STAFF REPORT

TO: PLANNING COMMISSION

PREPARED BY: Anjana Mepani, Assistant Planner

REVIEWED BY: Corey Simon, Senior Planner

GENERAL INFORMATION

APPLICANT/OWNER: Geoff Stebbins

LOCATION: 1014 Castro Street (APN 372-361-004)

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

ZONING: R-2.5 (Multi-Family Residential: 2,500 square feet per dwelling unit)/D (Downtown Overlay District)

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 Conditional Use Permit, Variance, and Design Review to construct a new two-story duplex on a lot with an existing single-family residence. The proposed duplex will be 1,491 square feet, with a 505 square foot garage on a 5,000 square foot lot. The Conditional Use Permit is proposed to increase density and for reduced parking. Variance is proposed for reduced rear yard setback and open space. Design Review is required for all multi-family projects.

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.

BACKGROUND/ PROJECT DESCRIPTION

The applicant is proposing to construct a new two-story duplex on a relatively flat 5,000 square foot lot with an existing single-family residence at 1014 Castro Street. Thus, three units are proposed for the lot. However, the existing residence will not be altered.

The proposed duplex will be 1,491 square feet with 505 square feet of garage space. Unit A is a two-story corner unit and Unit B is a studio that will sit above the two-car garage. The garage will provide each unit of the duplex with one covered off-street parking space. The applicant is also proposing one off-street parking space for and adjacent to the existing residence. Each unit of the duplex will have private open space in the form of a yard. In addition, Unit A will have a deck and Unit B will have a balcony.

The subject property is a corner lot at Castro and Masonic Streets. To the west of the proposed project site is a one-story single-family residence. To the south are two two-story single-family residences on one lot. On the east across Castro Street are multi-family residences. On the north across Masonic Street is a commercial property. The proposed duplex is located in the R-2.5 (Multi-Family Residential: 2,500 square feet per dwelling unit)/D (Downtown Overlay District) zoning district, and the Martinez Downtown Specific Plan (Downtown Neighborhood - Residential 12-35 Units/Acre).

R-2.5 Residential District/Downtown Overlay District Requirements

CRITERIA	MINIMUM REQUIRED OR (*MAXIMUM ALLOWED*)	PROPOSED	CONFORMITY
Site Area per unit	1,500 sq. ft. per dwelling unit**	2 dwelling units**	Conditional Use Permit Required
Front Yard	4 feet* & 15 feet from back of sidewalk to garage door	5 feet, 6 inches* & 18 feet to garage door	Yes
Side Yard	10 feet	10 feet	Yes
Rear Yard	15 feet	12 feet	Variance Required
Site Coverage	*45% (maximum)*	44%	Yes
Building Height	*25 feet (maximum)*	24 feet, 7 inches	Yes
Parking	1 covered**	2 covered spaces** and 1 uncovered space for the existing residence	Conditional Use Permit Required
Open Space	450 sq. ft. per dwelling unit	Unit A: 1376 sq. ft. Unit B: 345 sq. ft.	Variance Required

*Section 22.12.220.B.1 reduces the minimum required front yard to the average of the two adjoining properties' front yards.

**The reduction in the D-Overlay requires Use Permit approval.

ISSUES

Issue 1: Conditional Use Permit for added density and reduced parking – The proposed project will require a Conditional Use Permit to increase density and for

reduced parking. Pursuant to the Downtown Overlay Residential District such a project can be approved with the granting of a use permit by the Planning Commission with specific findings that the project is contextually compatible and that a reduction in required parking would not impact street parking or be detrimental to the neighborhood.

The underlying R-2.5 zoning for this property will allow a density of one unit per 2,500 square feet of lot area, a maximum of two units on the property. However, when combined with the Downtown Overlay District, R-2.5 properties can be developed by conditional use permit at a density of one unit for each 1,500 square feet with any fraction of a unit to equal one unit. The subject property has a lot size of 5,000 square feet, which would allow a maximum of up to four units on the property by conditional use permit. The proposed project is designed for two units, for a total of three units on the lot, and to be compatible with the existing residential community and the historic ambiance of the downtown area.

