



STAFF REPORT

TO: PLANNING COMMISSION

PREPARED BY: Corey Simon, Senior Planner

**APPROVED BY: Terry Blount, AICP, Planning Manager
Karen Majors, Assistant City Manager and Director, Community &
Economic Development Department**

GENERAL INFORMATION

- APPLICANT:** RCD – Resources for Community Development; Deni Adaniya
- ARCHITECT:** KTG Y Group Inc Architecture; Jill Williams AIA
- CURRENT OWNER:**
Earl & Joanne Dunivan Trust
- LOCATION:** 310 Berrellesa Street (Block bounded by Berrellesa, Buckley, Richardson and Foster Streets; APN: 373-243-001)
- GENERAL PLAN:** Residential 12+ units/acre
- SPECIFIC PLAN:** Downtown Martinez Specific Plan: Downtown Shoreline - Residential 17-35 units/acre
- ZONING:** DS - Downtown Shoreline (Residential, generally equivalent to R-2.5/Downtown Overlay: 2,500 sq. ft. minimum site area, 1,250 sq. ft. minimum site area with Use Permit approval).
- PROPOSAL:** Construction of a 49-unit apartment project for seniors (55 years of age or older), with all rents restricted to affordable levels (all rents to be limited to 50% of Area Median Income, or less). Approval of a Use Permit required to allow density and height above the 17 units/acre, two-story/30' height limits normally permitted in the DS - Downtown Shoreline Zoning District, and a 10' front yard setback; and Design Review for building elevations and landscaping. Applicant is also requesting a density bonus for affordable housing, pursuant to California Government Code Sections 65915-65918 to allow 49 units per acre where a maximum of 35 units would normally be permitted, and related concessions/incentives to requirements for useable open space, maximum site coverage and subdivision map.
- ENVIRONMENTAL REVIEW:** Staff proposes that the Planning Commission concur that this project is exempt (see detailed analysis below) from the requirements of the California Environmental Quality Act (CEQA).

RECOMMENDATION

Approve Use Permit #09-01, grant State mandated affordable housing Density Bonus and related concessions/incentives, and approve Design Review #09-12, subject to the attached conditions of approval.

PROJECT DESCRIPTION

The proposed 49-unit, income-restricted, apartment project for seniors (55 years of age or older) is to be located on a currently industrial property (block bounded by Berrellesa, Buckley, Richardson and Foster Streets). The proposal will require approval of a Use Permit to allow density and height above the 17units/acre, two-story/30' height limits normally permitted in the DS - Downtown Shoreline Zoning District, and Design Review approval. With approval of a Use Permit, properties in the District can be developed up to a density of 35 units/acre (1,250 sq. ft. of site area per unit) with a maximum height of three stories/40'. The application is to allow development at a density of 49 units/acre based on its eligibility for a density bonus as mandated by State law for affordable housing projects (35 units/acre plus a 35% density bonus for a total of 49 units), with a proposed maximum height of three stories/36'.

The subject property is currently a non conforming industrial storage yard use, with four small structures used as offices and additional storage. The properties to the north and east are, like the subject property, within the residential Downtown Shoreline District and currently occupied by nonconforming industrial uses. To the south and west is an older residential Downtown neighborhood, within a different Specific Plan and Zoning District than the subject lot. This neighboring area generally allows lower residential densities than the subject site, and is nearly built-out at mixed residential densities, containing single-family homes, duplexes and small multi-family structures. Site context map is provided as Attachment A.

INTRODUCTION

The project is subject to the following City regulations and policies, each of which is discussed in greater detail in this report:

- General Plan polices regarding neighborhood preservation and introduction of higher density housing. Relevant polices include those of the City's 2001-2007 Housing Element, which includes requirements for the provision of new housing opportunities for low income residents.
- Downtown Specific Plan and Use Permit standards of the Downtown Shoreline Zoning District. The site under consideration is within the Downtown Shoreline District of the recently adopted Downtown Specific Plan. This proposal will be the first residential project to be considered in this new residential district that

was previously zoned industrial. Approval requires that the project be consistent with the goals and policies of the Specific Plan, as well as consistent with requirements for Use Permit approval to allow the requested density of 35 units/acre, 36' maximum building height and a 10' front yard setback.

- General Design Review criteria. As with all multi-family projects throughout the City, the subject proposal must be found consistent with the Design Review Criteria of Chapter 34 of the Zoning Ordinance.

