I HAVE SOME RESERVATIONS ABOUT OVERALL PLACEMENT RELATIVE TO APARTMENTS TO THE NORTH & THE ALLOCATION OF OUTDOOR SPACE (INDIVIDUAL UNITS VS COMMON). I DO LIKE THE STYLE OF THE ARCHITECTURE & THE DETAILING. I THINK IT WILL BE AN IMPROVEMENT TO THE NEIGHBORHOOD ... ESPECIALLY AS IND. SOLD/OWNER OCCUPIED. THINK ABOUT WAYS TO IMPROVE & ENHANCE LANDSCAPING ... MORE & LARGER TREES & PLANTINGS, PERHAPS TRELISES AT GARAGES, ETC. CURRENT COMMON SPACE WILL PROBABLY

DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC?  YES  NO  
NOT BE USED MUCH & ∴ I THINK GIVING SOME

OF THIS SPACE INTENTIONALLY BACK TO UNIT # 5 FOR YARD OR PORCH WOULD BE MORE PRODUCTIVE USE OF SPACE.

This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:

1. I WOULD LIKE TO SEE MORE DEC. PAVING & PAVING USED
2. AS A WAY TO ENHANCE TURN-AROUND SUCH THAT IT
3. MAY BE PERCEIVED AS "COMMON SPACE" FOR OUTDOOR
4. ACTIVITIES WHEN NOT BEING USED AS FORWARD.
5. I LIKE THE MATERIALS & AM INTERESTED IN

FURTHER IDEAS FOR COLOR.  
NICE PROJECT & PRESENTATION.  
9.7

COMMITTEE MEMBER  
*[Signature]*



CITY OF MARTINEZ  
DESIGN REVIEW COMMITTEE  
COMMENT FORM

PROJECT:

*Evans Project*

*513 Tolbert*

DATE:

*7/11/07*

REVIEW COMMENTS:

*Corbels might need redesign or refinement.  
Refine and describe postal/mailbox solutions  
Driveway --- Concrete? What colour?*

*Refine West elevation 5-7 "A2.4".*

DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC?

YES

NO

This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:

- 1.
- 2.
- 3.
- 4.
- 5.

*587*

COMMITTEE MEMBER



CITY OF MARTINEZ  
DESIGN REVIEW COMMITTEE  
COMMENT FORM

PROJECT: *Woods Project 513 Lobert St.*

DATE: *5/9/07*

REVIEW COMMENTS: *I'd like to see the "Common Area" plan refined to better include the turn-around.  
I really like this project!*

DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC?

YES  
 NO

This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:

- 1.
- 2.
- 3.
- 4.
- 5.

*G.77*

COMMITTEE MEMBER

*[Signature]*



CITY OF MARTINEZ  
DESIGN REVIEW COMMITTEE  
COMMENT FORM

DATE: 7/11/07

PROJECT: EVANS REPAIRMENT / 513 TALBAGH ST.

REVIEW COMMENTS:  
1- REVIEW CORNER PROFILE, AS SHOWN DOOS NOT CLEARLY INDICATE PROJECTION FROM FACE OF BUILDING, RECOMMEND ELIMINATING ELEMENT  
2- SUGGEST ALTERNATE LOCATION OF AC UNITS LOCATED IN WALL ADJACENT TO 6'-0" RETAINMENT WALLS

DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC?  YES  NO

This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:

- 1. No OUTSTANDING ISSUES WITH PERMITS & LANDSCAPE
- 2.
- 3.
- 4.
- 5.

7.07

COMMITTEE MEMBER

# ATTACHMENT C

## HARBOR VISTA, Sub 9205 REVIEW for CONFORMANCE with DOWNTOWN SPECIFIC PLAN "DESIGN STANDARDS AND GUIDELINES"

### Chapter 7 – "Downtown Neighborhood" & Chapter 10 – "General Design Standards and Guidelines"

Prepared by applicant, Farias & Marrugo Architects, September 13, 2007, and as annotated by staff

**LEGEND:**

- (+) = Conforms to Guidelines
- (-) = Does not conform to Guidelines
- (NA) = This item is not applicable to this project

✓ = Staff concurrence [staff comments are added where appropriate, or to support warranted deviation from Guidelines]

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<b>CHAPTER 7 - DOWNTOWN NEIGHBORHOOD</b>			
<b>7.7 AREA SPECIFIC DESIGN STANDARDS AND GUIDELINES</b>			
<b>7.7.1 Downtown Neighborhood Character Defining Statement</b> <i>The character of the Downtown Neighborhood is defined by its existing historic residential buildings. The overall look of the area should remain that of a historic neighborhood...New construction should respect and complement the district's historic residence in design, scale and placement.</i>	(+)	<p>The project complies with this requirements as follows:</p> <ul style="list-style-type: none"> <li>• The chosen style is has been successfully used in this District</li> <li>• Project's architecture is more consistent in style than the surrounding existing buildings</li> <li>• The project's massing &amp; footprint is minimal at it only utilizes 48% of the lot area</li> </ul>	✓  Elements of "Colonial Revival" and "California Bungalow" ( porch at Talbert street, vertically oriented windows, horizontal siding etc.) are utilized to blend project into context of remaining pre 1920's homes in immediate area

208

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<b>7.7 AREA-SPECIFIC DESIGN STANDARDS AND GUIDELINES</b>			
<p><b>7.7.2: Site Planning</b></p> <ul style="list-style-type: none"> <li><b>Building Orientation</b> <ul style="list-style-type: none"> <li>a) Traditional orientation to street</li> <li>b) First floor set above sidewalk level (up to 5 feet)</li> <li>c) Privacy between residences preserved by offsetting windows</li> </ul> </li> </ul>	<p><u>Building Orientation:</u></p> <ul style="list-style-type: none"> <li>a) = (+)</li> <li>b) = (+/-)</li> <li>c) = (+)</li> </ul>	<p>The proposed project complies as follows:</p> <p><u>Building Orientation:</u></p> <ul style="list-style-type: none"> <li>Section a): The building faces the street (see Unit 1)</li> <li>Section b): The first floor (living) of these units is above the garage</li> <li>Section c): The windows proposed on the units will provide privacy within each of the units since the units are "side by side". The main windows of living spaces are located above the driveways so there is more distance between the main living spaces and the adjacent neighbors.</li> </ul>	<p>✓</p> <p>Applicant has worked well with Design Review Committee and staff to provide a more traditionally "front elevation" facing Talbert Street. On Richardson Street, the building will be between two mid-century modern buildings, so thus the ground floor garages and entries will not be out-of context</p>
<ul style="list-style-type: none"> <li><b>Vehicular Access &amp; Parking</b> <ul style="list-style-type: none"> <li>a) Access via driveways with parking situated on side or rear of lot. No parking is allowed in front of building</li> <li>b) Width of driveways should not exceed 12 feet</li> <li>c) Hollywood drives and open pavers are encouraged for residential driveways</li> </ul> </li> </ul>	<p><u>Access &amp; Parking:</u></p> <ul style="list-style-type: none"> <li>a) = (-)</li> <li>b) = (-)</li> <li>c) = (-)</li> </ul>	<p><u>Vehicular Access &amp; Parking:</u></p> <ul style="list-style-type: none"> <li>Section a): Because of the tight site constraints, two out of seven driveways had to face the street</li> <li>Section b): The main access drive cannot be less than 16' due to 2 way traffic requirements and fire department access</li> <li>Section c): Driveways will be concrete with an enhanced paving pattern</li> </ul>	<p>✓</p> <p>[EXCEPTION WARRANTED]</p> <p>16' min. driveway required by Fire District. On Richardson Street, the building will be between two mid-century modern buildings, so thus the ground floor garages and entries will not be out-of context. Hollywood drives etc. are more appropriate for single family homes.</p>
<ul style="list-style-type: none"> <li><b>Pedestrian Access</b> <ul style="list-style-type: none"> <li>a) Front entries for residential uses should be clearly identified by elements such as porches or stoops</li> <li>b) Entry walks from the sidewalk to the front door should reflect the residential character of the district. The width of entry walks should not exceed five feet.</li> </ul> </li> </ul>	<p><u>Pedestrian Access:</u></p> <ul style="list-style-type: none"> <li>a) = (+)</li> <li>b) = (+)</li> </ul>	<p><u>Pedestrian Access:</u></p> <ul style="list-style-type: none"> <li>Section a): All Units have clearly identify front porches</li> <li>Section b): Entry walks are from the driveway and lead to the front porch</li> </ul>	<p>✓</p> <p>Applicant has worked well with Design Review Committee and staff to provide a more traditional "front</p>

27

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<ul style="list-style-type: none"> <li><b>Site Furniture</b> As the primary character of the Downtown Neighborhood is residential, outdoor pedestrian amenities such as residential type seating should be provided in private open spaces such as front porches and rear yards.</li> </ul>	<p><u>Site Furniture:</u> a) = (+)</p>	<p><u>Site Furniture:</u></p> <ul style="list-style-type: none"> <li>There is a small common dedicated area for the use by residents of this development</li> </ul>	<p>elevation" facing Tabert Sireel, and to highlight entries of interior units facing shared drive</p> <p>✓</p>
<p><b>7.7.3: Architecture</b></p> <ul style="list-style-type: none"> <li><b>Style</b> <ol style="list-style-type: none"> <li>Existing buildings should be restored to and maintained at their original appearance.</li> <li>New buildings should use a consistent architectural style for the structure and all elements relating to it, including trellises, carports, roof forms, windows and detailing.</li> <li>While specific architectural styles are not dictated, several styles predominate in the Downtown Neighborhood District (see Section 7.6). These styles create the architectural vernacular of the District and should be reflected in the architecture of new projects.</li> <li>The rehabilitation of an older building should work toward restoring the original architecture of the building, rather than covering it over with a new style.</li> <li>An addition to an existing building should be designed to reflect and blend with the existing design of the structure.</li> <li>The design of auxiliary structures (detached garages, sheds, etc.) should be architecturally similar to the main structure.</li> <li>Porches and roofs for a new building should be compatible with the existing patterns in the neighborhood.</li> </ol> </li> </ul>	<p><u>Style:</u> a) = (NA) b) = (+) c) = (+) d) = (NA) e) = (NA) f) = (NA) g) = (+)</p>	<p><u>Style:</u></p> <ul style="list-style-type: none"> <li>Section a): This is a vacant lot</li> <li>Section b) &amp; c): Elements of the new proposed building are in keeping with the architecture style chosen</li> <li>Section d), e), f): This is a vacant lot</li> <li>Section g): The roof porches are in keeping with the style chosen, neighborhood styles are varied so new structure will fit within the existing context</li> </ul>	<p>✓</p> <p>The architectural detailing acceptably blends and abstracts colonial revival and bungalow features to fit the eclectic context, which included Spanish revival and mid-century buildings as well.</p>

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<ul style="list-style-type: none"> <li><b>Scale</b> <ol style="list-style-type: none"> <li>New buildings should respect the overall massing scale of the neighborhood.</li> <li>Long blank walls should be avoided.</li> </ol> </li> </ul>	<p><u>Scale:</u></p> <p>a) = (+) b) = (+)</p>	<p><u>Scale:</u></p> <ul style="list-style-type: none"> <li>Section a): Massing of building is consistent with style and works with slope</li> <li>Section b): There are no long blank walls.</li> </ul>	<p>✓</p> <p>The contemporary development program echoes the building masses of the adjacent mid-century modern buildings.</p>
<ul style="list-style-type: none"> <li><b>Detailing</b> <ol style="list-style-type: none"> <li>New detailing on existing buildings should be accurate to the original detailing of the building.</li> <li>New buildings should use detailing reflective of the signature buildings in the district.</li> </ol> </li> </ul>	<p><u>Detailing:</u></p> <p>a) = (+) b) = (+)</p>	<p><u>Detailing:</u></p> <ul style="list-style-type: none"> <li>Section a): Detailing of building is consistent with style (there is no existing building on site)</li> <li>Section b): Detailing is consistent with detailing of neighborhood buildings in this style.</li> </ul>	<p>✓</p> <p>The architectural detailing acceptably blends and abstracts colonial revival and bungalow features to fit the eclectic context, which included Spanish revival and mid-century buildings as well as the more "cherished" Victorian, Colonial and Bungalow houses in the area.</p>
<ul style="list-style-type: none"> <li><b>Roof Design</b> The typical roof in this area should be a pitched design reflective of nearby residences.</li> </ul>	<p><u>Roof Design:</u></p> <p>(+)</p>	<p><u>Roof Design:</u></p> <ul style="list-style-type: none"> <li>The Roof Design is consistent with styles found in nearby residences.</li> </ul>	<p>✓</p> <p>The hip and shed sloping roofs echo the older and more attractive single family homes, rather than adjacent "flat tops" of the mid century modern apartments.</p>
<ul style="list-style-type: none"> <li><b>Porches</b> Porches define a semipublic area that transitions between the public street and the private interior. <ol style="list-style-type: none"> <li>Existing porches should be preserved.</li> <li>Adding new porches to historic structures or enclosing existing porches is strongly discouraged.</li> <li>Elevated porches are strongly encouraged in new residential structures.</li> <li>Porches should be an integral element of the building design and not appear added on. Elements that should be consistent between the porch and the main structure include roof slope and architectural details such as columns.</li> </ol> </li> </ul>	<p><u>Porches:</u></p> <p>a) = (N/A) b) = (N/A) c) = (+) d) = (+)</p>	<p><u>Porches:</u></p> <ul style="list-style-type: none"> <li>Section a) &amp; b): There is no existing porch</li> <li>Section c): New porches are proposed (elevated from street level)</li> <li>Section d): New porches/balconies are integrated to design and incorporate architectural elements associated with the chosen style</li> </ul>	<p>✓</p>