In the Downtown Overlay District, a minimum of one covered parking space per unit may be approved with a use permit. The proposed project with the two one-car garages will provide off-street parking and would help by taking cars that would otherwise be parked on the street off the street. In addition, one uncovered off-street parking space is proposed for the existing residence, where none currently exists. Reduced parking is a characteristic of many multi-family units in the downtown area since there is access to services and public transportation in walking distance.

Issue 2: Downtown Specific Plan – 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 Neighborhood includes Area-Specific 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.

Issue 3: Variance for setbacks – The project will require variances to allow less than required rear yard and open space. The requirement for the rear yard setback is 15 feet, and the applicant is proposing a 12-foot rear yard setback on the west. As for usable open space, Unit A meets the open space requirements, but Unit B falls short by 105 square feet. Approximately 345 square feet of usable open is proposed for Unit B where 450 square feet is required. The variances allow the duplex to be designed in

consideration of the Downtown Over District while providing attractive residences for the occupants. Due to the Downtown Overlay District location and requirements, the reduced setbacks seem reasonable.

Issue 4: Design Review – Design Review is required for all multi-family projects. The proposed duplex should be referred to the Design Review Committee for review and comments on architectural design, site relationships, landscaping, and other aesthetic considerations.

SUMMARY

The proposed duplex project will require several variances and conditional use permits. Variances will be required for reduced rear yard setback and open space. The Conditional Use Permit will be required to increase density and for reduced parking. 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
Pictures

EXHIBITS

Vicinity Plans, Proposed Site Plans, Floor Plans, Elevations, Section, and Preliminary Landscape Plan
Exterior Materials and Colors Board
Area-Specific and General Design Standards and Guidelines compliance list

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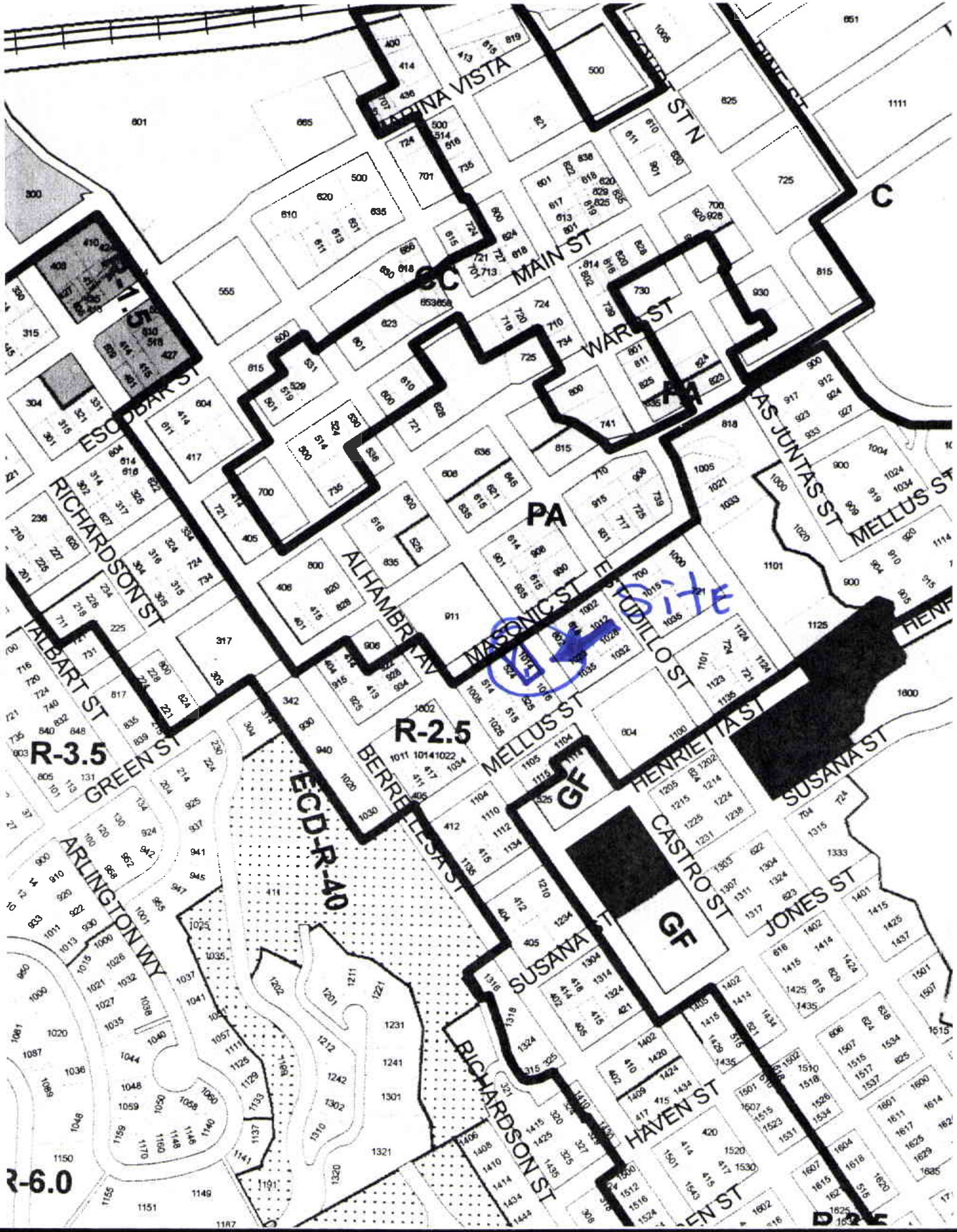

