STAFF REPORT

TO: PLANNING COMMISSION

PREPARED BY: Anjana Mepani, Assistant Planner

APPROVED BY: Albert Lopez, Deputy Community Development Director

GENERAL INFORMATION

APPLICANT/ OWNER: Isidro Farias, Farias & Marrugo Architects/ Apolinar Omaina

LOCATION: 403 Berrellesa Street (APN: 373-232-001)

GENERAL PLAN: Downtown Martinez Specific Plan (Downtown Neighborhood - Residential; 12-35 Units/Acre)

DENSITY: 34 du/ac

ZONING: Downtown Overlay/R-1.5 (Multi-family Residential w/ Downtown Density Bonus: 1,250 sq. ft. minimum site area per unit)

ENVIRONMENTAL: Staff has yet to determine the level of Environmental Review that will be required for this project. All Environmental Documentation will be presented to the Planning Commission for either adoption or denial at a subsequent Commission hearing. Copies of the Initial Study document, if one is to be required for this project, will be made available to the general public at a date to be determined, at City Hall.

PROPOSAL: Study session to discuss and receive public input on a proposed Major Subdivision/Planned Unit Development with 8 townhouse units on a 10,000 sq. ft. parcel. Exceptions to the normally required minimum front, side and rear yard requirements and maximum height and site coverage limitations of the Downtown Overlay/R-1.5 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 is proposing to subdivide a 10,000 sq. ft. site into 8 townhouse lots. Three story units, ranging from approximately 1,200 to over 1,300 sq. ft., in size are proposed. The property currently contains a dilapidated house that will be removed off of the property and restored/rehabilitated at a different location. The subject parcel is flat in topography and is surrounded by a variety of single- and multi-family buildings and light industrial uses. A site context map is provided as an attachment. The applicant's booklet provides 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 1.5 District can be developed to 1,250 sq. ft. of site area per dwelling unit. As the site is 10,000 sq. ft. in size, a yield of 8 units is calculated at a density of 1,250 sq. ft. site area per unit, that equals 34 du/ac.

- The site under consideration is within the Downtown Neighborhood District of the *Downtown Specific Plan*. While townhouse units are highly compatible with the *Downtown Specific Plan's* goals for providing additional housing in the neighborhood, the *Downtown 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 located near Downtown Martinez, in a neighborhood with mixed density and a wide variety of building ages and styles. On the subject block there is a mix of historic homes and multi-family buildings of 1- and 2-story height. The applicant is proposing a Mission Revival style for the townhouses, which is similar to some of the new in-fill development in the downtown area. However, the proposed style is not consistent with the projects surrounding area which mainly consists of wood clad buildings with horizontal siding. Beyond the applicant's choice of building style, the orientation of some of the units may not be entirely appropriate either:

- Buckley Street Side Building Elevations 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. While a 3-story unit may be workable on Berrellesa Street, the design of the units with sides facing Buckley Street should be modified so that it is more visually compatible and in character with the surrounding 1- and 2- story buildings. In addition, the proposed project site is located across the street from the City's Maintenance Yard which has been identified as an opportunity site in the *Downtown Specific Plan*. An opportunity site presents significant opportunity for change though private real estate development, such as townhouse development. With this being said, the units with sides facing Buckley Street should be designed with consideration of the future streetscape of Buckley Street which may include potential residential development at

the City's Maintenance Yard. As such, staff would recommend the following changes to Units 1 and 5 at Buckley Street:

- ✓ Front door and porch oriented toward Buckley Street, with a 1- or 2- story element at the front elevation. The importance of treating the street side elevation as a "front" rather than as a "side" is well documented in the new *Downtown Specific Plan*. These units should be designed to have two "fronts." The applicant should consider adding elements such as pedestrian access, a wrap around porch, patio doors, etc.

- 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 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 a building in excess of the normally permitted 2-story above parking level/30' height limit (3-story/33'-8" building height proposed) will allow the 3-level building to "step up" from the street and provided pitched roof forms more similar to the single-family homes nearby than those of "flat-top" apartment buildings. The proposed reductions in front, side and rear yards will not impact actively used yards of neighbors, and also appear 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% (59% is proposed). Additionally, Design Review is required for all multi-family projects and the proposed project should be referred to the Design Review Committee for review and comments on architectural design, site relationships, landscaping, and other aesthetic considerations.

TOPIC TWO – *PARKING & GUEST PARKING*

The project proposes two parking spaces per unit (a two car garage per unit proposed), which is the minimum required in the Downtown Overlay District. No visitor spaces are proposed. The configuration appears workable and is the similar to 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" townhouses), guests will use public on-street parking. Reduced parking is a characteristic of many multi-family and townhouse units in the downtown area since there is access to services and public transportation in walking distance.