27

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p>balusters, balustrade and brackets.</p> <ul style="list-style-type: none"> <li><b>Windows</b> <ol style="list-style-type: none"> <li>All windows on a building should be related in operating type, proportion and trim. Unifying elements such as common headers and sills are encouraged.</li> <li><b>Existing, historically correct windows should be preserved in place.</b></li> <li>Aluminum sliding windows are not in keeping with the area's character, and their replacement with windows more in keeping with the area's historic character, such as wooden double-hung windows, is encouraged.</li> </ol> </li> </ul>	<p><u>Windows:</u>  a) = (+)  b) = (NA)  c) = (NA)</p>	<p><u>Windows:</u></p> <ul style="list-style-type: none"> <li><u>Section a):</u> Window throughout are related in operating type</li> <li><u>Section b) &amp; c):</u> There are no existing windows</li> </ul>	<p>✓</p> <p>Contemporary and energy conserving vinyl windows are acceptably used, as their placement, proportions and internal mullions reflect historic proportions.</p>
<ul style="list-style-type: none"> <li><b>Colors and Materials</b> <ol style="list-style-type: none"> <li>Predominant materials should be stucco, wood siding, shingle roofing, and wood framed windows and doors.</li> <li>Colors should be appropriate to the style and period of the building. For example, Craftsman styles use muted earth tones, while Victorian styles use brighter, more contrasting colors.</li> </ol> </li> </ul>	<p><u>Colors &amp; Materials:</u>  a) = (•)  b) = (+)</p>	<p><u>Colors &amp; Materials:</u></p> <ul style="list-style-type: none"> <li><u>Section a):</u> The building incorporates siding and wood trim</li> <li><u>Section b):</u> the colors will be in keeping with the chosen architectural style</li> </ul>	<p>✓</p>
<p><b>7.7.4: Landscaping</b></p> <ul style="list-style-type: none"> <li><b>Plant Types</b>  Plant types should be typical of residential plantings, with limited lawn in the front yard, foundation shrubbery, and limited use of small-scale trees as accents.</li> </ul>	<p><u>Plant Types:</u>  (+)</p>	<p><u>Plant Types:</u></p> <ul style="list-style-type: none"> <li>The plant types and planting plan will incorporate minimal lawn and incorporate low water use plants.</li> </ul>	<p>✓</p>
<ul style="list-style-type: none"> <li><b>Scale</b>  Pedestrian scale plantings should predominate, with larger plantings used as accents.</li> </ul>	<p><u>Scale:</u>  (+)</p>	<p><u>Scale:</u></p> <ul style="list-style-type: none"> <li>The plant types and planting plan will incorporate the noted landscape design guidelines.</li> </ul>	<p>✓</p>
<ul style="list-style-type: none"> <li><b>Relationship to Development</b> <ol style="list-style-type: none"> <li>Plantings should be arranged to frame the architecture, provide a green carpet between the street and the building, and soften the view of the</li> </ol> </li> </ul>	<p><u>Relationship to Development:</u>  a) = (+)  b) = (-)</p>	<p><u>Relationship to Development:</u></p> <ul style="list-style-type: none"> <li><u>Section a) &amp; b):</u> The plant types and planting plan will incorporate the noted landscape</li> </ul>	<p>✓</p>

20

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p>building foundation.</p> <p>b) The public parkway along the street should be landscaped.</p> <p>c) Pathways, pergolas and trellises that are in character with the architectural style of the house are encouraged to add shade and interest.</p>	<p>c) = (+)</p>	<p>design guidelines.</p> <ul style="list-style-type: none"> <li>Section c): There will be pathway and will work with the landscape design</li> </ul>	
<ul style="list-style-type: none"> <li><b>Hardscape</b> <p>a) Paving should be on a small scale and limited to walkways, driveways, and rear yard parking areas.</p> <p>b) Varied paving textures and/or elevation changes should be used to define entrances, pedestrian areas, and crosswalks.</p> </li> </ul>	<p><u>Hardscape:</u></p> <p>a) = (+)</p> <p>b) = (+)</p>	<p><u>Hardscape:</u></p> <p>Section a) &amp; b): Paving is located only where necessary and will vary depending on its use.</p>	<p>✓</p>
<b>CHAPTER 10 – GENERAL DESIGN STANDARDS AND GUIDELINES</b>			
<b>10.3 SITE DESIGN STANDARDS AND GUIDELINES</b>			
<p><b>10.3.1: Additions, rehabilitation and new structures:</b></p> <p>a) New structures shall be sited in a manner compatible with surrounding development and with the façade facing the public street designed in a manner that enhances the pedestrian environment.</p> <p>b) Additions shall be compatible with the existing building in scale, materials, and design.</p> <p>c) Wherever possible, mature trees shall be preserved or relocated on site.</p> <p>d) New structures and parking areas shall enhance existing pedestrian connections to existing outdoor pedestrian spaces, such as sidewalks and plazas, and create new connections where none exist.</p>	<p>d) = (+)</p> <p>e) = (NA)</p> <p>f) = (NA)</p> <p>g) = (-)</p>	<p>a) Three of the seven units face the street, additionally Unit #1 was reduced in size to make it more compatible with the existing architecture of the neighborhood</p> <p>b) Not Applicable – this is a new development.</p> <p>c) There are two mature trees on the property; however, they could not be saved since they impeded access to the property. Additional replacement trees were planted.</p> <p>d) A pedestrian connection was developed between Talbart Street and Richardson Street. Additionally, the pedestrian experience was enhanced due to the use of upgraded paving material and landscape paving.</p>	<p>✓</p>

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p><b>10.3.2: Building Access:</b></p> <p>a) Main entries to buildings shall be clearly demarcated, visible and accessible from the street and/or pedestrian corridors. Secondary entries may be from parking areas. Entries shall not occupy more than one third of the ground floor façade.</p> <p>b) Retail entrances shall not be recessed more than five feet and should be located no more than 50 feet apart.</p> <p>c) Primary entrances to corner building shall be at corners wherever possible.</p>	<p>a) = (-)</p> <p>b) = (NA)</p> <p>c) = (NA)</p>	<p>a) Entrances are clearly demarcated and take up less than 33% of ground floor facade</p> <p>b) <u>Not Applicable</u></p> <p>c) <u>Not Applicable</u> – This is not a corner lot</p>	<p>✓</p>
<p><b>10.3.3 Parking and Site Access</b></p> <p>All parking and service/loading areas shall be developed per developed per the requirements of Section 22.36 of the Zoning Code. In addition:</p> <p>a) If provided, on-site parking shall be consolidated in one area rather than wrapping around the building</p> <p>b) Driveways shall be kept to a minimum and shared site access is encouraged. Primary entrances to corner building shall be at corners wherever possible.</p> <p>c) All service/loading areas shall be screened from view from public streets and walkways and removed from pedestrian oriented areas. These screens shall be located at the setback line to maintain continuity of setback patterns within the district.</p> <p>d) All parking areas shall be landscaped per the requirements of Section 22.36.080 of the Zoning Code.</p>	<p>a) = (-)</p> <p>b) = (-)</p> <p>c) = (NA)</p> <p>d) = (+)</p>	<p>a) Garages are access by one shared driveway</p> <p>b) Garages are access by one shared driveway</p> <p>c) <u>Not Applicable</u> – no service area in this project</p> <p>d) Landscape design complies with requirements.</p>	<p>✓</p>
<p><b>10.3.4 Trash and Utility Enclosures</b></p> <p>a) Trash storage areas and utility structures should be located to the rear of the site and, where possible, screened from view from public streets and walkways and removed from pedestrian oriented areas.</p> <p>b) Colors and materials used to enclose these elements should be compatible with all other buildings on site.</p>	<p>a) = (-)</p> <p>b) = (NA)</p>	<p>a) Trash bins to be stored in garages</p> <p>b) <u>Not Applicable</u></p>	<p>✓</p>
<p><b>10.3.5 Mechanical Equipment Screening</b></p> <p>a) All roof-mounted mechanical equipment should be screened from view of pedestrians and users of adjacent buildings by either a building parapet or mechanical</p>	<p>a) = (NA)</p> <p>b) = (NA)</p> <p>c) = (NA)</p>	<p>a) <u>Not Applicable</u>; no roof-mounted mechanical equipment is proposed</p> <p>b) <u>Not Applicable</u>; no roof-mounted</p>	<p>✓</p>

22

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p>penthouse.</p> <p>b) The parapet should be designed as an integral part of the building. Mechanical penthouses shall be designed and painted to blend in with their visual background.</p> <p>c) Wooden screens should not be permitted.</p>		<p>mechanical equipment is proposed  <del>Not Applicable</del>; no roof-mounted mechanical equipment is proposed</p>	
<p><b>10.3.6 Site Landscaping</b></p> <p>a) In general, landscaping should be used to soften large building walls and parking areas and enhance building entrances.</p> <p>b) Site area devoted to landscaping should be greater than 5% of the overall parcel area, except as noted within the Downtown Core.</p> <p>c) The use of flowering vines is encouraged along fence lines, perimeter walls and blank building elevations.</p> <p>d) Both deciduous and evergreen trees should be planted to provide variety in textures, color and form.</p> <p>e) Canopy trees to provide shade are encouraged in parking lots and front setback areas.</p> <p>f) Colorful accent plants should be used to enhance entrances and add interest at special locations. These may be provided in pots, planter boxes, and hanging baskets as well as ground plantings.</p> <p>g) Landscaping in and around parking areas should not exceed three feet in height, with the exception of trees.</p> <p>h) Stretches of screening (landscaping, walls, or hedges) longer than 45 feet should include accent points using a different element or plant material or combination of the two to create a visual break in the screening material.</p> <p>i) Hedges and other landscape screening materials should consist of evergreen plant materials.</p> <p>j) In addition to the standards for water conservation contained in Chapter 22.35 of the Zoning Code, general criteria for plant material selection also include compatibility with the building architecture and low maintenance needs.</p>	<p>a) = (+)  b) = (+)  c) = (+)  d) = (+)  e) = (+)  f) = (+)  g) = (+)  h) = (+)  i) = (+)  j) = (+)</p>	<p>a) Through j): Project complies with requirements</p>	<p>✓</p>

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<b>10.4 ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES</b>			
<p><b>10.4.1 Massing, Form and Scale (All new structures, including additions)</b></p> <ul style="list-style-type: none"> <li>a) The size and mass of new structures, including additions, should be in relation to surrounding structures.</li> <li>b) Architectural features should reflect or be compatible with the character-defining architectural features of surrounding structures or with the predominant architectural styles within the Area.</li> <li>c) To create visual interest, where appropriate, varied roof or parapet heights and/or shifts in wall plane should be used.</li> <li>d) Building corners may be emphasized by the use of architectural elements or entries.</li> <li>e) Building articulation can be accomplished with the placement of windows and entries, volume changes, significant color and material changes, and the creation of shadow textures with trellises and overhangs.</li> </ul>	<ul style="list-style-type: none"> <li>a) = (+)</li> <li>b) = (+)</li> <li>c) = (+)</li> <li>d) = (+)</li> <li>e) = (+)</li> </ul>	<ul style="list-style-type: none"> <li>a) The surrounding structures, played an important part in design of the buildings and placement of the elevations</li> <li>b) The architecture reflects the surrounding neighborhood</li> <li>c) Roof heights are varied to create interest and emphasize building entries</li> <li>d) Building corners are emphasized since they also denote the location of the entrances</li> <li>e) The use of building overhangs and change of vertical planes in the buildings help create an interest in the building elevations through the use of this articulation</li> </ul>	✓
<p><b>10.4.2 Building Façade and Elevation Design (All new structures, including additions)</b></p> <ul style="list-style-type: none"> <li>a) Building walls that are visible from a public street, major pedestrian corridor, or public open space should include architectural features such as windows, arcades, canopies, and trim to create visual interest.</li> <li>b) Street-facing building façades should not have a section of blank wall exceeding 30 linear feet without being interrupted by a window or entry.</li> <li>c) At least 60 percent of the linear length of street-facing non-residential façades, on each story, should contain windows, doors, or arcades. Clerestory windows or other windows with sills more than four feet above the exterior grade do not count toward the 60 percent requirement.</li> <li>d) The appearance of building mass may be reduced through the use of arcades, courtyards, pergolas and stepping stories back above the ground level.</li> <li>e) Windows and doors should be proportioned to and</li> </ul>	<ul style="list-style-type: none"> <li>a) = (+)</li> <li>b) = (+)</li> <li>c) = (NA)</li> <li>d) = (+)</li> <li>e) = (+)</li> <li>f) = (+)</li> <li>g) = (+)</li> </ul>	<ul style="list-style-type: none"> <li>a) Materials selected for this project help create a visual interest</li> <li>b) There are no walls longer than 30' without an architectural interruption</li> <li>c) <u>Not Applicable:</u> This is a residential project</li> <li>d) Stories were stepped back to reduce 3 story massing</li> <li>e) Window &amp; door placement work together to create hierarchy and rhythm in the elevations</li> <li>f) Materials &amp; details reflect the structural &amp; material integrity</li> <li>g) Varied materials (stone, wood siding, etc.) were used to reduce the building's scale and create interest in the elevations</li> </ul>	✓