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RICHARDSON ST
ALHAMBRA AV
MASONIC ST
EL PUDILLO ST
MELLUS ST
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SUSANA ST
CASTRO ST
JONES ST
HAVEN ST
GREEN ST
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BERRELLESA ST
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Site

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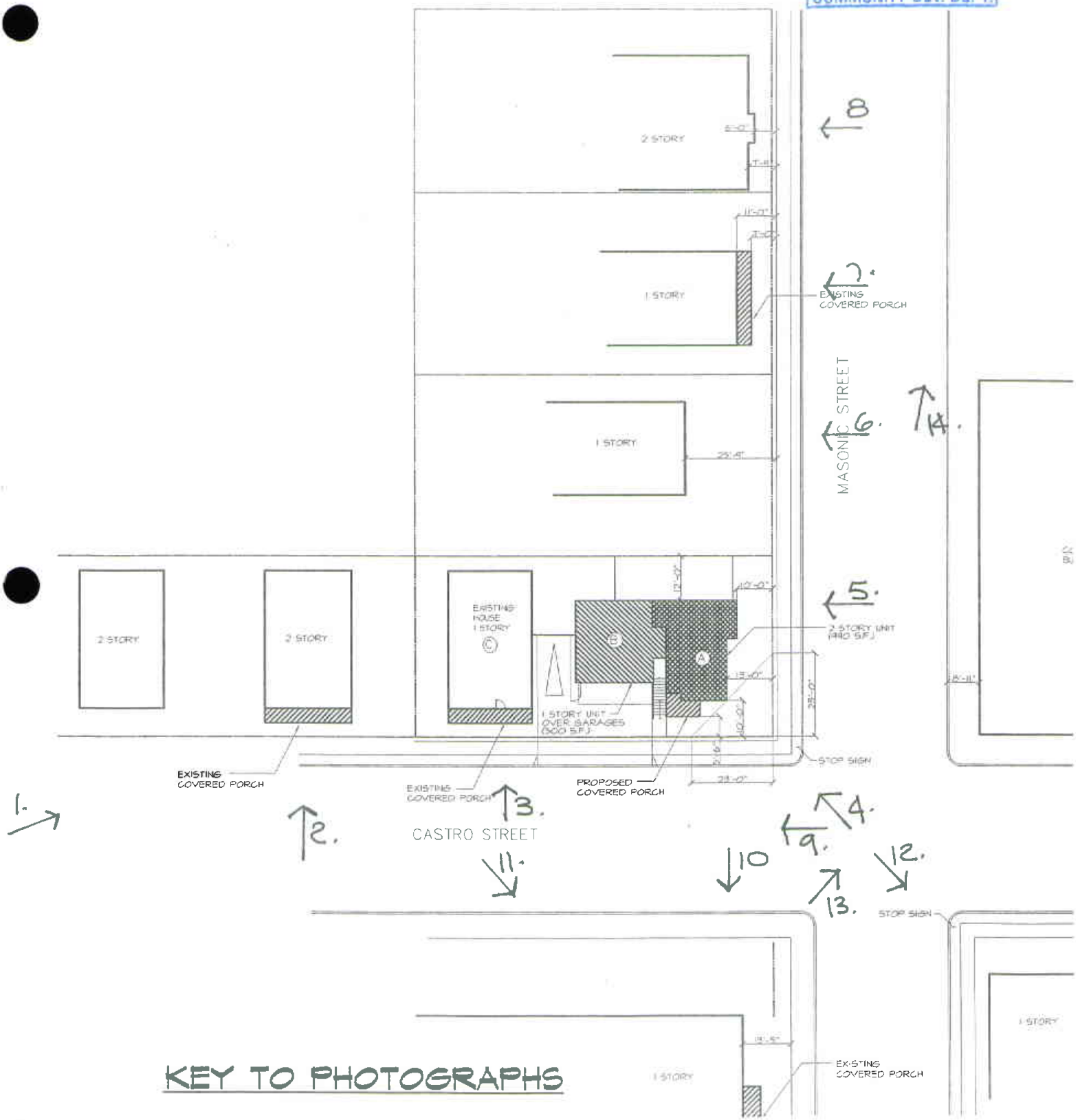