TOPIC THREE – *COMMON AREAS & AMENITIES*

Another requirement of PUD approval is to create *"more desirable public and private open spaces."* The applicant is proposing porches and balconies for private open spaces. According to the *Downtown Specific Plan*, private open spaces should be a minimum of 50 sq. ft. with no dimension less than six feet. It appears that the applicant

has not met these requirements. Also, no common open spaces are proposed for the project. As with the recently approve "Villa del Sol" and "Haven" projects, a more attractive entry feature (i.e. a well landscape court at the project entry, with project signage, shared mailboxes, and arbor or trellis) should be incorporated into the project.

TOPIC FOUR – *DOWNTOWN SPECIFIC PLAN*

As mentioned previously, this project falls within the *Martinez Downtown Specific Plan*. The purpose of the *Downtown Specific Plan* is to guide public and private investment to ensure that future development and infrastructure projects help realize the Martinez community's goals and visions for the future of downtown. The subject property is located in the Downtown Neighborhood land use area, with an allowable density range of 12 to 35 units per acre, which is equivalent to R-1.5 to R-3.5 – Downtown Overlay District zoning. The purpose of the Downtown Neighborhood is to provide for a variety of residential uses in an environment that is typically residential in character. Further, the Downtown Neighborhood design philosophy is centered on historic preservation, rehabilitation, sensitivity, and neighborhood compatibility. Moreover, the *Downtown Specific Plan* includes Area-Specific and General Design Standards and Guidelines that emphasize context and compatibility. Attached is a compliance checklist from the applicant with staff comments that shows how the proposed project conforms to the Area-Specific and General Design Standards and Guidelines. Based on initial review of the checklist the project seems to substantially comply with the guidelines.

TOPIC FIVE – *OTHER TECHNICAL CONSIDERATIONS*

Staff's preliminary observations and comments are provided below:

- Landscape; The applicant has not provided a landscape plan. Based on information in the checklist the applicant is proposing to remove all of the existing trees on-site, which consist of fruit trees and palm trees. The applicant proposes to plant new trees with upgraded sizes.

- Emergency Access/Utilities/Garbage Service; The applicant should review the current site plan with the Fire District, City's solid waste collector 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.

SUMMARY

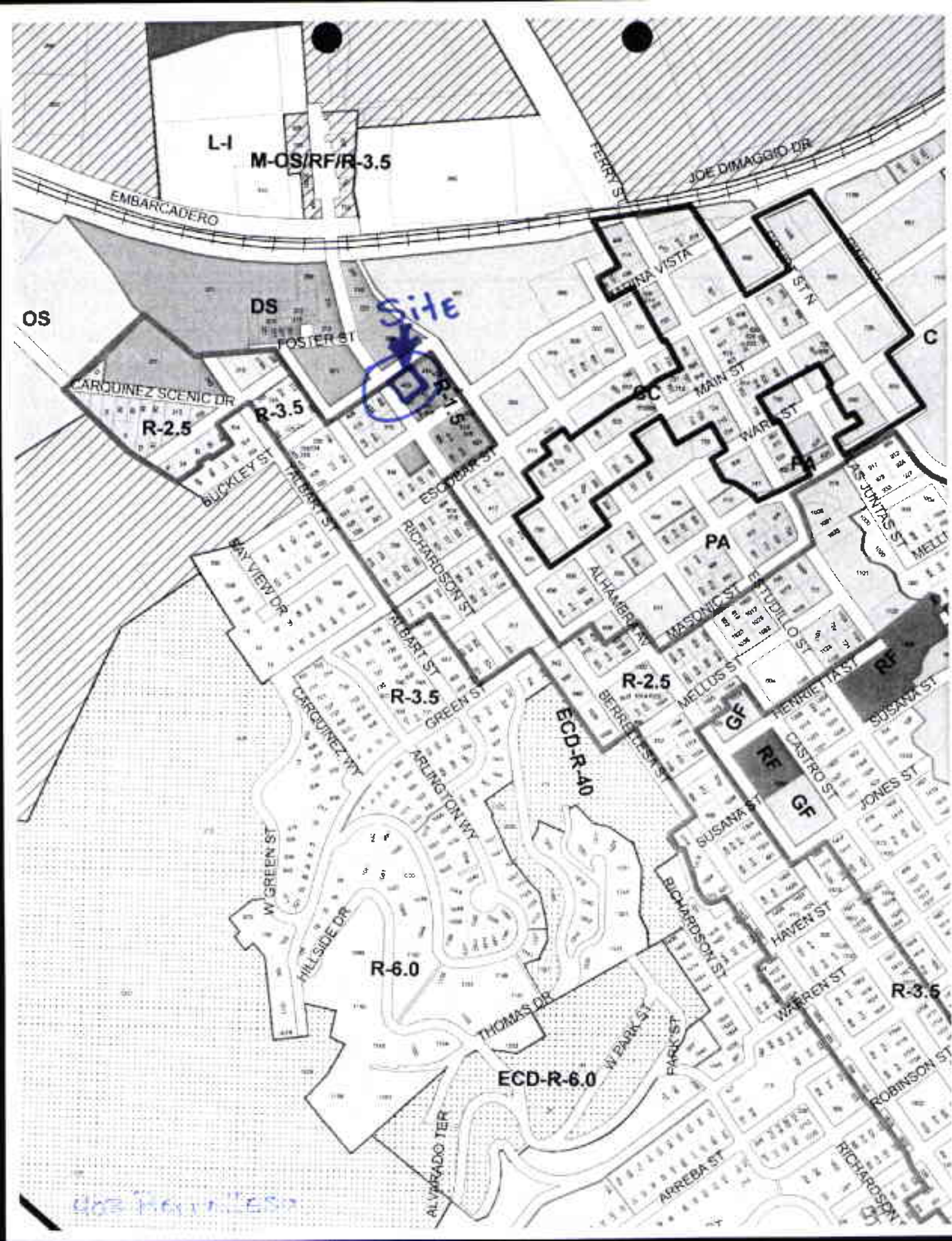
The proposed project will require several setback exceptions and conditional use permits that can be approved as part of the PUD. Exceptions to the normally required minimum front, side and rear yard requirements and maximum height and site coverage limitations of the Downtown Overlay/R-1.5 District are proposed. Also, Design Review is required for all multi-family projects. Should the Commission find that it can support such a project, the applicant will be instructed on the formal application process.