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p>integrated with the façade modulation. Establish clear vertical and/or horizontal hierarchy and patterns in the placement of openings and assemblies.</p> <p>f) Details or elements should be integral to the design and reflect the structural or material integrity of the building, rather than appearing added on.</p> <p>g) Color and material changes should be used to add interest and reduce a building's apparent scale.</p>			
<p><b>10.4.3 Architectural Elements</b></p> <p>a) Retail storefronts should have large display windows oriented toward the public street or major pedestrian corridors and a simple entry door centrally located on the building façade.</p> <p>b) Retail storefronts should be broken up by architectural features approximately every 25 feet.</p> <p>c) Display windows should provide a clear view of store merchandise and a view into the business interior. To achieve this purpose, at least two-thirds of the window surface should remain clear and free of obstructions. This zone should be between four and eight feet from the base of the façade. Ground floor wall sections without windows should not be more than five feet in width for retail uses.</p> <p>d) Display windows should consist of a single pane of glass. When required to be divided into smaller sections, windows should have clear silicone vertical joints or minimally sized glazing bars or muntins, used to enhance the architectural style.</p> <p>e) A bulkhead between 15 and 24 inches in height should be provided at the base of the storefront display window. However, new storefront buildings may use floor-to-ceiling display windows if the design is compatible with surrounding architecture and appropriate to the area.</p> <p>f) Where pilasters will enhance the architectural style of the building, they should be used on the façade to create a visual frame. Pilasters may extend the full height of the building or be limited to the storefront level.</p>	<p>a) = (NA)</p> <p>b) = (NA)</p> <p>c) = (NA)</p> <p>d) = (NA)</p> <p>e) = (NA)</p> <p>f) = (NA)</p> <p>g) = (NA)</p> <p>h) = (NA)</p> <p>i) = (NA)</p> <p>j) = (+)</p> <p>k) = (NA)</p> <p>l) = (+)</p> <p>m) = (+)</p> <p>n) = (+)</p>	<p>a) <u>Not Applicable</u>: This is a residential project</p> <p>b) <u>Not Applicable</u>: This is a residential project</p> <p>c) <u>Not Applicable</u>: This is a residential project</p> <p>d) <u>Not Applicable</u>: This is a residential project</p> <p>e) <u>Not Applicable</u>: This is a residential project</p> <p>f) <u>Not Applicable</u>: This is a residential project</p> <p>g) <u>Not Applicable</u>: This is a residential project</p> <p>h) <u>Not Applicable</u>: This is a residential project</p> <p>i) <u>Not Applicable</u>: This is a residential project</p> <p>j) Building corner on this project are emphasized</p> <p>k) <u>Not Applicable</u></p> <p>l) Windows are clear and not tinted</p> <p>m) Roofs are all pitched</p> <p>n) The design incorporates bay windows</p>	<p>✓</p>

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p>g) Transom windows may be provided above the display windows. The transom window height depends on the overall ceiling height and ranges from eighteen inches to three feet. Transom windows may have clear, tinted or etched glass.</p> <p>h) Awnings should not cover the storefront piers or pilasters and should be divided into sections to reflect the major vertical division of the façade. The awning should be mounted such that its valence is between eight and nine feet above the sidewalk with a projection of between four and eight feet from the building face, but no closer than five feet to the street curb. Retractable awnings are encouraged, but barrel-shaped awnings are discouraged.</p> <p>i) The upper level windows should be symmetrically arranged. The number of windows should be based on the storefront modulation at the street level. The windows may be combined into pairs, triples or bands. These windows should be articulated with delineated sills, lintels, or frames so as to create shadow lines.</p> <p>j) Building corners should be enhanced with higher massing and entries.</p> <p>k) The cornice should enhance the architectural style of the building. A brick-front building may have a corbelled cornice. A plaster front building may have a stone still or terra cotta or ceramic tile detail at the parapet line.</p> <p>l) Windows should be clear glazing. Reflective or tinted glass is not permitted.</p> <p>m) New buildings may have flat or sloping roofs, depending on which is most compatible with the architectural style of the building and others in the area. Parapets should appear integrated with the building and must always include a cap and corner detail to create a shadowline. Mansard roofs are discouraged.</p> <p>n) Towers, bay windows and cupolas are dramatic features of Victorian and Edwardian residential architecture. Appropriate contemporary expression of these elements is encouraged in new buildings. Particular care should be taken in using these elements in terms of scale, proportion, and architectural</p>			

*Jac*

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p>compatibility with the rest of the building.</p> <p><b>10.4.4 Colors</b></p> <p>a) The colors chosen should accentuate the architectural details of the building and be consistent with the architectural style.</p> <p>b) In general, the building should incorporate a minimum of three colors: a base color on the majority of the building, which is often the lightest color; a major trim color to accentuate certain elements such as the cornice, window frames, and storefront bulkhead; and a minor trim color for window sashes and doors. In addition, an accent color may be used to highlight small details and should contrast with the base and trim colors. Accent colors should be used sparingly.</p> <p>c) Stone and masonry should not be painted. Other colors on the façade should be chosen to complement the colors of exposed materials.</p> <p>d) Colors for graphics, such as signs, should be related to the colors used on the building. The accent, major or minor trim colors may be used for signs.</p> <p>e) Awning colors should be compatible with the building colors. Darker, saturated colors that pick up the highlights of the building colors are preferred. Simple stripes or tweeds are allowed.</p> <p>f) The maximum number of colors, including both building and signage colors, should not exceed six.</p>	<p>a) = (-)</p> <p>b) = (+)</p> <p>c) = (+)</p> <p>d) = (+)</p> <p>e) = (NA)</p> <p>f) = (+)</p>	<p>a) Colors chosen for the project work with architectural style</p> <p>b) At least three colors are to be used in this building</p> <p>c) The veneer stone will not be painted.</p> <p>d) Color and location of sign TBD and will comply with requirement.</p> <p>c) <u>Not Applicable</u>: No Awnings will be used on this project</p> <p>f) The number of paint colors will not exceed 6.</p>	<p>✓</p>
<p><b>10.4.7 Site Lighting</b></p> <p>a) Lighting fixtures should be compatible with the architectural character of the project and surrounding area. While some nondescript fixtures may be appropriate, significant use should be made of fixtures that have architectural value and accent the building and site.</p> <p>b) All lighting fixtures, including spotlights, electrical reflectors, and other means of illuminating signs, structures, landscaping, parking, loading, and similar areas, should be focused, directed, and arranged to prevent horizontal glare or direct illumination on</p>	<p>a) = (+)</p> <p>b) = (+)</p> <p>c) = (+)</p>	<p>a) Lights selected will be compatible with architectural style</p> <p>b) Selected building lights and landscape lights will comply with this requirements</p> <p>c) Selected building lights and landscape lights will comply with this requirements</p>	<p>✓</p>

226

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p>adjoining property or streets. Lighting shall be directed toward walls and landscaping to avoid shining light up into the sky or onto an adjacent property. No lamp or lens may be visible. No mercury vapor utility yard lights or other light fixtures with high intensity discharge lamps or bulbs which are not designed to limit or control light direction, or which do not shield the light source from view of adjacent properties, should be permitted.</p> <p>c) Indirect illumination of neighboring residential properties or uses by any on-site lighting should not exceed 0.5 foot candles at the property line, as measured from the adjacent grade to a height of 14 feet.</p>			
<p><b>10.4.8 Architectural Lighting</b></p> <p>a) Architectural - Accent lighting of architectural features is encouraged to highlight building massing and enhance the pedestrian environment. Accent lighting should not be a source of glare, reflected glare, or excessive light, especially when viewed from residences, streets, walkways, or open spaces. Neon lighting does not qualify as, and is not permitted for, accent lighting.</p> <p>b) Building entries - Building entries with high activity levels shall be illuminated. Appropriate treatments include: accentuating building entries with light, allowing the building interior light to glow through glazing, or using decorative lighting fixtures to announce entries.</p> <p>c) Service areas - Building-mounted downlight fixtures, in combination with pole fixtures, are preferred for the illumination of building service areas. Such fixtures do not cause glare or light leakage beyond the service areas.</p> <p>d) Landscaping and furnishing - Uplighting is recommended for all landscaping and furnishings (in both public and private areas) that require accenting (such as specimen trees, shrubs, and sculptural features).</p> <p>e) Landscaped walkways and plazas - Landscaped</p>	<p>a) = (+)</p> <p>b) = (+)</p> <p>c) = (+)</p> <p>d) = (+)</p> <p>e) = (+)</p> <p>f) = (+)</p>	<p>a) Lights will be designed to accent the building architecture</p> <p>b) Building entrances will be illuminated</p> <p>c) Not Applicable: This is a residential building</p> <p>d) Landscape uplights may be incorporated to highlight specimen trees</p> <p>e) Landscape common area and walkway lights will comply with this requirements</p>	<p>✓</p>

pac

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p>walkways and other pedestrian paths should be lit by pole or bollard type fixtures that are human scale, typically not to exceed 16 feet or 4 feet in height, respectively. Lighting bollards should have a colored metal finish and a diameter of approximately eight inches. Around the light source near the top of the bollard, horizontal louvers should be used to stylistically complement the luminaries and direct light downward.</p>			
<p><b>10.4.9 Security Grilles</b>  a) Visible security grilles are prohibited.  b) Existing security grilles in the Downtown Core District should be removed.</p>	a) = (NA) b) = (NA)	a) <u>Not Applicable</u> : No Security Grilles are proposed b) <u>Not Applicable</u> : No Security Grilles are proposed	<i>Not Applicable</i>
<p><b>10.4.10 Sidewalk Dining</b></p>	<i>Not Applicable for Residential</i>	<i>Not Applicable for Residential</i>	<i>Not Applicable for Residential</i>
<b>10-5 ADDITIONAL STANDARDS FOR RESIDENTIAL DEVELOPMENT</b>			
<p><b>10.5.3 Design Standards</b>  A. Allowable Housing Types:</p>	Housing type (+)	-	✓ "Townhouse/Rowhouse" permitted housing type in "Downtown Neighborhood"
<p><b>B. Development Standards:</b> The development standards for each residential building type are specified in each zoning District.</p>	-	-	-
<p><b>C. Building Orientation:</b>  A. Buildings should have a strong street presence, with public entrances and front doors oriented toward the street or to a public pathway adjacent to open space.  B. Privacy between units should be maintained by locating windows away from windows in adjacent units.</p>	<b>Building Orientation:</b> A. = (+) B. = (+)	<b>Building Orientation:</b> A. Public entrances either face street or private drive B. Unit privacy was maintained since windows on each of units do not face each other	✓