KEY TO PHOTOGRAPHS

VAN HULLE ASSOCIATES
2121 N. CALIFORNIA BLVD. STE 530
WALNUT CREEK, CA 94596

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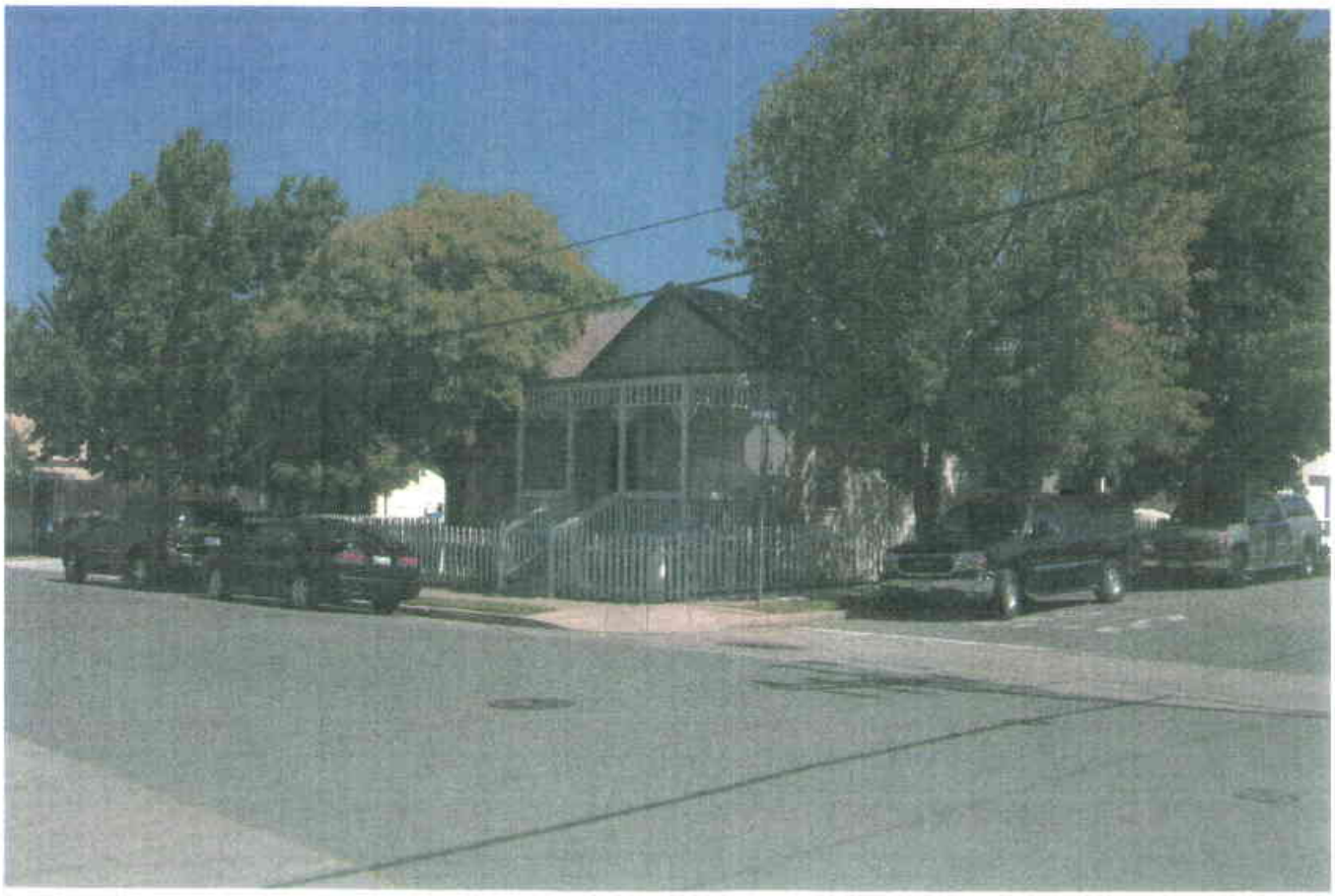