As noted, the applicant has requested pursuant to State law, a Density Bonus and related concessions/incentives, which includes a development standard waiver for the subject project. This proposal qualifies for such adjustments as all of the units will be restricted to moderate- and low-income residents.

Additional introductory information from the applicant is provided as Attachment B.

BACKGROUND

The Planning Commission held a study session on the subject application on February 24, 2009. The Commission was generally supportive of the concept of an affordable senior apartment project replacing the current industrial uses, but directed the applicant to refine the massing and architectural style of the building to provide for a better fit with the neighborhood.

The Design Review Committee (DRC) held its first meeting regarding the project on May 12, 2009. After several members voiced their focused opposition to a building that they perceived was out of scale, DRC members asked the applicant to explore other options. While some DRC members asked the applicant to consider a reduction in the number of units and the physical breaking up of the complex into multiple separate buildings, according to the applicant there are physical and fiscal requirements for the construction and on-going operation of a rent subsidized senior citizen's apartment project that make such changes unfeasible if the project is to remain viable.

The applicant returned to the DRC on June 30, 2009, with a revised design that addressed, to the degree feasible, the DRC's concerns. While two of the three committee members found the revised concept workable, and were comfortable recommending that the Planning Commission approve the building envelope, one DRC member found that the design did not address the earlier meeting's concerns that the proposal was out-of-scale, and that only a reduction to the development program could achieve the desired fit with the existing neighborhood. Of the two that were supportive of the broad development concept, both requested that the project, should it be approved, be returned to the DRC for review of specific building finishes, colors, lighting and landscaping, as well as possible further refinements to soften the building's visual massing and articulation, prior to issuance of building permits. DRC members' comment sheets are provided as Attachment C.

GENERAL PLAN CONSISTENCY

The City's objectives of preserving its existing character, while fostering the introduction of new residential development that is in keeping with that character, is well established in the General Plan as per the following goals and policies:

- 21.341 - Land Use Element, Residential Uses, High Density Residential Areas: **High density residential development...shall be permitted in limited areas. The primary purpose is provision for apartment types of housing accommodations to serve the needs of single persons, families with preschool children and childless households.** The project appropriately provides housing opportunities to senior citizens, who are typically childless and often maintain single person households.

The site is located within an area also governed by the Central Martinez Specific Area Plan. This policy area is larger than the more contemporary Downtown Specific Plan, but all areas of the Downtown Specific Plan are within the Central Martinez Specific Area policy plan area. Among the Central Martinez Specific Area Plan goals and policies are:

- 30.26 - Central Martinez Specific Area Plan Goal: **Achieve a visually pleasing community in which structures and surroundings are related in a harmonious and functional pattern while eliminating unattractive elements and arresting deterioration.** The replacement of the present industrial use with the proposed residential use, as envisioned by the Downtown Specific Plan will create a more functional residential community to patronize the downtown commercial areas and remove what many would view as an unattractive industrial storage yard use.
- 30.522 - Central Martinez Specific Area Plan, Housing: **Areas which encircle the central business district now underutilized or in light industrial and commercial use, may be converted to residential use of appropriately density and structure type. This should increase the housing supply and should eliminate the threat of visual and structural blight to adjacent residential neighborhoods.** In implementation of this General Plan policy, the subject and adjoining industrial properties were designated for residential uses in 2006 with the adoption of the Downtown Specific Plan. The subject development, to be built at the higher densities and with the traditional design elements consistent with the Specific Plan, will replace an underutilized industrial storage yard. The accessory structures on this site are in poor condition, and given that the site's industrial use is nonconforming, improvements to these structures are unlikely, thus the removal and replacement with a new conforming residential structure will remove a potential source of visual blight.

- 30.524 - Central Martinez Specific Area Plan, Housing: **New construction of multi-family housing should be encouraged to meet present demand and to “reconstruct” blighted areas, where such construction will not threaten the character of existing neighborhoods. Infill development of vacant and underutilized parcels at a higher density should be encouraged, if development reinforces architectural styles, a higher quality development, and encourages the consolidation of smaller parcels (sic).** As the site is adjacent to, rather than being the adjacent older downtown neighborhood, this proposed infill development encompasses the higher development standards pursuant to the Downtown Specific Plan. It includes contextually appropriate neo-traditional architectural massing and building finishes and provides higher density housing without threatening the adjacent neighborhood.