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p><b>D. Vehicular Access and Parking:</b></p> <p><b>A.</b> All garages should be set back at least 20' from the front property line to provide an adequate parking apron and should be set back from the residence's front façade a minimum of 5'.</p> <p><b>B.</b> For single-family homes and duplexes; front-loading garages should not make up more than 50% of the street-facing width of the house. For townhomes and green court homes, the garage shall be accessed from the rear.</p> <p><b>C.</b> For multi-family residential, garages should not make up more than 33% of any street-facing façade, and rear-accessed garages or interior parking lots are encouraged.</p> <p><b>D.</b> If parking is provided within the building footprint, the first floor of the residential units should not occur more than four feet above the finished grade level. Parking may need to be lowered partially or completely below grade. Finished grades of front entrances may be raised by up to four feet to accommodate this arrangement. These parking areas should not be visible from the street.</p> <p><b>E.</b></p>	<p><b>Vehicular Access and Parking:</b></p> <p>A. = (-/-)</p> <p>B. = (NA)</p> <p>C. = (-/-)</p> <p>D. = (-/-)</p>	<p><b>Vehicular Access and Parking:</b></p> <p>A. Garages for Units 1-4 are adjacent to the private driveway but Unit 6 &amp; 7 has garages facing the street. The garage setback is less than 20' from the property line since the right of way at this location is larger than normal.</p> <p>B. Not Applicable; This is a multifamily project</p> <p>C. Since the width of the property on this end where Units 6 &amp; 7 are located is only 40' wide it is not possible to meet this requirement.</p> <p>D. This a three story building so first floor is one story above parking level</p>	<p>✓ [EXCEPTION WARRANTED]</p> <p>On Richardson Street, the building will be between two mid-century modern buildings, so thus the ground floor garages and entries will not be out-of context.</p> <p>Appearance at the Taibert Street elevation will be more like that of a single family home, with a side loaded garage and a ground floor entry.</p> <p>Garage doors will be setback over 18' from back of sidewalk, giving adequate area for parking on driveway. Living space projects over driveway, appropriately de-emphasizing garage as intended by <i>Guidelines</i>.</p>

ake

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p><b>E. Entrances: Porches and Entries for Single-Family and Attached Single-Family:</b> All front entrance areas should be easily recognizable from the street and include a welcoming architectural feature such as a porch or covered entry. This is critical not only for practical purposes, but because an important element of residential environments is the relationship of the private home to the public street and sidewalk.</p> <p><b>A. Porches</b> should be covered and should extend at least 10' along the front wall of the house, not including the garage face. The minimum depth of the porch should be 6'. Porches may be raised or at ground level. Porch floors should be a hard surface material such as concrete, wood, tile, brick, or cut or flat stone. Porches should be an integral architectural feature with the main structure. All porches should incorporate railings, either 24" min. ornamental or code height when required by UBC. Porches may extend up to 5 feet into the front setback.</p> <p><b>B. Entries</b> should be accompanied by a projecting overhead element such as a shed, arch, or gable which provides roof coverage and weather protection. Entries should be a minimum of 6' wide and 4' deep, with floors of a hard surface material such as concrete, wood, tile, brick, or flat or cut stone. Entries should be architecturally integrated with the main structure.</p> <p><b>C. <u>Single Family Detached and Duplex Garages:</u></b> Acceptable Corner Locations Garages should be set back from the side street by at least 1' for every 2' of garage façade width. Driveways from the front street should be on the interior side of the lot.</p>	<p><b>Entrances: Porches and Entries for Single-Family and Attached Single-Family:</b></p> <p>A. = (+)  B. = (-)  C. = (NA)</p>	<p><b>Entrances: Porches and Entries for Single-Family and Attached Single-Family:</b></p> <p>A. All units have porches but Unit 1 &amp; Unit 5 have the largest entry porches but not all entries are as large as specified in this requirement</p> <p>B. All entries are protected from the weather but are not as large as required</p> <p>C. Not Applicable</p>	<p>✓</p> <p>Applicant has worked well with Design Review Committee and staff to provide a more traditionally "front elevation" facing Talbert Street.</p> <p>On Richardson Street, the building will be between two mid-century modern buildings, so thus the ground floor garages and entries will not be out-of context</p> <p>Roof and column details have been adjusted, at request of Design Review Committee, to better highlight entries of interior units.</p>

*Daf*

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p><b>F. Fencing:</b> Fences help to define the edges of yards and give privacy to side and rear yards. They are considered background elements that help to highlight landscaping and architecture. The following guidelines apply to new fencing throughout the Specific Plan area:</p> <p><b>A. Locations:</b> Side Yard – permitted in side yard setback, except within 5 feet of front building façade; Side Yard on Corner Lot – 10 feet minimum setback from side street right-of-way; one-half of lot depth minimum setback from front street right of way; Alley Fences – minimum 2 feet setback from rear property line.</p> <p><b>B. Height:</b> 6 feet maximum at rear and side yards; 3 feet six inches maximum in front yard.</p> <p><b>C. Acceptable Materials:</b> Metal, Wood, Plastic-wood composite (e.g. Trex), Masonry (including veneer). Chain link fencing should not be permitted.</p> <p><b>D. Design:</b> When a fence is taller than 48 inches, the top 18-24 inches of the fence facing a public street or alley should have a transparency of 30% or greater.</p>	<p><b>Fences:</b>  A. = (+)  B. = (+)  C. = (+)  D. = (+)</p>	<p><b>Fences:</b>  A. Proposed fence locations comply with requirements  B. Fences will not exceed 6' high  C. Fences and gate will be made of wood  D. Fences will comply with this requirement</p>	<p>✓</p>
<p><b>G. Open Space:</b> The following requirements shall determine the amount of required private and common open space:</p> <p><b>A. New Projects</b>  (a) <b>Private Usable Open Space:</b> At least 50% of the dwelling units in a project should include private usable open space, as defined in Section 22.04.560 of the Zoning Code, of a minimum of 50 square feet. Private open space may include porches, balconies, and privately owned front and rear yards. All dwelling units in a project are encouraged to include private usable open space. A rectangle inscribed within each private usable open space should have no dimension less than six feet. At least one</p>	<p><b>Open Space:</b>  a) = (+/-)  b) = (-/-)</p>	<p><b>Open Space:</b>  a) All units comply with this requirement  b) All units have private open space and there is also a dedicated common space to be shared by all units</p>	<p>✓!/?</p> <p>[EXCEPTION WARRANTED]</p> <p>Nominal private open space are provided for each units (Unit 1 and 5 have ground floor porches, units 2-4 and 6-7 have balconies), but none conform to "no dimension less than six feet" standard.</p> <p>Common open space areas are limited to peripheral landscaping.</p> <p>While the proposal provides less</p>

209

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p>exterior side shall be open above the level of railing or fencing. Balcony railing enclosures should not be see-through.</p> <p><b>(b) Common Usable Open Space:</b> For each unit in a project that does not provide private usable open space as defined above, at least 25 square feet of common usable open space, as defined in Section 22.04.560 of the Zoning Code, should be provided. Common usable open space may be divided into more than one area; however, each area should be a minimum of 450 square feet and a rectangle inscribed within each should have no dimension less than 20 feet. All required common open space should be suitably improved for its intended purposes and all lawn and landscaped areas should be provided with a permanent irrigation system to maintain such areas. Common open space may include courtyards, terraces, and roof decks.</p>			<p>open space area than recommended in the <i>Guidelines</i>, the proposal is comparable to the nearby and nearly completed "Villa del Sol townhomes.</p> <p>Staff raised the issue of common area open space amenities at the November 2006 study session. The Commission generally concurred that such features would be of little value given the limited number of units and thus the limited size of any possible amenity.</p>
<p><b>B. Conversions of existing buildings:</b> There shall be no minimum open space standards for conversions of existing buildings; however, every effort shall be made to achieve open space in all of the above categories to the extent feasible for the building being converted.</p>	<p><b>Conversion of Existing Buildings:</b> B. = (NA)</p>	<p><b>Conversion of Existing Buildings:</b> B. <u>Not Applicable:</u> This is new construction</p>	<p>N/A</p>
<p><b>10.5.4 Architectural Guidelines for Residential Structures</b></p> <p><b>A. Style:</b> The residential character of the individual units should be protected while conforming to the urban character of the applicable Area. Multifamily projects in the Downtown Core Area may have a "Main Street" architectural character, while multifamily projects in the other residential Areas may take their design cues from the nearby historic homes and small multifamily buildings.</p>	<p><b>Style:</b> A. = (+) B. = (+)</p>	<p><b>Style:</b> A. Public entrances either face street or private drive B. Unit privacy was maintained since windows on each of units do not face each other</p>	<p>✓</p>

22h

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p><b>B. Scale:</b></p> <p>1) The mass and roof forms of buildings should be varied. In addition to porches, stoops and other entry elements, massing elements such as bay windows, balconies and trellises are encouraged.</p> <p>2) Where considerations of access for people with disabilities allow, the street floor building level should be raised between two and four feet to protect the privacy of ground floor units.</p> <p>3) Façades of multifamily buildings should be divided into shorter segments a maximum of 30 feet in width, to reflect the mass of individual units within the building. This objective can be achieved with varied setbacks, vertical modulation, texture changes on the façade, porches, and balconies.</p>	<p><b>Scale:</b></p> <p>1) = (+)</p> <p>2) = (+)</p> <p>3) = (+)</p>	<p><b>Scale:</b></p> <p>1) Mass and roof forms are varied on this project</p> <p>2) First floor is above garage.</p> <p>3) Mass of building is divided to show individuality</p>	<p>✓</p>
<p><b>C. Materials:</b></p> <p>1) New buildings should reflect prevailing architectural styles in Martinez and maintain a high level of craft in construction and materials.</p> <p>2) Exterior finishes should be primarily wood, masonry, and/or stucco.</p> <p>3) Material changes should not occur at external corners but may occur at "reverse" or interior corners, or as a "return" at least 5 feet from external corners.</p> <p>4) T-1-11 and similar grooved plywoods and pressboards, vinyl or aluminum siding, and vinyl or aluminum trim should not be used.</p>	<p><b>Materials:</b></p> <p>1) = (+)</p> <p>2) = (+)</p> <p>3) = (+)</p> <p>4) = (+)</p>	<p><b>Materials:</b></p> <p>1) High level of construction of materials is proposed on this project</p> <p>2) Exterior is primarily "Hardy board" siding, wood and masonry</p> <p>3) Material changes occur in reverse corners</p> <p>4) Materials proposed are wood, masonry and hardy board products</p>	<p>✓</p>

*Javi*

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p><b>D. Windows:</b></p> <ol style="list-style-type: none"> <li>1) Provide each primary room with operable windows on at least two sides for balanced natural light and effective cross ventilation. Provide at least one major window which looks out onto the street from a living area. Not only will these "eyes on the street" make each neighborhood a safer place, but this connection to the street will help neighborhood interaction.</li> <li>2) Consider locating the windows on the front and back of each building to match its solar orientation. A façade with more windows will work for both south and east orientations. A façade with fewer windows will work for both north and west. South and west facing windows not shaded by roof overhangs could have trellises or awnings. Tailoring window placement to the home's location creates alternating elevations which vary for practical, ecologically sound reasons.</li> <li>3) Window styles with undivided panes of glass ("single-light windows") are characteristic of many of the architectural styles prevalent in Martinez and are encouraged. However, some prevalent styles include windows with muntin bars dividing the panes of glass ("divided-light windows"), and manufacturers continue to design ways of achieving the look while using larger sheets of glass. If simulated muntin bars or snap-in grills are used to create the appearance of divided lights, exterior muntin bars or snap-in grills are used to create the appearance of divided lights, exterior muntin bars with a raised</li> <li>4) Window styles with undivided panes of glass ("single-light windows") are characteristic of many of the architectural styles prevalent in Martinez and are encouraged. However, some prevalent styles include windows with muntin bars dividing the panes of glass ("divided-light windows"), and manufacturers continue to design ways of achieving the look while using larger sheets of glass. If simulated muntin bars or snap-in grills are used to create the appearance of divided lights, exterior muntin bars or snap-in grills are used to create the appearance of divided lights, exterior muntin bars with a raised</li> </ol>	<p><b>Windows:</b></p> <ol style="list-style-type: none"> <li>1) = (-)</li> <li>2) = (+)</li> <li>3) = (+)</li> <li>4) = (-)</li> </ol>	<p><b>Windows:</b></p> <ol style="list-style-type: none"> <li>1) Since these units are townhomes, it is not possible to add windows on two sides in the interior units</li> <li>2) All units have at least one primary window</li> <li>3) Setting of building played a part in window locations</li> <li>4) Windows will be vinyl with internal grids</li> </ol>	<p>✓</p> <p>[EXCEPTION WARRANTED]</p> <p>Integral mullions appropriate for development's context</p>