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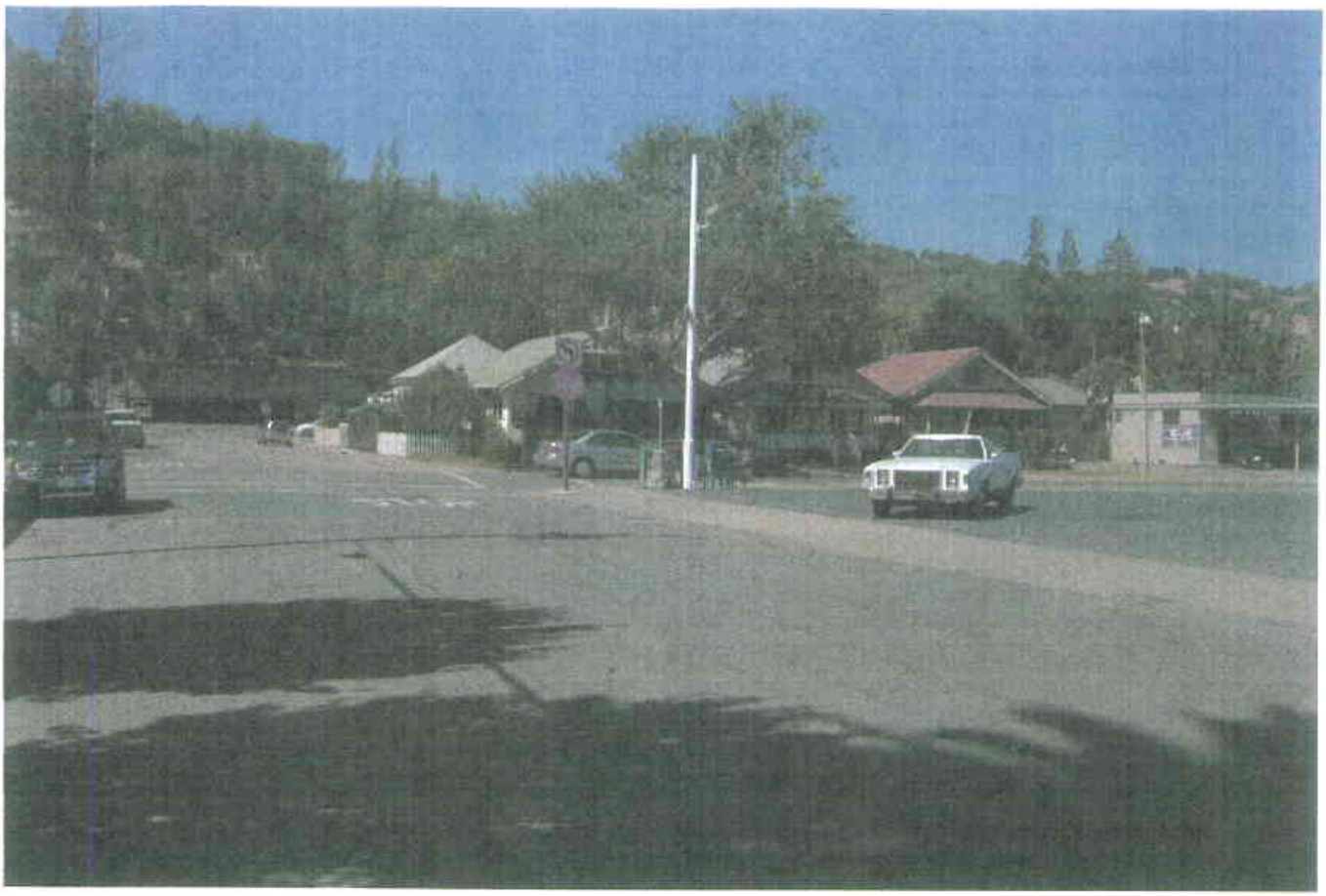

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ACCENT TRIM: WOOD
SHERWIN WILLIAMS SW 7585 "THEATRE RED"

COMPOSITION SHINGLE ROOFING
ELK-SLATE GRAY

TRIM: WOOD
SHERWIN WILLIAMS-SW 7006 "EXTRA WHITE"

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BODY: 8" HARDBOARD LAP SIDING
SHERWIN WILLIAMS-SW 7074 "SOFTWARE"

EXTERIOR MATERIALS & COLORS

DUPLEX AT 1014 CASTRO STREET
MARTINEZ, CALIFORNIA

VAN HULLE ASSOCIATES
ARCHITECTURE & PLANNING
2121 N. CALIFORNIA BLVD., STE. 530
WALNUT CREEK, CA 94596
(925) 944-9449 FAX (925) 944-9431

Checklist for Conformance with Martinez Downtown Specific Plan
Chapter 7 – Downtown Neighborhood & Chapter 10 – General Design Standards and Guidelines

Project: **DUPLEX AT 1014 CASTRO ST.**
Martinez, CA 94553

Date:
July 22, 2008

Prepared by: Van Hulle Associates Architects and as annotated by staff

Legend:
(+) = Complies
(-) = Does not comply
(NA) = This item is not applicable to this project

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 Victorian style	Y
7.7 HISTORIC RESIDENTIAL ARCHITECTURAL STYLES			
7.7.1 Downtown Neighborhood Character Defining Statement	(+)	The project complies with this requirements as follows: • The chosen style is has been successfully used in this District	Y
7.7 AREA-SPECIFIC DESIGN STANDARDS AND GUIDELINES			
7.7.2: Site Planning	Building		Y