ATTACHMENTS

Site Context Map
Area-Specific and General Design Standards and Guidelines compliance checklist

EXHIBITS

Applicant's proposal and background material



L-I
M-OS/RF/R-3.5
EMBARCADERO
FERRY ST
JOE DIMAGGIO DR
OS
DS
Site
FOSTER ST
CARQUINEZ SCENIC DR
R-2.5
R-3.5
R-1.5
BUCKLEY ST
ALBART ST
ESCOBAR ST
RICHARDSON ST
BAY VIEW DR
ALBART ST
GREEN ST
CARQUINEZ WY
ARLINGTON WY
W GREEN ST
HILLSIDE DR
R-6.0
THOMAS DR
ECD-R-6.0
W PARK ST
PARK ST
ALVARADO TER
ECD-R-40
BERRELLESA ST
ALHAMBRA AV
MASONIC ST
ESTUDILLO ST
MELLUS ST
HENRIETTA ST
SUSANA ST
CASTRO ST
JONES ST
HAVEN ST
WARREN ST
ROBINSON ST
ARREBA ST
RICHARDSON ST
MAIN ST
WARD ST
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R-3.5

PRELIMINARY - OMANIA MULTIFAMILY DEVELOPMENT
REVIEW for CONFORMANCE with DOWNTOWN SPECIFIC PLAN
"DESIGN STANDARDS AND GUIDELINES"

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

Project: **OMANIA MULTIFAMILY PROJECT**
403 Berrellesa Street
Martinez, CA 94553

Date:
October 23, 2007

Prepared By: Farias & Marrago Architects and as annotated by staff

Legend:
(+) = Complies
(-) = Does not comply
(NA) = This item is not applicable to this project
Y = Staff concurrence [staff comments are added where appropriate, or to support warranted deviation from Guidelines]

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
CHAPTER 7 - DOWNTOWN NEIGHBORHOOD			
7.4 DENSITY			
7.4 Density	(+)	The proposed Project is within the allowed Density with Overlay District Zoning	Y
7.6 HISTORIC RESIDENTIAL ARCHITECTURAL STYLES			
7.6 Historic Residential Styles	(+)	The Proposed project is designed in the Mission Revival style described in Section 7.6.6	Y
7.7 HISTORIC RESIDENTIAL ARCHITECTURAL STYLES			
7.7.1 Downtown Neighborhood Character Defining Statement	(+)	The project complies with this requirements as follows:	Y

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
		• The chosen style is has been successfully used in this District • The existing structure is in disrepair and it is unfeasible to repair or remodel to current building code standards • The project's three story mass will be minimized with the placement of the entry door ½ story above the ground floor to achieve a 2 storey look to the building	
7.7 AREA-SPECIFIC DESIGN STANDARDS AND GUIDELINES			
7.7.2: Site Planning • **Building Orientation** a) Traditional orientation to street b) First floor set above sidewalk level (up to 5 feet) c) Privacy between residences preserved by offsetting windows	Building Orientation: a) =(+) b) =(+) c) =(+)	The proposed project complies as follows: Building Orientation: • Section a): The building faces the street (see Units 1 - 4) • Section b): The first floor is above the sidewalk level by about 5' • 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.	a) =(-) The elevations facing Berrellesa St. are well designed, but the design of the Buckley Street elevations appear as building ends, and are not well oriented to the street. As a corner lot, special consideration should be given to both street side elevations, and numerous aspects of these design guidelines encourage more curb appeal and traditional appearing porches and front entrances. If this housing type is to be common in the downtown area, more emphasis is needed to make both street side elevations appear as building "fronts". Addressing the Buckley St. elevations can also make the project more visually compatible and in character with the surrounding 1- and 2-story buildings. In addition, the proposed project site is located across the street from the City's Maintenance Yard which has been identified as an opportunity site in the Downtown