202

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p>profile that projects a minimum of one-half inch beyond the glass should be used.</p> <p><b>E. Trim:</b></p> <ol style="list-style-type: none"> <li>1) Trim should be applied consistently around the building. If there is a water-table or fascia in one location on a building, it should occur in all other similar situations on the same building. If there are shutters on one window of a room, there should be shutters on the other windows of that room as well.</li> <li>2) Trim should be appropriately scaled to the size and style of the building. Exceptionally large or overly elaborate trim on a small building can make it look like a cartoon. A large building with overly small and simple trim can look sparse and stingy.</li> <li>3) Trim should be applied three-dimensionally. Horizontal trim bands should wrap outside corners and only terminate at inside corners. Fascia should wrap gracefully from rake to eave.</li> </ol>	<p><b>Trim:</b></p> <ol style="list-style-type: none"> <li>1) = (+)</li> <li>2) = (-)</li> <li>3) = (-)</li> </ol>	<p><b>Trim:</b></p> <ol style="list-style-type: none"> <li>1) Trim applied consistently throughout this building</li> <li>2) Trim is appropriately scaled</li> <li>3) Trim will be installed on building as required per this guideline</li> </ol>	<p>✓</p>
<p><b>F. Roof:</b></p> <ol style="list-style-type: none"> <li>1) Keep the overall roof form of each building simple and compact. This is particularly important with smaller buildings. A street of small buildings can feel chaotic if each one has a complex roof.</li> <li>2) Where pitched roofs are used, main roofs shall not be less than 4/3.</li> <li>3) Roof materials should be appropriate to the style of the building, roof form, and slope. Heavier or more complex roofing materials (tile, concrete tiles) should be placed on simpler roofs - if they are used on complex roofs, they can cause leakage or unnecessary problems. More complex roofs, however,</li> </ol>	<p><b>Roof:</b></p> <ol style="list-style-type: none"> <li>1) = (+)</li> <li>2) = (+)</li> <li>3) = (-)</li> </ol>	<p><b>Roof:</b></p> <ol style="list-style-type: none"> <li>1) The roof forms are simple &amp; compact</li> <li>2) Roof pitch for all roof are within guidelines</li> <li>3) Concrete tile roof are proposed</li> </ol>	<p>✓</p>

zak

Design Standard and Guidelines	Conformance	Applicant's Notes	Staff Comments
<p>require monolithic, simpler materials (shingles). Allowable materials for roofs include tile, slate, fire-retardant shake, concrete tiles, and composition shingles. Shingles with an architectural grade shadow line, rather than a simple 3-tab, are preferred.</p> <p><b>G. Garages:</b></p> <p>1) All garage doors should be designed to have an attractive appearance. Strong shadow lines should be created around the garage face by recessing the door six inches to a foot behind the adjacent building plane. Another option is to add a trellis that extends at least 2 feet over the garage face such that it adds strong shadows on the garage door face. Instead of a flat door, multi-panel door should be used to break down the scale of the garage doors.</p>			
<p><b>10.5.5: Landscaping &amp; Site Furniture:</b></p> <p><b>Plant Types:</b></p> <p>1) Planting of shrubs and flowering plants to add variety to the setback areas are encouraged.</p> <p>2) Pathways, pergolas and trellis that are in character with the architectural style of development to add shade and interest are encouraged.</p>	<p><b>Garages:</b></p> <p>1) = (+)</p>	<p><b>Garages:</b></p> <p>1) Garages are recessed and will use multipanel doors</p>	✓
<p><b>10.5.6: Signage:</b></p> <p><b>Style:</b></p> <p>1) Traditional designs that reflect the building architecture are encouraged.</p> <p>2) Signage for multifamily uses should be discreet and subdued.</p>	<p>1) = (+)</p> <p>2) = (+)</p>	<p>1) Shrubs and flowering plants are used throughout</p> <p>2) Landscape features will be in character with chosen style</p>	✓
	<p>1) = (+)</p> <p>2) = (+)</p>	<p>1) Any signage will comply with this requirement</p> <p>2) Staff suggested that we use a small entry sign on the Talbart Street side of the property. We will look at incorporating s development sign at this location.</p>	<p>Sign may be integrated into mailbox feature.</p>

201

# ATTACHMENT D

## STUDY SESSION MINUTES

CITY OF MARTINEZ  
PLANNING COMMISSION  
REGULAR MEETING  
November 28, 2006

A regular meeting of the Martinez Planning Commission was called to order Chair Mark Hughes at 7:00 P.M. on Tuesday, November 28, 2006, at City Hall Council Chambers, 525 Henrietta Street, Martinez, California.

**PRESENT:** Commissioners Burt, Kluber, Hughes, Allen (alt), Korbmacher, Busby

**ABSENT:** Commissioners Avila, Glover

**STAFF:** Deputy Community Development Director Albert Lopez  
Senior Planner Corey Simon

### **REGULAR ITEMS**

#### 4. Evans Project

Study session to discuss and receive public input on a proposed Major Subdivision/Planned Unit development with 7 townhome units on a 9,100 sq. ft. site. Exceptions to the normally required minimum street side and rear yard requirements and maximum height and site coverage limitations of the D-Overlay/R-2.5 District are proposed. This project is located at 513 Talbart Street (Talbart & Richardson Street, vacant double frontage lot behind existing apartment at 222 Marina Vista).

Commissioner Kluber recused himself, to avoid the appearance of a conflict.

Senior Planner Corey Simon presented the staff report, noting this is the first downtown neighborhood project under the new Downtown Specific Plan, with the new design standards. He also discussed zoning, site planning, circulation, and density.

#### Public hearing

WILLIAM EVANS, applicant, discussed the history of the property with his family and noted that the proposed design should be an asset to the neighborhood. He agreed the front entrance and turnaround suggestions by staff were reasonable. He expressed his desire to keep the number of units at 7.

ISIDRO FARIAS, architect, noted that the applicant had done a good job of outreach to the neighborhood, with positive results. One neighbor asked for 8' fence between the

properties. He also noted that there had been discussions with neighbor Paul Wilson earlier this evening to alleviate his concerns. Mr. Farias reviewed the architectural style, design elements, colors, and landscaping. He responded to Mr. Simon's alternative plan and gave revisions to the Commission, showing the ability to meet the suggestions while keeping 7 units. In response to a question from Commissioner Burt, he acknowledged some loss of common area as a result of the changes (from 350' to 175 s.f.).

Commissioner Burt asked the purpose of the "bonus room". Mr. Farias said it could be used as storage room or office, and he explained that the need to extend the wall out resulted in extra space in the unit.

Chair Hughes confirmed the only parking onsite would be in the garages. Mr. Farias said yes, but that is typical for units of this type. He agreed with staff that a better circulation plan was needed.

Commissioner Allen asked if consideration was given to the possibility of subgrade parking. Mr. Farias said no, because of the desire to limit the amount of cut-and-fill necessary. Commissioner Allen noted that parking is a serious issue in the area, and the new driveways will eliminate some onstreet parking.

Commissioner Korbmacher noted that other projects with the same amount of parking had more street frontage. He was concerned about the lack of guest parking.

Commissioner Busby noted that the proposal would be an upgrade for the neighborhood, which will compensate for the loss of parking. Mr. Farias acknowledged some units could be reduced in size (particularly unit 5).

#### Commission comment

Commissioner Burt said she would like to see changes on the Talbart side, but she was impressed with the proposal overall.

Commissioner Busby said she was thrilled with the project.

Commissioner Korbmacher also expressed support for the plan and the changes made by the architect. He asked about the density, and Mr. Simon confirmed it falls within the range set by the Specific Plan.

There was some discussion among the Commission regarding the density standards. The applicant reiterated his desire for 7 units.

Commissioner Allen said she was supportive of 7 units, but was concerned whether it would meet the requirements set by the Downtown Specific Plan. She thought a table showing the standards would be helpful.

Commissioner Allen also said she was not sure the design fits the neighborhood. She thought the impact on Talbart could be mitigated with subgrade parking, accessed from

Richardson. She was concerned about parking, but acknowledged it is not the responsibility of the applicant to solve existing parking problems. She also said she would like to see where the garbage cans will be located. She questioned why PUD requirements should be applied to this project, given the size of the development. She noted that in this case, parking is more of an issue than recreational amenities.

Commissioner Busby said she would hate to lose the project over parking requirements. Commissioner Allen said the slope of the site would lend itself well to subgrade parking.

Chair Hughes indicated he was also supportive of the project, and was especially appreciative of the applicant's willingness to work with staff. He agreed parking is an issue, and was also unsure whether the proposed design was the most appropriate.

Commissioner Korbmacher suggested the architect show other variations in the architecture for comparison purposes.

Commissioner Allen asked why not flip the project in the opposite direction. Mr. Farias explained the rationale for the layout.

Commissioner Burt agreed the development will be an improvement to the neighborhood, and she also agreed another architectural style might be better. Mr. Farias said he would present different architectural design options to the Design Review Committee and will work on the site plan with staff.

Commissioner Burt confirmed neighborhood contact had been made, with positive feedback.

Mr. Simon reviewed the next steps in the process. He also discussed the issue of common space amenities.

Commissioner Kluber returned to the meeting.

\* \* \*

# STUDY SESSION STAFF REPORT 2006. NOV. 28



## STAFF REPORT

TO: PLANNING COMMISSION

PREPARED BY: Corey Simon, Senior Planner

APPROVED BY: Albert Lopez, Deputy Community Development Director

### GENERAL INFORMATION

OWNER: WLC Development

APPLICANT: Farias & Marrugo Architects; Isidro Farias

LOCATION: Talbert & Richardson Streets (vacant double frontage lot behind existing apartment building at 222 Marina Vista) (APN: 372-062-001, 004)

GENERAL PLAN: Residential; 12 + units/acre

SPECIFIC PLAN: Downtown Martinez Specific Plan; *Downtown Neighborhood - Residential*; 12-35 units/acre

ZONING: Downtown Overlay/R-2.5 (Multi-family Residential w/ Downtown Density Bonus: 1,500 sq. ft minimum site area per unit)

PROPOSAL: Study session to discuss and receive public input on a proposed Major Subdivision/Planned Unit Development with 7 townhome units on a 9,100 sq. ft. site. Exceptions to the normally required minimum street side and rear yard requirements and maximum height and site coverage limitations of the D-Overlay/R-2.5 District are proposed.

### RECOMMENDATION

Review proposal, accept public comment, and provide input and direction to staff and the applicant on the proposal.

The purpose of the study session is to allow for preliminary project review. No Planning Commission action is to be taken at this time.

## PROJECT DESCRIPTION and INTRODUCTION

The applicant proposes to subdivide a 9,100 sq. ft. site into 7 "townhome" lots. 3-story units, ranging from approximately 1,200 to 1,300 sq. ft. in size are proposed. The property is vacant, and surrounded by a variety of single- and multi-family buildings. The narrow "double frontage" lot, with a gentle slope from Richardson Street down to Talbart Street, is generally unvegetated. Site context maps/photos are provided as Attachment "A", with existing uses illustrated in Attachment "B". The applicant's booklet provides a further introduction to the project and its context. Two points of clarification are provided below:

- With approval of a use permit, properties in the Downtown Overlay D-R.2.5 District can be developed to the R-1.5 standard of 1,500 sq. ft. of site area per dwelling unit. When calculating the maximum number of units that may be allowed on a property, the Downtown Overlay District regulations states that a *fraction of a unit shall be rounded up so it equals one unit.* (22.13.050). As the site is 9,100 sq. ft. in size, a yield of "6.1 units" is calculated at a density of 1,500 sq. ft. site area per unit. Therefore up to 7 units may be approved with the current zoning. However, site constrains and other factors may lead the Commission to recommend a reduction in the number of units and/or consideration of different unit type if the project is to proceed to a use permit application.
- The site under consideration is within the "Downtown Neighborhood District" of the recently adopted *Downtown Specific Plan*. While "Townhome units" are highly compatible with the *Specific Plan's* goals for providing additional housing in the neighborhood, the *Specific Plan's* Design Guidelines appear to require a more contextually sympathetic streetscape, as outlined on the discussions below:

## Discussion

### **TOPIC ONE – RELATIONSHIP TO CONTEXT and DEVELOPMENT STANDARDS**

The site is within the "Island Hill" area of the downtown neighborhood, an area of mixed density and wide variety of building ages and styles. On the subject block and generally east of Talbart Street one finds a mix of historic homes and mid-century apartment buildings of 2- and 3- story height. On the west side of Talbart, the area is generally single-family in character, with 1- and 2- story buildings. The most common style for single-family homes in the immediate area is Spanish Revival, which the applicant has appropriately used as source for the project's styling. But beyond the applicant's choice of building style, the height, massing and orientation of the individual units may not be entirely appropriate:

- Talbart Street front yard, building elevation and context of adjoining structures.

The guiding premise of the Downtown Overlay District, and the more recently approved Downtown Specific Plan, is that a greater residential density is permissible, but only when visually compatible with the existing lower density context (Plan's Design Standards are provided as Attachment "C"). Such standards and

guidelines were intended to prevent a repeat of what now could be called "mistakes of the past," as the two midcentury multi-family buildings adjacent to the site do not relate to the single family context. While a 3-story unit may be workable adjacent to Talbart Street, the design of the unit facing Talbart Street should be modified so that it is more responsive to the transitional nature of the site: the west side of Talbart street is within the R-6.0 single-family district and will remain single family in character (e.g. 1- and 2- story homes with front porches). As such, staff would recommend the following changes to "Unit 1" at Talbart Street:

- ✓ A front door and porch oriented toward Talbart Street, with a 1- or 2- story element at the front elevation. The importance of treating the street elevation as a "front" rather than as a "side" is well documented in the new *Specific Plan*; excerpts are provided as Attachment "C".
- ✓ A minimum 10' front yard. The Overlay District generally requires a 10' minimum front yard, allowing for a lesser yard if such is already present at the adjoining structures. But adjoining structures appear to have a 10' and 20' front yard, so a minimum 10' yard would be more appropriate than the 7' yard proposed. An alternative design is illustrated in Attachment "D".