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
• **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	Orientation: a) = (+) b) = (+) c) = (+)		
• **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	Vehicular Access & Parking: a) = (-) b) = (-) c) = (+)	Vehicular Access & Parking: Parking for the existing house need to be adjacent to the house. Grouping all three spaces together allowed optimal development of the site. Driveways will have open pavers or stamped concrete paving.	Y Parking is proposed at the front of the lot. A parking space will be provided for the existing residence and two garages spaces will be available for the duplex. The proposed driveway width is 27'-7" to allow parking access for the existing residence and duplex. The applicant looked into reducing the driveway width but was unable to reduce the size.
• **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) = (+)		Y
• **Site Furniture** 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.	Site Furniture: a) = (-)	Site Furniture: • No common area	Y Although there is no common area, the new units will either have a private balcony, deck, and/or rear yard area.
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.	Style: a) = (+) b) = (+) c) = (+) d) = (NA) e) = (NA) f) = (NA) g) = (NA)		a) - f) = Y g) = (+)

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
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.			
• **Scale** a) New buildings should respect the overall massing scale of the neighborhood. b) Long blank walls should be avoided.	Scale: a) = (+) b) = (+)		Y
• **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) = (+)		Y
• **Roof Design** The typical roof in this area should be a pitched design reflective of nearby residences.	Roof Design: (+)		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	Porches: a) = (NA) b) = (NA) c) = (+) d) = (+)		Y

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
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.			
• **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 historic character, such as wooden double-hung windows, is encouraged.	Windows: a) = (+) b) = (NA) c) = (NA)		Y
• **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) = (+)		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.	Y

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
• **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.	Y
• **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): Project has large trellis between existing and new structures	Y
• **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 should be used to define entrances, pedestrian areas, and crosswalks.	Hardscape: a) = (+) b) = (+)		Y
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	a) = (+) b) = (+) c) = (NA) d) = (NA)		a), d) = Y b) = (NA) c) = (+)

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
existing pedestrian connections to existing outdoor pedestrian spaces, such as sidewalks and plazas, and create new connections where none exist.			
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) = (-)	Building Access: A corner entrance for the unit located on the corner is not feasible.	Y The entrance to the corner unit is oriented towards the front yard and is compatible with the orientation of the existing residence and the other proposed unit.
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 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. 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.	a) = (+) b) = (+) c) = (NA) d) = (+)		a), c), d) = Y b) = (+/-) As proposed the driveway has been kept to minimum to allow three car access and it does have shared site access, as encouraged by the guidelines.
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	a) = (+) b) = (NA)	Trash and Utility Enclosures: a) Trash cans to be located in the rear yards b) Not Applicable	Y

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
should be compatible with all other buildings on site.			
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)		Y
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 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	a) = (+) b) = (+) c) = (+) d) = (-) e) = (+) f) = (+) g) = (+) h) = (+) i) = (+) j) = (+)	Site Landscaping: Landscaped area not large enough to provide mix of deciduous and evergreen trees.	Y Although deciduous and evergreen trees will not be planted a variety of textures, color, and form will be provided through a number of other trees, plants, shrubs, and groundcover. These include evergreen pear trees, japanese boxwood, clematis, dwarf mock orange, indian hawthorne, jasmine, dwarf periwinkle groundcover and lawn. The landscape strip will include crepe myrtle trees, day lily, and dwarf periwinkle groundcover.