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
			Specific Plan. An opportunity site presents significant opportunity for change through private real estate development, such as townhouse development. With this being said, the units with sides facing Buckley Street should be designed with consideration of the future streetscape of Buckley Street which may include potential residential development at the City's Maintenance Yard. The applicant will need to work with DRC to improve these elevations. b) & c) = Y
• **Vehicular Access & Parking** a) Access via driveways with parking situated on side or rear of lot. No parking is allowed in front of building b) Width of driveways should not exceed 12 feet c) Hollywood drives and open pavers are encouraged for residential driveways	Access & Parking: a) = (+) b) = (-) c) = (-)	Vehicular Access & Parking: • Section a): All garages are accessed via a private driveway and are not located in the front of the building • Section b): The main access drive cannot be less than 12' due to 2 way traffic requirements and fire department access • Section c): Driveways will be concrete with an enhanced paving pattern	Y
• **Pedestrian Access** a) Front entries for residential uses should be clearly identified by elements such as porches or stoops 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	Pedestrian Access: a) = (+) b) = (+)	Pedestrian Access: • Section a): All Units have clearly identify front porches • Section b): Entry walks are from the driveway and lead to the front porch	a) = (+) See comments under **Building Orientation, page 2** b) = Y
• **Site Furniture** As the primary character of the Downtown	Site Furniture: a) = (-)	Site Furniture: • There are no rear yards on these	Y

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
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.		units but there are private porches and second story patios for each of the units. However, there is not a dedicated common area for use by future residents.	
7.7.3: Architecture • **Style** a) Existing buildings should be restored to and maintained at their original appearance. b) 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. c) 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. d) 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. e) An addition to an existing building should be designed to reflect and blend with the existing design of the structure. f) The design of auxiliary structures (detached garages, sheds, etc.) should be architecturally similar to the main structure. g) Porches and roofs for a new building should be compatible with the existing patterns in the neighborhood.	Style: a) = (-) b) = (-) c) = (-) d) = (NA) e) = (NA) f) = (NA) g) = (NA)	Style: • Section a): The existing building will be removed and restored at a different location. • Section b) & c): Elements of the new proposed building are in keeping with the architecture style chosen. • Section d), e), f): This existing building will be moved and rehabilitated at another location. • 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.	a), b), d) - g) = Y A more attractive entry feature (i.e. a well landscape court at the project entry, with project signage, shared mailboxes, and art or trellis) should be incorporated into the project. c) = (-) The proposed style is not in keeping with the projects surrounding area which mainly consists of wood clad buildings with horizontal siding.
• **Scale** a) New buildings should respect the overall massing scale of the neighborhood. b) Long blank walls should be avoided.	Scale: a) = (-) b) = (-)	Scale: • Section a): Massing of building is consistent with style and works with existing site. • Section b): There are no long blank walls.	Y

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
• **Detailing** a) New detailing on existing buildings should be accurate to the original detailing of the building. b) New buildings should use detailing reflective of the signature buildings in the district.	Detailing: a) = (NA) b) – (+)	Detailing: • Section a): Existing building will be moved so there is an opportunity to change the style • Section b): Detailing is consistent with detailing of neighborhood buildings in this style.	a) N A b) (+ The proposed style is not in keeping with the projects surrounding area which mainly consists of wood clad buildings with horizontal siding.
• **Roof Design** The typical roof in this area should be a pitched design reflective of nearby residences.	Roof Design: (+)	Roof Design: • The Roof Design is consistent with styles found in nearby residences.	Y
• **Porches** Porches define a semipublic area that transitions between the public street and the private interior. a) Existing porches should be preserved. b) Adding new porches to historic structures or enclosing existing porches is strongly discouraged. c) Elevated porches are strongly encouraged in new residential structures. d) 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, balusters, balustrade and brackets.	Porches: a) = (NA) b) = (NA) c) = (+) d) = (+)	Porches: • Section a) & b): Existing building will be moved • Section c): New porches are proposed (elevated from street level) • Section d): New porches/balconies are integrated to design and incorporate architectural elements associated with the chosen style	Y
• **Windows** a) All windows on a building should be related in operating type, proportion and trim. Unifying elements such as common headers and sills are encouraged. b) Existing, historically correct windows should be preserved in place. c) Aluminum sliding windows are not in keeping with the area's character, and their replacement with windows more in keeping with the area's	Windows: a) = (+) b) = (NA) c) = (NA)	Windows: • Section a): Window throughout are related in operating type • Section b) & c): Existing building will be moved.	Y