The City’s 2001-2007 Housing Element of the General Plan also contains the following relevant goal:

- Housing Element, Goal #1, Adequate Supply of Housing: **Achieve an adequate supply of safe, decent housing for all economic segments of the community. Promote throughout the City a mix of housing types responsive to household size, income, age and accessibility needs (this site has been identified as an opportunity site for affordable housing in the City’s current Housing Element).** The development will serve a range of very low to moderate income senior citizens, a population that the Housing Element has identified as having inadequate affordable housing opportunities.

DOWNTOWN SPECIFIC PLAN AND ZONING ORDINANCE COMPLIANCE

The Downtown Specific Plan sets forth several distinct policies. Programs standards and guidelines applicable to the project which can generally be categorized as follows:

- The first and broadest level addresses the land use goals and policies established for the Downtown area in the Specific Plan, and the Downtown Shoreline District in particular.
- The second discussion is in regards to basic land use, density and development requirements of the Downtown Shoreline District, and the findings needed for Use Permit approval to allow development above the basic allowable project density and building height permitted within the district.
- The third discussion involves the application of the Specific Plan’s Design Guidelines, both those exclusively applying to the Downtown Shoreline District (Chapter 9 of the Specific Plan) and those applicable to all residential projects within the Specific Plan area (Chapter 10). In applying these guidelines to a particular project, it should be noted that the Specific Plan provides the decision-

making body with a degree of flexibility in applying such guidelines, as per the following provision under Chapter 3: Downtown Land Use Areas:

3.3.3. Interpretation - The design guidelines are general and may be interpreted by the Design Review Committee for specific projects with some flexibility, consistent with the purpose of the district. Variations may be considered for projects with special design characteristics during the City's design review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers (sic).

Given that the DRC makes its recommendation to the Planning Commission, it is ultimately the Planning Commission that must use its discretion in interpreting the appropriateness and applicability of specific design guidelines.

- The fourth discussion provides an overview of the project's compliance with the technical components (e.g. parking and circulations) of the Specific Plan.

Downtown Specific Plan: Goals and Policies

The following provides a discussion of the goals and policies applicable to the Downtown area and the Downtown Shoreline District in particular:

LAND USE (2.2.1)

Goal LU-1: To provide land use opportunities for Downtown Martinez to serve as a cultural, arts and entertainment center offering a wide range of opportunities for residential lifestyles, work environments, shopping, entertainment, culture and the arts.

Policy LU-1-1: **Maintain the integrity of each Downtown area** (there is a goal stated for each of the five districts) **as follows:**

- **Downtown Shoreline: The developed area, currently in industrial use, between the railroad tracks and the Downtown Core and Neighborhood Districts. The land use strategy is centered on relocating industry and creating new development that is in keeping with the traditional Downtown character.**

Section 9.1 of the Downtown Shoreline District chapter states: *The intent of the Downtown Shoreline area is to provide for a variety of residential uses in an environment that is transitioning from industrial to residential uses. This area serves as a transition area between the urbanized portion of the Downtown and the open space of the Martinez Regional Shoreline to the north. The standards and guidelines for this area are intended to protect and enhance the environmentally sensitive areas of the Shoreline, and contribute to the economic revitalization of*

Downtown, by permitting a sufficient intensity of development to provide an economic incentive for industrial uses to relocate.

STAFF ANALYSIS: The relatively higher density and larger building mass of the proposal, when compared to its immediate neighbors, is consistent with the Specific Plan's goals of providing new housing opportunities through the economic incentive created by permitting sufficiently residential high density, which make the relocation of the former industrial use financially viable to both the seller and developer. The new development continues the Downtown's traditional character, by offering housing within buildings of varied residential densities, which in this case will provide high density apartments alongside single-family, duplex and small multi-family buildings. The Downtown's traditional visual character is maintained with the use of neo-traditional architectural elements echoing those found throughout the neighborhood, and well articulated massing that creates the appearance of several small multi-family buildings, rather than one large building. This project creates an image more similar to that of the adjacent older residential neighborhoods.

Policy LU-1-4: Provide incentives for infill development throughout Downtown, with an emphasis on the opportunity sites identified in the Plan.

STAFF ANALYSIS: The subject property was identified as Opportunity Site 4 in the 2003 Economic Revitalization Concept developed for the Specific Plan. The Downtown Shore District regulations allow the highest possible residential density (outside the Downtown Core District) to encourage the conversion of this industrial property to residential use.