Since the Richardson Street frontage is already generally multi-family in character, the front elevation appears appropriate as proposed. It should be noted however that as along Talbart Street, the adjoining front yards are over 10', so a minimum 10' yard may be more appropriate than the 8' 7" yard proposed.

- Minimum setbacks, site coverage, building heights & Planned Unit Development application; the PUD regulations state that exceptions to the normally applied zoning regulations can be granted with the goal of providing "a significantly better environment than would otherwise have occurred in a reasonable development in strict accord with the zoning regulations." Generally, and notwithstanding the discussion on front yards above, the proposal appears to be an effective way of providing "single-family" sized units in a downtown in-fill context. The requested exception to allow building in excess of the normally permitted 2-story above parking level/30' height limit (maximum of 3-story/32' building height) will allow the 3 level building to "step up" with the topography, and provided pitched roof forms more similar to the single-family homes nearby than those of the "flat-top" apartment buildings. The proposed reductions in side yards will not impact actively used yards of neighbors, and also appears appropriate as proposed.

It should also be noted that the applicant is seeking an exception to the Downtown Overlay District's maximum allowable site coverage of 45% (48% is proposed). It appears that the site plan changes needed to address the front yard and circulation issues discussed above would necessitate a plan with a conforming site coverage percentage.

#### TOPIC TWO – CIRCULATION

The long narrow site would make the use of a through shared driveway highly inefficient in regards to unit yield, as an unusually large percentage of the site would be dedicated

205

to the driveway. While a through driveway would be would preferable in regards to emergency and truck service circulation, the proposal for a "court" style driveway to serve the 5 units oriented toward Talbart Street could be workable, with modifications. Staff recommends that a turn-around be provided in the general area of the proposed "common area." As illustrated in Attachment "D", such a turn-around may require a shifting of unit 4 westward, and ultimately require a deletion of a unit or a redesign of the on or more units.

#### TOPIC THREE – PARKING & GUEST PARKING

The project proposes two spaces per unit, which is the minimum required in the D-Overlay District. No visitor spaces are proposed. Five of the units would have 2-car garages, with access from a shared driveway off of Talbert Street. Two of the units utilize one-car garages, with a tandem space in the driveway facing Richardson Street to meet the parking requirement. Such a configuration appears workable and is the same as proposed at the applicant's recently approved "Villa del Sol" (nearby at Berrellesa Street and Marina Vista). And as common for such central area in-fill projects (including the fourplexes at Main and Berrellesa Streets and the 12-unit "Haven Street" townhomes), guests will use public on-street parking.

#### TOPIC FOUR – COMMON AREAS & AMENITIES

Another requirement of PUD approval is to create "more desirable public and private open spaces." For small in-fill projects, the provision of amenities, such as the "common area" shown between units 4 and 5, can often appear as "token" with little recreational value. As with the recently approve "Villa del Sol" and "Haven" projects, an more attractive entry feature (i.e. an well landscape court at the project entry, with project signage, shared mailboxes, and arbor or trellis) may be more appropriate.

#### TOPIC FIVE — OTHER TECHNICAL CONSIDERATIONS

The applicant has provided copies of the technical reports that have been completed at this time. Staff's preliminary observations and comments are provided below:

- o TREES: The pepper tree adjacent to Richardson Drive is proposed for removal; a large street tree should be proposed for replacement. The alder tree adjacent to Talbert is shown as "to remain," but grading/pavement work for the driveway may necessitate its removal.
- o EMERGENCY ACCESS/UTILITIES/GARBAGE SERVICE: The applicant should review the current site plan with the Fire District, City's solid waste collector, as the narrow driveway may be problematic for truck access and bin storage. If deemed necessary by the collector, a common waste area would have to be provided, and shown on the application plan. Locations of utility service and meters should also be shown.

#### ATTACHMENTS

- "A" Site Context Map and Aerial Photo
- "B" Existing Uses
- "C" Specific Plan excerpts

NOT INCLUDED  
w/ 2007-04-23 REPORT

2005

2006. Nov. 28 STUDY SESSION

FRONT/CORNER ELEVATION



WEST ELEVATION (UNITS 1-4)

2at



**RESOLUTION NO. PC 07-14 [DRAFT]**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF MARTINEZ,  
APPROVING A USE PERMIT FOR A PUD, TENTATIVE MAP AND DESIGN REVIEW  
FOR THE DEVELOPMENT OF A 7 TOWNHOME LOT PLANNED UNIT  
DEVELOPMENT ("HARBOR VISTA") ON AN APPROXIMATE 9,100 SQ. FT. SITE  
LOCATED AT 513 TALBART STREET (APN: 372-062-001 & 004)  
VAR #06-19, PUD #06-04, SUB#9132, DR #06-25**

**WHEREAS**, the City of Martinez has received a request for Major Subdivision; Planned Unit Development and Design Review approvals for the development of 7 unit Planed Unit Development; and

**WHEREAS**, the project is categorically exempt from the requirements of pursuant to Section 15332 ("In-Fill Development") of CEQA Guidelines; and

**WHEREAS**, the proposal is consistent with General Plan policies and with the land use designation which is Residential; 12 and over Units/Gross Acre; and

**WHEREAS**, the proposal is consistent with Martinez Downtown Specific Plan policies and with the "Downtown Neighborhood" designation which is Residential; 12-35 Units/Acre; and

**WHEREAS**, the base zoning applicable to the property is R-2.5 (Multifamily Residential" Zoning District), which allows townhomes as a permitted use; and

**WHEREAS**, the D-Downtown Overlay District regulations apply to the property, which allow for up to 7 units (1,300 site area per dwelling - pursuant the density limitations and fractional allowances of Section 22.13.050; Site Area per Dwelling Unit) subject to Use Permit approval; and

**WHEREAS**, the Planning Commission of the city of Martinez held a duly noted public hearing on May 23, 2006, and listened to testimony from the public.

**NOW, THEREFORE**, the Planning Commission of the City of Martinez resolves as follows:

1. That the above recitals are found to be true and constitute part of the findings upon which this resolution is based.
2. That Planning Commission determines that the subject property is of sufficient size to successfully implement the purposes of a Planed Unit Development as specified in Chapter 22.42. While a minimum of 1 acre is typically required, the pre-existing limitations of the Central Area's 40,000 sq. ft. block sizes makes it desirable to consider the application of the planned unit development to smaller sized areas as

they become available for new uses.

3. That in order to approve the Use Permit granting the Planned Unit Development, with the requested exceptions to the R-2.5/D Zoning District that is proposed with Subdivision #9205, and to allow 7 units, as conditionally permitted by Section 22.13.050; Site Area per Dwelling Unit in the Downtown Overlay District, the Planning Commission must make the following findings, which it hereby does:
  - a. **The planned unit development as proposed, or as recommended for approval, will result in a significantly better environment than otherwise would have occurred in a reasonable development in strict accord with the zoning;** The requested exceptions allow for larger attached single family units than would otherwise be possible, thus enhancing the opportunity to increase home ownership in an area that is currently lacking such opportunities. The increased building height and reduced yards allows for all units to have 2 off-street parking spaces, when only one parking space is required, and thus reducing the potential for impacting on-street parking. Requested exceptions to normally required minimum yard and height limitations allow for greater building articulation, and thus a better fit to this transitional residential neighborhood with a mix of single- and multi- family dwellings.
  - b. **The planned unit development is compatible with and has a meaningful relationship to the neighborhood in which it is located;** As required by the Downtown Specific Plan and Downtown Overlay District, the project *will complement and be compatible with the existing residential community and reflect the historic ambiance with the use of traditional wood finishes and detailing of "Colonial Revival" and "Bungalow" styles of the early 1900's, which will link the project to the older homes in the immediate vicinity.* Building mass is equivalent to the new mid-century modern apartment building adjoining the site.
  - c. **The planned unit development will not result in significant adverse environmental impacts;** The re-use of this now vacant residential lot will have no adverse environmental impacts, in that no native trees are to be removed and traffic impact of the proposed residential development is minimal and consistent with the expected impact of the existing land use designation.
  - d. **The planned unit development is in accord with the objectives of the General Plan in all its elements;** The proposal reflects the goals of the recently adopted Downtown Specific Plan, as the project provides new opportunities for homeownership in the downtown area, adds a new type of housing unit to an area now largely dominated by older apartment building with smaller units - while incorporating design elements that provide links to the larger historic context of older single family homes.
4. Notwithstanding exceptions to the aforementioned zoning regulations, for which the above Use Permit findings were made, the Planning Commission finds the proposal

substantially conforms to the R-1.5/Downtown Overlay Zoning District, the State Subdivision Map Act, and Title 21 ("Subdivisions") of the Martinez Municipal Code, and hereby approves the Tentative Map for Major Subdivision #9205

5. In order to approve the Design Review application for the proposed units, the Commission must make the following findings, which it hereby does:
  - a. **The project complies with all other applicable provisions of the Martinez Municipal Code involving the physical development of buildings, structures and property, including use restrictions**, in that the development standards for the R-2.5/Downtown Overlay District are generally complied with, and where applicable, the applicable standards for the granting exceptions to those standards are met with the concurrent approval of a Use Permit permitting a Planned Unit Development.
  - b. **The project provides a desirable surrounding for the occupants and neighbors**, in that the proposed residence is designed as to minimize visual intrusion into the private spaces of adjoining apartment buildings, while the units themselves will have generous indoor living spaces, with some limited outdoor open space, parking and storage areas. The designs of the units are of high quality, providing the currently required 2-car parking per unit while offering a pleasant and human scaled historic streetscape
  - c. **The project has a harmonious relationship with existing and proposed neighboring development**, in that wood architectural detailing links the project to historic context, while building mass is comparable to the of adjoining apartment buildings.
  - d. **The palette of exterior colors is harmonious and architecturally compatible with the surrounding environment**, in that earth tone horizontal siding and masonry accents, with a dark tile roof, will blend the project into the established residential context, where new construction is encouraged to reflect the image of the pre- 1950 single family homes rather than that of adjoining mid-century modern apartments.
  - e. **A limited number of materials is used on the exterior of the project**, in that all wood and/or hardboard siding and accent details, with limited masonry veneer are proposed.
  - f. **The project has exterior lighting appropriately designed with respect to convenience, safety, and effect on occupants as well as neighbors**, in that exterior lighting is to be limited.
  - g. **Effectively concealing work areas, both inside and outside of buildings, in the case of non-residential facilities.**(not applicable)

- h. **Undergrounding all utility boxes unless it can be shown that they can be effectively screened from the view of the general public. (No utility boxes are proposed as part of the project.)**
  - i. **Designing the type and location of planting with respect to the preservation of specimen and landmark trees, water conservation as set forth in Chapter 22.35, and maintenance of all planting. (not applicable).**
  - j. **Establishing a circulation pattern, parking layout and points of ingress and egress (both vehicular and pedestrian), designed to maximize pedestrian safety and convenience and to minimize traffic congestion resulting from the impediment of vehicular movement. When applicable, access for handicapped individuals should be considered; in that access points to the fronting streets are limited by use of shared driveway.**
  - k. **Ensuring that all signs be designed so that they are in scale with the subject development, and will not create a traffic hazard. Emphasis is placed upon the identification of the use or building rather than the advertising of same. (No advertising is proposed with the project.)**
  - l. **Views are substantially preserved from nearby properties, in that in that the proposed building are not in a view oriented neighborhood.**
6. In order to approve the Design Review application for the proposed units, the Commission must make the following findings, which it hereby does:

**NOW, BE IT FURTHER RESOLVED** that the Planning Commission recommends approves Major Subdivision 9205, PUD #07-01 and Design Review #07-20, subject to the attached conditions of approval, incorporated herein by this reference

\*\*\*\*\*

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the Planning Commission of the City of Martinez at a regular meeting of said Commission held on the 23rd day of October, 2007:

AYES:

NOES:

ABSENT:

ABSTAINED:

BY: \_\_\_\_\_  
Mark Hughes  
Planning Commission Chair

\_\_\_\_\_  
Corey Simon  
Senior Planner

F:\Community Development\All Projects\MAJOR SUBDIVISIONS\Sub 8205 - Evans\Harbor Vista@Talbar&Richardson\Evans@Talbar-PC-RESO-2007-10-23.doc

CONDITIONS OF APPROVAL [DRAFT]  
 AS APPROVED BY PLANNING COMMISSION

NOTE: Changes and additions to  
 Standard City conditions  
 are in **boldface type**

**Project Name: "Harbor Vista" (Sub. 9205)**

**Site Location: 513 Talbert Street, with frontage on Richardson Street**

I. Description of Permit

These conditions apply to and constitute the approval of:

A. Planned Unit Development #07-01 consisting of 7 residential townhome units on a 9,100 sq. ft. site. The following exceptions to the normal R-2.5/Downtown Overlay Zoning District development standards are allowed by this permit:

- i. Height: up to 32½' where a maximum of 30' above natural grade is normally permitted
- ii. Front and Side yards: Encroachment of building into normally required minimum required front and side yards yard of 10'; with minimum side yard of 3½' and front yard of 6½'.
- iii. Maximum coverage: 48% where a maximum of 45%

And, exceptions to minimum site area, yard and coverage requirements to allow creation of 8 individual lots within the common interest Planned Unit Development, ranging in size from approximately 1000 to 1,400 sq. ft.