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
historic character, such as wooden double-hung windows, is encouraged.			
• **Colors and Materials** a) Predominant materials should be stucco, wood siding, shingle roofing, and wood framed windows and doors. b) 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.	Colors & Materials: a) = (+) b) = (+)	Colors & Materials: • Section a): The building incorporates use of stucco. • Section b): The colors will be in keeping with the chosen architectural style.	Y
7.7.4: Landscaping • **Plant Types** 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.	Plant Types: (+)	Plant Types: • The plant types and planting plan will incorporate minimal lawn and incorporate low water use plants.	(-) Landscape plan not provided.
• **Scale** Pedestrian scale plantings should predominate, with larger plantings used as accents.	Scale: (+)	Scale: • The plant types and planting plan will incorporate the noted landscape design guidelines.	(-) Landscape plan not provided.
• **Relationship to Development** a) Plantings should be arranged to frame the architecture, provide a green carpet between the street and the building, and soften the view of the building foundation. b) The public parkway along the street should be landscaped. c) Pathways, pergolas and trellises that are in character with the architectural style of the house are encouraged to add shade and interest.	Relationship to Development: a) = (+) b) = (+) c) = (+)	Relationship to Development: • Section a) & b): The plant types and planting plan will incorporate the noted landscape design guidelines. • Section c): There may be an opportunity to add such elements as design develops.	(-) Landscape plan not provided.
• **Hardscape** a) Paving should be on a small scale and limited to walkways, driveways, and rear yard parking areas. b) Varied paving textures and/or elevation changes	Hardscape: a) = (+) b) = (+)	Hardscape: • Section a) & b): Paving is located only where necessary and will vary depending on its use.	(-) Landscape plan not provided.

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
should be used to define entrances, pedestrian areas, and crosswalks.			
CHAPTER 10 – GENERAL DESIGN STANDARDS AND GUIDELINES			
10.3 SITE DESIGN STANDARDS AND GUIDELINES			
10.3.1: Additions, rehabilitation and new structures: 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. b) Additions shall be compatible with the existing building in scale, materials, and design. c) Wherever possible, mature trees shall be preserved or relocated on site. 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.	a) = (+) b) = (NA) c) = (NA) d) = (+/-)	a) Four of the eight units will face the street and the side of one of the units will also face the street and have a street side elevation b) Not Applicable – this is a new development. c) There are several large fruit trees on the site and will be in the way of the development; therefore, new trees will be planted and sizes upgraded d) There will be walkways leading up to each unit and the case of four units this walkway will be used as a pedestrian access to access their units	a) = (+) See comments under **Building Orientation, page 2** b) = N/A c) = (+/-) Landscape plan not provided. d) = Y
10.3.2: Building Access: 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. b) Retail entrances shall not be recessed more than five feet and should be located no more than 50 feet apart. c) Primary entrances to corner building shall be at corners wherever possible.	a) = (+) b) = (NA) c) = (+/-)	a) Entrances are clearly demarcated and take up less than 33% of ground floor facade. b) Not Applicable c) A corner entrance for the unit located on the corner was originally proposed; however, after further study & review by staff it was decided that this site was too small to accommodate the use of a corner element & corner entry	a) = (+) See comments under **Building Orientation, page 2** b) = N/A c) = Y
10.3.3 Parking and Site Access All parking and service loading areas shall be developed per developed per the requirements of Section 22.36 of the	a) = (+) b) = (+)	a) Garages are access by one shared driveway b) Garages are access by one shared	Y

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
Zoning Code. In addition: a) If provided, on-site parking shall be consolidated in one area rather than wrapping around the building. 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. 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. d) All parking areas shall be landscaped per the requirements of Section 22.36.080 of the Zoning Code.	c) = (NA) d) = (+)	driveway c) Not Applicable - no service area in this project d) Landscape design complies with requirements.	
10.3.4 Trash and Utility Enclosures 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. b) Colors and materials used to enclose these elements should be compatible with all other buildings on site.	a) = (+) b) = (NA)	a) Trash bins to be stored in garages b) Not Applicable	Y Applicant should review the current site plan with the City's solid waste collector 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.
10.3.5 Mechanical Equipment Screening 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 penthouse. 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. c) Wooden screens should not be permitted.	a) = (NA) b) = (NA) c) = (NA)	a) Not Applicable - no roof-mounted mechanical equipment is proposed b) Not Applicable - no roof-mounted mechanical equipment is proposed c) Not Applicable - no roof-mounted mechanical equipment is proposed	Not Applicable
10.3.6 Site Landscaping a) In general, landscaping should be used to soften large building walls and parking areas and enhance building entrances. b) Site area devoted to landscaping should be greater than	a) = (+) b) = (+) c) = (+) d) = (+)	a) Through j) Project complies with requirements	a) - j) (+) Landscape plan not provided.