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
criteria for plant material selection also include compatibility with the building architecture and low maintenance needs.			
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 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.	a) = (+) b) = (+) c) = (+) d) = (+) e) = (+)		Y
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.	a) = (+) b) = (+) c) = (NA) d) = (+) e) = (+) f) = (+) g) = (+)		Y

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
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.			
10.4.3 Architectural Elements 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. 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 muntins, 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	a) = (NA) b) = (NA) c) = (NA) d) = (NA) e) = (NA) f) = (NA) g) = (NA) h) = (NA) i) = (NA) j) = (+) k) = (NA) l) = (+) m) = (+) n) = (+)		Y

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
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. 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			

Chapter 7 & Chapter 10 Sections	Complies with Specific Plan Chapter 7 & 10	Applicant's Notes	Staff Comments
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 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.	a) = (+) b) = (+) c) = (+) d) = (+) e) = (NA) f) = (+)		a) - c), e), f) = Y d) = (NA)
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	a) = (+) b) = (+) c) = (+)	Site Lighting: 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	Y

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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 measured from the adjacent grade to a height of 14 feet.		this requirements	
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	a) = (+) b) = (+) c) = (NA) d) = (+) e) = (+)	Architectural Lighting: 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	Y

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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.			
10.4.9 Security Grilles a) Visible security grilles are prohibited. b) Existing security grilles in the Downtown Core District should be removed.	a) = (NA) b) = (NA)	Security Grilles: a) Not Applicable: No Security Grills are proposed b) Not Applicable: No Security Grills are proposed	Y
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.	-	-	-

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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. = (+)		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 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.	**Vehicular Access and Parking:** A. = (-) B. = (+/-) C. = (NA) D. = (+)	**Vehicular Access and Parking:** A. Have provided 18' garage setback. This provides an adequate parking apron B. Complies if considering total street frontage	A, B, D = Y C = (+/-) The proposed garage makes up slightly more than half of the street-facing width of the duplex. The garage is oriented towards the street to allow for a new off-street parking space for the existing residence and to have only one curb cut/driveway for the property.
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	**Entrances: Porches and Entries for Single-Family and Attached Single-Family**:	**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	A, B = NA C = (+)

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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 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.	A. = (-) B. = (+) C. = (NA)	weather and entry area are as specified C. Not Applicable	
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.	**Fences:** A. = (+) B. = (+) C. = (+) D. = (+)		A, C, D = Y B = (-) The existing front yard fences are to remain and are 4 feet in height.

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B. Height: 6 feet maximum at rear and side yards; 3 feet six inches maximum in front yard. **C.** Acceptable Materials: 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.			
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 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	**Open Space:** a) = (+) b) = (-)	**Open Space:** a) All units comply with this requirement b) All units have private open space but there is no designated common usable space that will be shared by all units	a) = Y b) = NA

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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.			
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)		Y
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. = (+) B = (+)		Y
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	**Scale:** 1) = (+) 2) = (+) 3) = (+)		Y

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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.			
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" 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.	**Materials:** 1) = (+) 2) = (+) 3) – (+) 4) = (+)		Y
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.	**Windows:** 1) = (+) 2) = (+) 3) = (+) 4) = (-)	**Windows:** 4) Windows will be vinyl with internal grids	Y

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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, exterior muntin bars or snap-in grills are used to create the appearance of divided lights, 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.	**Trim:** 1) = (+) 2) = (+) 3) = (+)		Y

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Fascia should wrap gracefully from rake to eave.			
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, 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.	**Roof:** 1) = (+) 2) = (+) 3) = (+)		Y
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

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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) = (+)	Landscaping & Site Furniture: 1) Shrubs and flowering plants are used throughout 2) Landscape features will be in character with chosen style	Y
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) = (NA) 2) = (NA)		Y
10.6 ADDITIONAL STANDARDS FOR LIVE/WORK UNITS			
10.6.3: Floor Area Requirements: 1) The minimum floor area of a live/work unit should be 750 square feet.	***Not Applicable***	***Not Applicable***	***Not Applicable***
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	***Not Applicable***	***Not Applicable***	***Not Applicable***

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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.			
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 use and to the amended CC zone district as a permitted use.	***Not Applicable***	*Not Applicable*	*Not Applicable*