- B. Tentative Subdivision Map No. 9205 consisting of 7 residential lots, and common landscape, utility and access parcels and/or easements.
- C. Design Review #07-20 consisting of: development plans, building elevations and sections, landscape plan, colors and materials.

II. Exhibits and Environmental Documentation

The following exhibits are incorporated as conditions of approval, except where specifically modified by these conditions:

EXHIBIT	DATE RECEIVED	PREPARED BY	PAGES
Architectural and Civil Plans, including Tentative Map Tr # 9205	Oct 11, 2007	Farias & Marrugo Architects, and Cuhna Engineering	27
Landscape Plans	Oct 11, 2007	Frank Kluber Landscape Architecture	1

All construction plans, including but not limited to the final map, improvement/grading plans and construction plans for the individual units shall

*2ba*

conform to these exhibits, except as modified by these conditions. Where a plan or further information is required by these conditions, it is subject to review and approval by the Planning Division, Engineering Division and/or Building Department, or as noted.

### III. Special Requirements for Final Approval and Recordation of Subdivision 9205

- A. The developer shall establish a Homeowners' Association (hereinafter referred to as the "HOA") for the purpose that includes but is not limited to the maintenance of the access and landscape easements and/or parcels as described on the Tentative Map. The HOA shall be responsible for all exterior maintenance, including repainting of buildings, inspection and maintenance of private improvements such as: storm drain system, landscaping and irrigation system, retaining walls, access roads, sidewalks, sewer, signs, lighting, and private utilities. Final configuration of the easements, wording of the implementing CC & R's and "owner's statements" on final map subject to approval of the City Attorney, Community Development Director and City Engineer.
- B. Project CC & R's shall be submitted for City review and approval with the final map and improvement plans. The CC & R's shall contain a clause giving the City the right, but not the duty, to enforce the CC & R's. The CC & R's shall include a provision that garage and driveway areas shall always be kept sufficiently clear so as to permit the parking of 2 motor vehicles in addition to any incidental household storage. Residents are to be required to use their garages to parking capacity before using on-street parking.
- C. The developer shall install all frontage improvements along the entire frontage of the property, on both streets, subject to the City Engineer Approval.

### IV. Site Plan

#### A. Driveway, walkway and private yard paving

1. Driveways and turn around areas shall have stamped, colored and enhanced paving treatment as shown on Landscape Plan dated October 11, 2007, or equal as approved by staff.
2. Walkway between Richardson and Talbert Street units (an easement on Lots 5 and 6) shall be of the same "enhanced concrete paving" as to be used within the driveway
3. Private and enclosed rear and side yards of units, and "AC unit alcove" on Lot 6, shall either be concrete, gravel and/or decomposed granite, or alternate weed control treatment. The CC&R's shall include a provision

that the maintenance of these private yard areas is the responsibility of individual owner.

**B. Separation Between Structures.** As required by the Chief Building Official, a minimum of three (3) feet separation shall be provided between the face of the retaining wall adjacent to the northerly property line (at Sabin Property) and side or rear walls of units on Lots 1-5 and Lot 7.

**C. Mailbox and project signage.** Common mailbox shall be placed within a decorative veneer, of masonry and/or wood, or equivalent decorative treatment. Project signage may be incorporated into such feature. Final location and design shall be shown on subdivision improvement/landscape plans, and are subject to staff approval.

**D. Lighting**

1. Building plans and landscaping plans shall show all exterior lighting: walkways, driveway areas, recreational areas, etc. Height and style shall be shown.
2. All exterior lighting shall be directed such that lights create as little off-site glare and nuisance as is feasible. All fixtures shall be glare-shielded.
3. Energy-saving fixtures shall be used.

**V. Architectural**

- A. All building materials, windows and colors and shall be substantially as shown on the materials and color exhibit dated October 11, 2006, as on file with the Planning Division, and shall be maintained as such by the HOA. Changes subject to staff approval and review may be referred to the Design Review Committee.
- B. All exterior and roof mounted utility and meter boxes, and mechanical equipment shall be screened from public view. Equipment and screening shall be shown on final construction plans and subject to staff review and approval.

**VI. Landscaping, Walls and Fences**

- A. Final landscape plans shall be prepared by a licensed landscape architect, on the grading plan as a base map and shall be submitted for review and approval by the City at the same time grading and improvement plans are submitted. Final plans must receive City approval prior to filing of the Final Map or issuance of building or grading permits, whichever comes first. Plans shall:

- B. Protect planting areas adjacent to courtyard with minimum 6" high concrete curbs or equivalent.
- C. Be prepared in accordance with the City's adopted water conservation and landscaping ordinance (Martinez Municipal Code Chapter 22.35).
- D. Specify trees of minimum 15 gallon size, with tree adjacent to the **Talbert Street frontage to be 36" box size and 2 adjacent to Richardson Street frontages to be 24" box size.**
- E. Specify shrubs of minimum 5-gallon size
- F. Provide either lawn or a continuous ground cover with complete coverage within 3 years.
- G. Show all non-plant features: benches, lights, arbors, mail box areas paths, etc.
- H. Include an irrigation plan.
- I. Fences and retaining walls
  1. **All exterior retaining walls shall be CMU construction, or equally durable material. All walls, except for wall within enclosed private yards, shall have either a stucco or "split face", brick/cultured stone veneer finish, and concrete trim cap (or equal finishes). Final designs subject to Staff approval. All fencing, retaining walls, barriers, etc., shall be installed by the developer, and shall be shown on the site and landscape plan.**
  2. **Retaining wall at southerly property line (Antieza and Meyers properties) shall be a minimum 2' height above curb grade at driveway (or alternate as needed to prevent damage to any fence that may be placed atop the wall, as to be approved by staff.)**
  3. **Retaining wall at northern property line (Sabin property) shall be a minimum 6" height above finished grade on Sabin property, (except for "scuppers" if such are unitized) to prevent sheet overflow of water from Sabin property, or alternate as to be approved by staff.)**
  4. **The maximum height for all new walls, fences and/or fences on retaining walls shall be 6 feet unless as otherwise shown on approved plans. Alternatively, a 6' fence may be placed on top of: a) peripheral retaining walls adjacent to Antietta, Meyers and Sabin properties, with the consent of the adjacent property owner(s); and b) internal side and rear property lines. The top foot of such fence/wall combinations shall be lattice or similar semi-transparent material. Final design of such combinations subject to staff approval.**

VII. Noise Control, Dust and Conditions for Construction Activity

- A. All construction activities shall conform to the City's Noise Control Ordinance, Chapter 8.34 of the Municipal Code: Construction activities including delineation and staling/warning of vehicles are limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday; and 9:00 a.m. to 5 p.m. Saturday and Sunday. The permittee shall post a sign on the site notifying all workers of these restrictions.
- B. The site shall be fenced with locked gates at 7 p.m.. The gates shall remain locked until 7:00 am. Contractors shall not arrive at the site prior to the opening of the gates.
- C. Based on the site-specific sound mitigation study conducted for this project, sound levels shall be reduced to meet the following criteria for year 2000 noise contours:
1. Indoor noise levels not to exceed 45 d<sub>BA</sub> CNEL.
  2. Private outdoor noise levels not to exceed 65 d<sub>BA</sub> CNEL.
- D. Contractors shall be required to employ the quietest construction equipment available, and to muffle noise from construction equipment and to keep all mufflers in good working order in accordance with State law.
- E. Adequate dust control measures shall be employed throughout all grading and construction periods. The Contractor shall regularly water areas that are exposed for extended periods to reduce wind erosion. The following controls should be implemented at all construction sites:
- Water all active construction areas at least twice daily.
  - Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
  - Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
  - Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
  - Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
- F. Speeds of construction equipment shall be limited to 10 miles per hour. This includes equipment traveling on local streets to and from the site.
- G. Access shall be maintained to all driveways at all times.
- H. There shall be no parking of construction equipment or construction worker's cars on residential streets at any time.

- I. Truck routes for the import or export of cut/fill material shall be identified and approved by the City Engineer prior to the issuance of any permits. Developer shall be responsible for the repair of any damage to city streets (private and public) caused by the import or export of soils materials necessary for the project.
- J. Prior to construction, contractor shall contact city inspector for a pre-construction meeting. Haul route shall be along Berrellesa and Alhambra.

VIII. Agreements, Fees and Bonds

- A. All improvement agreements required in connection with said plans shall be submitted to and approved by City and other agencies having jurisdiction prior to City approval of the Final Map or issuance of the Building, Encroachment, Grading or Site development permit, whichever comes first.
- B. All required faithful performance bonds and labor materials bonds in penal amount equal to 100 percent of the approved estimates of construction costs of improvements shall be submitted to and approved by City and other agencies having jurisdiction prior to City approval of the Final Map or issuance of the Building, Encroachment, Grading, or Site Development permit, whichever comes first.
- C. Prior to approval of the plans and issuance of permits, applicant shall pay all applicable fees and deposits as required by the Community Development Director in accordance with the City's fee schedule for multi-family units, the City's Municipal Code, and these conditions of the project's approval. The fees include: Plan check and inspection fees, drainage fees, transportation facilities fees, park (in lieu of land dedication) fees, park and recreation facilities fees, cultural facilities fees, and police facilities fees. The final amount for the above fees shall be in accordance with the fee schedule in effect of time of payment.
- D. All fees and deposits required by other agencies having jurisdiction shall be paid prior to City approval of the Final Map or issuance of the Building, Encroachment, Grading or Site Development Permit, whichever comes first.

IX. Grading

- A. All grading shall require a grading and drainage plan prepared by a registered Civil Engineer, a soils report prepared by a registered Geotechnical Engineer and a Grading Permit approved by the City Engineer.
- B. All recommendations made in the Soil Engineers report, (unless amended through the City's review) shall be incorporated into the design and construction of the project.
- C. The on-site finish grading shall require drainage to be directed away from all building foundations at a slope of 2 percent minimum to 20 percent

202

maximum toward approved drainage facilities or swales. Non-paved drainage swales shall have a minimum slope of 1 percent.