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
5% of the overall parcel area, except as noted within the Downtown Core. c) The use of flowering vines is encouraged along fence lines, perimeter walls and blank building elevations. d) Both deciduous and evergreen trees should be planted to provide variety in textures, color and form. e) Canopy trees to provide shade are encouraged in parking lots and front setback areas. 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. g) Landscaping in and around parking areas should not exceed three feet in height, with the exception of trees. 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. i) Hedges and other landscape screening materials should consist of evergreen plant materials. 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.	e) = (-) f) = (-) g) = (+) h) = (-) i) = (+) j) = (-)		
10.4 ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES			
10.4.1 Massing, Form and Scale (All new structures, including additions) a) The size and mass of new structures, including additions, should be in relation to surrounding structures. 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. c) To create visual interest, where appropriate, varied roof or parapet heights and/or shifts in wall plane should be	a) = (+) b) = (+) c) = (+) d) = (-) e) = (-)	a) The surrounding structures, played an important part in placement of the buildings and design of the elevations b) The architecture reflects the architecture found in the surrounding neighborhood c) Roof heights are varied to create interest and emphasize building entries	a) = (-) b) = (-) The proposed style is not in keeping with the projects surrounding area which mainly consists of wood clad buildings with horizontal siding. d) = (-) Building corners are not well

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
used. d) Building corners may be emphasized by the use of architectural elements or entries. 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.		d) Building corners are emphasized since they also denote the location of the entrances 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	emphasized. Enhancements needed along Buckley Street elevation.
10.4.2 Building Façade and Elevation Design **(All new structures, including additions)** 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. 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. 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. d) The appearance of building mass may be reduced through the use of arcades, courtyards, pergolas and stepping stories back above the ground level. e) Windows and doors should be proportioned to and integrated with the façade modulation. Establish clear vertical and/or horizontal hierarchy and patterns in the placement of openings and assemblies. 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. g) Color and material changes should be used to add interest and reduce a building's apparent scale.	a) - (+) b) = (+) c) = (NA) d) = (+) e) = (+) f) - (+) g) - (+)	a) Materials selected for this project help create a visual interest b) There are no walls longer than 30' without an architectural interruption c) Not Applicable. This is a residential project d) Stories were stepped back to reduce 3 story massing. Additionally, the roof eights of the units were varied to create visual interest in the elevations e) Window & door placement work together to create hierarchy and rhythm in the elevations f) Materials & details reflect the structural & material integrity g) Varied materials (stone, stucco, etc.) were used to reduce the building's scale and create interest in the elevations	Y
10.4.3 Architectural Elements a) Retail storefronts should have large display windows oriented toward the public street or major pedestrian	a) = (NA) b) = (NA)	a) Not Applicable. This is a residential project	a) - i). = NA j) = (-)

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corridors and a simple entry door centrally located on the building façade. b) Retail storefronts should be broken up by architectural features approximately every 25 feet. 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. 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 mantins, used to enhance the architectural style. 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. 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. 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. 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.	c) – (NA) d) – (NA) e) – (NA) f) – (NA) g) – (NA) h) – (NA) i) – (NA) j) – (+) k) – (NA) l) – (+) m) – (+) n) – (+)	b) Not Applicable. This is a residential project c) Not Applicable. This is a residential project d) Not Applicable. This is a residential project e) Not Applicable. This is a residential project f) Not Applicable. This is a residential project g) Not Applicable. This is a residential project h) Not Applicable. This is a residential project i) Not Applicable. This is a residential project j) Building corner on this project are emphasized k) Not Applicable l) Windows are clear and not tinted m) Roofs are all pitched n) The design incorporates and uses different plate heights to create more interest in the elevations	Build[illegible] corners are not well emph[illegible]zed. Enhancements needed along [illegible]ckley Street elevation. l) - n) Y

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Retractable awnings are encouraged, but barrel-shaped awnings are discouraged. 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. j) Building corners should be enhanced with higher massing and entries. 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. l) Windows should be clear glazing. Reflective or tinted glass is not permitted. 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 shadow line. Mansard roofs are discouraged. 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 compatibility with the rest of the building.			
10.4.4 Colors a) The colors chosen should accentuate the architectural details of the building and be consistent with the architectural style. b) In general, the building should incorporated 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	a) = (+) b) = (-) c) = (-) d) = (-) e) = (NA) f) = (-)	a) Colors chosen for the project work with architectural style b) At least three colors are to be used in this building c) The veneer stone will not be painted d) Color and location of sign TBD and will comply with requirement. e) Not Applicable. No Awnings will	Y

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accent color may be used to highlight small details and should contrast with the base and trim colors. Accent colors should be used sparingly. c) Stone and masonry should not be painted. Other colors on the façade should be chosen to complement the colors of exposed materials. 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. 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. f) The maximum number of colors, including both building and signage colors, should not exceed six.		be used on this project f) The number of paint colors will not exceed 6.	
10.4.7 Site Lighting 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. 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 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. 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	a) - (+) b) - (+) c) - (+)	a) Lights selected will be compatible with architectural style b) Selected building lights and landscape lights will comply with this requirements c) Selected building lights and landscape lights will comply with this requirements	(+) Lighting plan not provided

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measured from the adjacent grade to a height of 14 feet			
10.4.8 Architectural Lighting 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. 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. 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. 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). e) Landscaped walkways and plazas- Landscaped 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.	a) = (-) b) = (-) c) = (-) d) = (-) e) = (-)	a) Lights will be designed to accent the building architecture b) Building entrances will be illuminated c) Not Applicable: This is a residential building d) Landscape uplights may be incorporated to highlight specimen trees e) Landscape common area and walkway lights will comply with this requirements	(-) Lighting plan not provided
10.4.9 Security Grilles a) Visible security grilles are prohibited	a) = (NA)	a) Not Applicable: No Security	Not Applicable

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b) Existing security grilles in the Downtown Core District should be removed.	b) = (NA)	Grills are proposed b) Not Applicable: No Security Grills are proposed	
10.4.10 Sidewalk Dining	*Not Applicable for Residential*	*Not Applicable for Residential*	*Not Applicable for Residential*
10.5 ADDITIONAL STANDARDS FOR RESIDENTIAL DEVELOPMENT			
10.5.3 Design Standards A. **Housing Types:** A diverse range of housing types is permitted and encouraged within each land use designation. At the same time, some housing types may be inappropriate to certain areas. The housing types allowable in each Specific Plan District, where residential use is otherwise permitted by the applicable district use regulations, are shown in the following table: (Table 10-1, Allowable Residential Types by Plan District)	-	-	-
B. **Development Standards:** The development standards for each residential building type are specified in each zoning District.	-	-	-
C. **Building Orientation:** **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.	**Building Orientation:** A. = (+) B. = (+)	**Building Orientation:** A. Public entrances either face street or private pedestrian access way B. Unit privacy was maintained since windows on each of units do not face each other	A) = (+) See comments under **Building Orientation, page 2** B) = Y
D. **Vehicular Access and Parking:** **A.** 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'. **B.** For single-family homes and duplexes, front-loading garages should not make up more than	**Vehicular Access and Parking:** A. = (+/-) B. = (NA) C. = (+) D. = (+)	**Vehicular Access and Parking:** A. The Garages of all units face the private driveway and not the street B. Not Applicable: This is a multifamily project C. Garages face the private driveway and not the street	Y

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50% of the street-facing width of the house. For townhomes and green court homes, the garage shall be accessed from the rear. **C.** 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. **D.** 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.		D. This a three story building but the first floor starts halfway between the garage finish floor and the second floor level.	
E. **Entrances: Porches and Entries for Single-Family and Attached Single-Family:** 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. **A.** *Porches* 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. **B.** *Entries* should be accompanied by a projecting overhead element such as a shed, arch, or gable which provides roof coverage and weather	**Entrances: Porches and Entries for Single-Family and Attached Single-Family** A. = (-) B. = (+) C. = (NA)	**Entrances: Porches and Entries for Single-Family and Attached Single-Family:** A. All units have porches and balconies but are not as large as specified in this requirement B. All entries are protected from the weather and entry area are as specified C. Not Applicable	A) = (-) See comments under **Building Orientation, page 2** B) = (+) C) = (NA)

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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. **C.** *Single Family Detached and Duplex Garages.* 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.			
F. **Fencing:** 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: **A.** Locations: 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. **B.** Height: 6 feet maximum at rear and side yards; 3 feet six inches maximum in front yard. **C.** Acceptable Material(s): Metal, Wood, Plastic-wood composite (e.g. Trex), Masonry (including veneer). Chain link fencing should not be permitted. **D.** Design: 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.	**Fences:** A. – (+) B. – (+) C. = (+) D. = (+)	**Fences:** A. Proposed fence locations comply with requirements B. Fences will not exceed 6' high C. Fences and gates will be made of wood D. Fences will comply with this requirement	(-) Fence plan not provided.
G. **Open Space:** The following requirements shall determine the amount of required private and common open space: **A.** New Projects (a) Private Usable Open Space. At least 50% of	**Open Space:** a) = (+/-) b) = (-)	**Open Space:** a) All units comply with this requirement b) All units have private open space	(-) It appears that the applicant has not met these requirements. Also, no common

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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 exterior side shall be open above the level of railing or fencing. Balcony railing enclosures should not be see-through. (b) Common Usable Open Space: 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.		but there is no designated common usable space that will be shared by all units	open spaces are proposed for the project.
B. Conversions of existing buildings: 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.	**Conversion of Existing Buildings:** B. = (NA)	**Conversion of Existing Buildings:** B. Not Applicable: This is new construction	Not Applicable