- D. Contour grading techniques with spot elevations shall be employed throughout the project to achieve a more natural appearance, even where this will increase the amount of grading. Tops of cuts or toes of fills adjacent to existing public rights-of-way or easements shall be set back two feet minimum from said rights-of-way and easements.
  - E. Erosion control measures shall be implemented per plans approved by the City Engineer for all grading work not completed before October 1. At the time of approval of the improvement and/or grading plans, an approved Erosion Control Plan prepared by a registered Civil Engineer shall be filed with the City Engineer.
  - F. The applicant's engineer shall certify the actual pad elevation for the lot in accordance with City standards prior to issuance of Building Permit.
  - G. The finished grading shall be inspected and certified by the developer's engineer that it is in conformance with the approved Grading Plan and Soils Report pursuant to the provisions of Title 15 of the Martinez Municipal Code.
  - H. Any grading or work on adjacent properties will require written approval of those property owners affected.
  - I. If cultural resources are discovered during subsurface excavations, the Contractor shall cease construction and a qualified archeologist shall be contacted to make recommendations for mitigation.
  - J. The plans shall include the boundary treatment shown on cross sections, drawn to scale, for retaining walls, fencing and drainage.
- X. Drainage
- A. A hydrologic study shall be prepared and submitted to the City Engineer for review and approval to ensure discharge of storm runoff to facilities of adequate capacity. The developer shall make necessary upgrades to existing systems as required by the City Engineer. Drainage area is defined as all that area draining into, and including, the area of the proposed development.
  - B. All concentrated runoff shall be collected and conveyed to an approved storm drainage system. Existing slopes that have no additional discharge directed onto them or are not substantially re-graded can remain as natural runoff.
  - C. **All surface water occurring within the subdivision, as well as all surface water flowing into and/or through the subdivision, shall be collected**

**through the subdivision without damage to any improvements or building site which may be constructed within the subdivision.**

- D. Applicant shall not increase storm water runoff to adjacent downhill lots unless either, (1) a Drainage Release is signed by the property owner(s) of affected downhill lots and recorded in the office of the County Recorder; or (2) site drainage is collected and conveyed in approved drainage facilities within a private drainage easement through a downhill property. This condition may require collection of on-site runoff and construction of an off-site storm drainage system. All required releases and/or easements shall be obtained prior to filing of Final Map or issuance of the Building, Encroachment, Grading or Site Development Permit, whichever comes first.
- D. The storm drain system shall be designed per City and County Flood Control District Standards to carry at least a 10-year storm. Should the runoff due to the proposed development contribute incrementally to an existing flooding problem, then the developer may be required to contribute funds for his proportional share of future drainage system costs as required by the City Engineer.
- E. Drainage from private access driveway and on-site drainage shall be collected and conveyed to an approved storm drainage facility. When approved by the City Engineer, drainage may be conveyed under the sidewalk and discharged through the curb in accordance with City standards.
- F. All public drainage facilities, which cross private lots and to be maintained by the City, shall require a 10-ft. minimum width storm drain easement. Private storm drain facilities to be maintained by an Association of Homeowners or by individual lot owners shall be contained within a private drainage reserves. Said easements and/or reserves shall be delineated on the Final Map or recorded by separate document prior to City approval of the Final Map or issuance of Building Permit, whichever comes first.
- G. Concentrated drainage flows shall not be permitted to cross sidewalks or driveways.
- H. The developer shall comply with Contra Costa County Flood Control District Design requirements.
- I. Fifteen (15) inch minimum RCP (reinforced concrete pipe) shall be used for all public storm drain lines and 12-inch minimum pipe shall be used for laterals and for private storm drain lines, unless otherwise approved by the City Engineer.
- J. **Storm drain runoff from the adjacent property north of the site: Runoff from the adjacent property shall be collected and conveyed to adequate storm drain facilities or to the street. Developer shall coordinate with the adjacent property owner(s) in good faith to construct a private**

storm drain system on said property for the benefit and use of the adjacent property owner. Constructed storm drain facility shall be owned and maintained by the adjacent property owner(s).  
 If the developer and the adjacent property owner(s) fail to reach an agreement on installing such storm drain system, the developer shall collect and convey the runoff within the subdivision. All improvements shall be subject to the satisfaction of the City Engineer.

XI. NPDES Requirements

- A. Efficient irrigation, appropriate landscape design and proper maintenance shall be implemented to reduce excess irrigation runoff, promote surface filtration, and minimize use of fertilizers, herbicides, and pesticides.
- B. To the maximum extent practicable, as determined by the City Engineer, drainage from paved surfaces shall be routed through grassy swales, buffer strips or sand filters prior to discharge into the storm drain system.
- C. All storm drain inlets (catch basins) shall be imprinted with the sign "No Dumping, Flows to Creek" as per City Standard #SD-1.
- D. For project one acres or larger Developer shall comply with the State Water Resources Control Board requirements for a construction NPDES permit. The Developer shall also comply the Contra Costa Clear water Program (C.3 requirements), as required, in accordance with the CCCWP Stormwater C.3 Guidebook.

XII. Street Improvements

- A. **Frontage improvement:** Pursuant to Chapter 12.30 of the Martinez Municipal Code sidewalks, curb, gutter, and street pavement shall be constructed and/or replaced along the entire property frontage.
  - 1. The existing sidewalk, curb and gutter, shall be removed and replaced along the entire frontage of the property on Richardson and Talbert Streets.
  - 2. Talbert Street pavement: Existing damaged pavement shall be grinded. The street section (to the centerline of the street) shall be overlaid with a minimum of 1.5 inches AC pavement with reinforcing fabric. The entire street width shall be overlaid if it is trenched to provide for utility services to the subdivision. If the street is repaved by the City prior to the construction of the subdivision improvements (within a period of 5-years period), the developer shall overlay the entire width of the street along the frontage of the property.
  - 3. Richardson Street pavement: Base repair existing damaged pavement and slurry seal the street to the centerline. If the street is repaved by the City prior to the construction of the

- subdivision improvements (within a period of 5-years), the developer shall overlay (or slurry seal) the entire width of the street along the frontage of the property.
4. All public improvements constructed within the right of way shall be dedicated to the City. Such improvements include, but not limited to, concrete curb, gutter, sidewalk, paving, drainage system, street lights, and street trees.
  5. All frontage improvements shall be designed and constructed to the satisfaction of the City Engineer.
- B. All streets shall be paved and improved after utilities are installed in accordance with City of Martinez Standard Drawings and Design Guidelines and the Approved plans.
- C. No retaining walls (including the footings for the walls) shall be installed within the public right of way
- D. Private Access Driveway (Common Driveway):
1. Paving design and construction control shall be based on State of California "R" value method, using Traffic Indices (T.I.'s) approved by the City Engineer. The section design shall utilize a T.I. of 5.0 with a minimum 0.20 ft. AC pavement section over a minimum 0.50 ft. Class 2 aggregate base.
  2. The minimum width of the driveway shall be 16 ft. (unobstructed width) with a maximum slope of 15 percent, unless otherwise approved by the City Engineer.
  3. The design of the driveway shall include approved provisions for the turning around of Police Department and Fire Department apparatus.
  4. Unless otherwise approved by the City Engineer, a minimum pavement width of 25 feet, as measured from the garage door, shall be provided for each unit to facilitate vehicle access to the garage.
- E. All new utility distribution services on-site and off-site shall be installed underground.
- F. Sidewalk pipe drains shall be installed on either side of driveways and shall conform to City Standard No. S-13.
- G. A City Encroachment Permit is required for any work within the City Right-of-Way.
- H. All traffic control devices, including Stop signs, No Parking signs, legends and striping shall be installed in accordance with plans approved by the City Engineer.

- I. Where required, street names for private streets are subject to the approval by the Community Development Department and the Fire District.
- J. Street trees shall be planted in accordance with City standards. The species of tree shall be approved by the Parks Superintendent.

XIII. Water System

- A. Water system facilities shall be designed to meet the requirements of the City of Martinez Water District and the fire flow requirements of the Contra Costa County Consolidated Fire Protection District. All requirements of the responsible agency shall be guaranteed prior to approval of the improvement plans.
- B. Water system connection, including installation of the water meter, shall be made in accordance with appropriate Water District standards. Prior to obtaining water service, fees shall be paid in accordance with the water fee schedule in effect at time of payment.
- C. Backflow prevention, required as part of the water service installation, must be completed before occupancy of the building, and appropriately screened with suitable material.

XIV. Sanitary Sewer System

- A. Sewer system connections and plans for sanitary sewer facilities shall be approved by the Central Contra Costa Sanitary District. All requirements of that District shall be met before approval of the improvement plans.

XV. Other Requirements

- A. Construction shall comply with all applicable City and State building codes and requirements including handicapped and energy conservation requirements, grading and erosion control ordinances.
- B. Design of all public improvements shall conform to the City of Martinez Design Guidelines, Standard Special Provisions, and Standard Drawings. Prior to preparation of improvement plans, the developer or his representative should contact the City's Engineering Development Review section of the Community Development Department.
- C. Complete grading, site and improvement plans, specifications and calculations shall be submitted to and approved by the City Engineer, Community Development Director, and/or other agencies having jurisdiction for all improvements within the proposed development prior to filing of the Final Map or issuance of a Building, Site, Grading or Encroachment Permit whichever comes first. Approved plans shall become the property of the City of Martinez upon being signed by the City Engineer and Community

Development Director.

- D. Prior to City approval of the Final Map, all fees, bonds, and deposits shall be paid and posted; all agreements shall be executed and all grading and improvement plans shall be approved by the City Engineer and Community Development Director. No construction shall take place until recordation of the Final Map and issuance of the appropriate Encroachment, Site, Grading and/or Building Permits.
- E. Prior to issuance of the first building permit, the access to building sites shall be graded and improved to at least an all-weather surface condition, and operating fire hydrants shall be in place.
- F. Prior to issuance of the first certificate of occupancy, the public improvements including streets, sewers, storm drains, street lights, and traffic signs required for access to the sites of that phase of the project shall be completed. All public improvements shall be completed and accepted by the City prior to issuance of certificate of occupancy on final dwelling unit in the project.
- G. Prior to acceptance of improvements, offers of dedication, and release of bonds and deposits by the City, the City's record copies of the grading, site, and improvement plans shall be updated to show "As Built" conditions of the project. Said plans shall be prepared by the responsible Civil Engineer of work and shall reflect all changes made during the course of project construction. Grading and improvement plans shall be 24" x 36" in size. The as built plans and final map shall be provided in 4 mil photo mylars and in the form of electronic files compatible with AutoCAD.
- H. All on-site improvements not covered by the building permit including sidewalks, driveways, paving, sewers, drainage, curbs and gutters must be constructed in accordance with approved plans and/or standards and a Site Development Permit approved by the City Engineer.
- I. Building permits for retaining walls shall be obtained as follows:
  - 1. For major walls to be constructed during the mass-grading phase, obtain permit prior to issuance of the Grading Permit.
  - 2. For all other walls, obtain permit prior to issuance of Permits for structures on the respective lot.
- J. Any existing water wells on the property shall be filled and sealed off or otherwise disposed of as directed by the City Engineer.
- K. Final Map and/or CC & R's clearly showing lot numbers and property lines shall be submitted with building permit applications. Final Map shall be 18" x 26" in size.

- L. There shall be no parking of construction vehicles or equipment on the surrounding residential streets, including all workers vehicles.
- M. **The contractor shall notify adjacent residences of the project at least 14 days prior to construction. The notice should include a brief description of the project, proposed work, the approximate start date and end of construction; and the names and contact information of the developer, the contractor and the City inspector. Where necessary, progress notices should also be used.**
- N. Approval of grading plans, improvement plans and building plans shall be required by the applicant's Soils Engineer, the City's Soils Consultant, the Fire District, the Sanitary District and the Water District prior to City approval of construction plans and issuance of any permits.

XVI. Validity of Permit and Approval

- A. The tentative map, and Planned Unit Development approvals integral to the map, shall expire on **October 23, 2009** (24 months from approval date) unless:
  1. The final map, the Improvement plans and all required documents are filed with City Engineer prior to the expiration date;
  2. Or if an application for extension with all required fees are received prior to the expiration date as state in item B below.
- B. Extension of the tentative map approval: Extension(s) shall be in accordance with the City's Municipal Code and Subdivision Map Act requirements. Tentative map extension can be considered upon receiving an application with required fee at least 45 days before the original expiration date of **October 23, 2009**. If the tentative map is expired a new application is required. A public hearing will be required for all extension applications. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require or permit denial.
- C. Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Martinez, or other public agency having jurisdiction.
- D. The permittee, Farias & Marrugo Architects; the property owner, WLC Development, and their successors in interest shall defend, indemnify and hold harmless the City and its agents, officers, attorneys and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys or employees to attack, set aside, void, or annul the Planning Commission's decision to approve PUD 07-01, Major Subdivision 9205 and DR 07-20, and any environmental document approved in connection therewith. This indemnification shall include damages or fees awarded against the City, if any, cost of suit, attorneys' fees, and other costs

and expenses incurred in connection with such action whether incurred by Isidro Farias, Buena Vista, LLC, the City, and/or the parties initiating or bringing such action.

- E. Farias & Marrugo Architects; the property owner, WLC Development, and their successors in interest shall defend, indemnify and hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation of, or study of, or for supplementing, preparing, redrafting, revising, or amending any document (such as the Negative Declaration), if made necessary by said legal action and if Farias & Marrugo Architects; the property owner, WLC Development, and their successors in interest desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents, in a form and under conditions approved by the City Attorney.
- F. In the event that a claim, action or proceeding described in Subsection E, above, is brought, the City shall promptly notify Farias & Marrugo Architects; the property owner, WLC Development, and their successors in interest of the existence of the claim, action or proceeding, and the City will cooperate fully in the defense of such claim, action or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action or proceeding. In the event that Farias & Marrugo Architects; the property owner, WLC Development, and their successors in interest is required to defend the City in connection with any said claim, action, or proceeding, the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with Farias & Marrugo Architects; the property owner, WLC Development, and their successors in interest in the defense of said claim, action or proceeding. If the City chooses to have counsel of its own to defend any claim, action or proceeding where Farias & Marrugo Architects; the property owner, WLC Development, and their successors in interest has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City, except that the fees and expenses of the City Attorney shall be paid by the applicant.
- G. Farias & Marrugo Architects; the property owner, WLC Development, and their successors in interest shall indemnify the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- H. The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirement, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may

protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

F:\Community Development\All Projects\MAJOR SUBDIVISIONS\Sub-9205 - Evans\Hammor\Visuals\Talbart&Richardson\Evans@Talben-PC-COA-2007.10.23.doc