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10.5.4 Architectural Guidelines for Residential Structures			(-)
A. Style: 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.	**Style:** A. = (+)	**Style:** A. Public entrances either face street or private drive	The proposed style is not in keeping with the projects surrounding area which mainly consists of historic homes that are wood clad buildings with horizontal siding.
B. Scale: 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. 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. 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.	**Scale:** 1) = (+) 2) = (+) 3) = (+)	**Scale:** 1) Mass and roof forms are varied on this project 2) First floor is above garage 3) Mass of building is divided to show individuality	Y An attractive entry feature (i.e. a wall, landscape court at the project entry, with project signage, shared mailboxes, and arbor or trellis) should be incorporated into the project.
C. Materials: 1) New buildings should reflect prevailing architectural styles in Martinez and maintain a high level of craft in construction and materials. 2) Exterior finishes should be primarily wood, masonry, and/or stucco. 3) Material changes should not occur at external corners but may occur at "reverse"	**Materials:** 1) = (+) 2) = (+) 3) = (+) 4) = (+)	**Materials:** 1) High level of construction of materials is proposed on this project 2) Exterior is primarily stucco & masonry 3) Material changes occur in reverse corners 4) Materials proposed are stucco &	Y

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or interior corners, or as a "return" at least 5 feet from external corners. 4) T-1-11 and similar grooved plywoods and pressboards, vinyl or aluminum siding, and vinyl or aluminum trim should not be used.		masonry products	
D. Windows: 1) Provide each primary room with operable windows on at least two sides for balanced natural light and effective cross ventilation. 2) 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. 3) 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. 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,	**Windows:** 1) = (-) 2) = (+) 3) = (+) 4) = (-)	**Windows:** 1) Since these units are townhomes, it is not possible to add windows on two sides in the interior units. 2) All units have at least one primary window. 3) Setting of building played a part in window locations. 4) Windows will be vinyl with internal grids.	1) = Y The units are side by side attached. 2) - 3) Y 4) = Y - Integral mullions appropriate for development's context.

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exterior muntin bars with a raised profile that projects a minimum of one-half inch beyond the glass should be used.			
E. **Trim:** 1) Trim should be applied consistently around the building. If there is a water-table or sub-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. 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. 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.	**Trim:** 1) = (+) 2) = (+) 3) = (+)	**Trim:** 1) Trim applied consistently throughout this building 2) Trim is appropriately scaled 3) Trim will be installed on building as required per this guideline	Y
F. **Roof:** 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. 2) Where pitched roofs are used, main roofs shall not be less than 4/3. 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,	**Roof:** 1) = (-) 2) = (-) 3) = (-)	**Roof:** 1) The roof forms are simple & compact 2) Roof pitch for all roof are within guidelines 3) Concrete Spanish Tile roofs are proposed (colors for each unit will vary to create more interest in the elevations)	Y

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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.			
G. **Garages:** 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.	**Garages:** 1) = (+)	**Garages:** 1) Garages are recessed and will use multipanel doors	Y
10.5.5: Landscaping & Site Furniture: **Plant Types:** 1) Planting of shrubs and flowering plants to add variety to the setback areas are encouraged. 2) Pathways, pergolas and trellis that are in character with the architectural style of development to add shade and interest are encouraged.	1) = (+) 2) = (+)	1) Shrubs and flowering plants are used throughout 2) Landscape features will be in character with chosen style	(-) Landscape plan not provided
10.5.6: Signage: **Style:** 1) Traditional designs that reflect the building architecture are encouraged. 2) Signage for multifamily uses should be discreet and subdued.	1) = (+) 2) = (+)	1) Any signage will comply with this requirement 2) Signage will be designed to comply with this requirement	(-) Signage plan not provided
10.6 ADDITIONAL STANDARDS FOR LIVE/WORK UNITS			
10.6.3: Floor Area Requirements:	***Not Applicable***	***Not Applicable***	***Not Applicable***

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1) The minimum floor area of a live/work unit should be 750 square feet.			
10.6.4: Access to Units: 1) Each unit should have access to the living space independent of access to the working space. Access to living space should be provided either directly from the sidewalk or from porches, courtyards, or alcoves, each of which may provide access to up to four units.	*Not Applicable*	*Not Applicable*	*Not Applicable*
10.6.5: Internal Layout: 1) All living space within the live/work unit should be contiguous with an integral part of the working space, with direct internal access between the two areas.	*Not Applicable*	*Not Applicable*	*Not Applicable*
10.6.6: Occupancy and Employees: 1) At least one of the full-time workers of the live/work units shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary, subject to the occupancy level allowed by the building code. Working space shall be subject to fir code provisions for commercial occupancies.	*Not Applicable*	*Not Applicable*	*Not Applicable*
10.6.7: Retail Sales: 1) Retail space may be integrated with working space.	*Not Applicable*	*Not Applicable*	*Not Applicable*
10.6.8: Business License: 1) A business license shall be obtained in compliance with the City Code for business activities conducted within the live/work unit.	*Not Applicable*	*Not Applicable*	*Not Applicable*
10.6.9: Zoning: 1) Live-work units shall be added to the new zone district of Downtown Shoreline as conditional	*Not Applicable*	*Not Applicable*	*Not Applicable*

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use and to the amended CC zone district as a permitted use.			