Policy LU-1-5: Encourage the establishment of a vibrant mix of uses that will serve the needs of both residents and visitors and will help create a vibrant daytime and nighttime and weekend environment.

STAFF ANALYSIS: The subject project will introduce new residents to a currently unpopulated industrial site. The new senior citizens residents, and the anticipated visits from family members, will add to the potential for economic activity beyond the mid-day, workday hours.

Policy LU-1-9: Encourage construction of residential development within walking distance of the City's Intermodal Station (Amtrak) to encourage use of rail passenger service

STAFF ANALYSIS: The subject residential project is within two blocks of the Station. The path is level and the proposed crosswalk improvements are proposed to further encourage pedestrian travel from the project to the Station.

HOUSING (2.2.3)

Goal H-1: To help Downtown Martinez succeed as an active daytime, evening and weekend downtown, encourage transit and pedestrian oriented housing in areas in addition to the traditional residential neighborhoods, to include the Downtown Core and areas currently in industrial use

Policy H-1-1: Provide a variety of housing options affordable to varied income groups, including single-family houses, townhouses, live-work loft space, condominiums and apartments, and mixed-use buildings with a residential component.

STAFF ANALYSIS: The subject residential project adds variety to the Downtown Housing stock by providing secure multi-family opportunities for low income seniors that are not currently available.

Policy H-1-5: Encourage and promote new transit and pedestrian oriented residential projects, new secondary residential units, and the use of upstairs spaces in existing buildings in the Downtown Core for housing to increase housing options and help bring daytime, evening and weekend activity to the Downtown.

ECONOMIC DEVELOPMENT (2.2.4)

Goal ED-1: Strengthen Downtown as a local and regional destination for specialty shopping, dining, nightlife, employment, culture and the arts.

Policy ED-1-5: Target key infill residential opportunities including small lot and row homes, townhouses, apartments and condominiums and live/work loft space.

STAFF ANALYSIS: The subject property was identified as Opportunity Site 4 in the 2003 Economic Revitalization Concept developed for the Specific Plan. The Downtown Shore District regulations allow the highest possible residential density (outside the Downtown Core District) to encourage the conversion of this industrial property to residential use.

URBAN DESIGN (2.2.5)

Goal UD-1: Strengthen the identity and character of Downtown using the existing historic and architectural urban character of the community, while allowing for new structures that are architecturally compatible with, and complementary to, the existing architectural and historic fabric.

Policy UD-1-1: Through design review, ensure that new development enhances

the character of the Downtown Districts by requiring design qualities and elements that contribute to an active pedestrian environment, where appropriate, and ensuring that architectural elements are compatible and in scale with the existing historic structures in the Downtown.

STAFF ANALYSIS: The Victorian/Neoclassical architectural vocabulary for the proposed project is the same as that used on many of the nearby structures in the adjoining neighborhood, using predominantly wood detailing and horizontal siding, with bay windows and deep indentations in the building's southern façade, bringing the building's sense of scale closer to that of the older, smaller multi-family buildings of the adjoining neighborhood. Pedestrian scales arbors and main entry porch also help to keep the visual scale of the building comparable to that of the older structures.

Downtown Specific Plan: Development Standards and Use Permits Required

A. Downtown Shoreline District Purpose Statement

It should be recalled that the purpose of the Downtown Shoreline District is:

The intent of the Downtown Shoreline area is to provide for a variety of residential uses in an environment that is transitioning from industrial to residential uses. This area serves as a transition area between the urbanized portion of the Downtown and the open space of the Martinez Regional Shoreline to the north. The standards and guidelines for this area are intended to protect and enhance the environmentally sensitive areas of the Shoreline, and contribute to the economic revitalization of Downtown, by permitting a sufficient intensity of development to provide an economic incentive for industrial uses to relocate. And as stated above, it is staff's recommendation that the project is consistent with the Downtown Specific Plan. The relatively higher density and larger building mass of the proposal, when compared to its immediate neighbors, is consistent with the Specific Plan's goals of providing new housing opportunities through the economic incentive created by permitting sufficiently residential high density, which make the relocation of the former industrial use financially viable to both the seller and developer. The new development continues the Downtown's traditional character, by offering housing within buildings of varied residential densities, which in this case will provide high density apartments alongside single-family, duplex and small multi-family buildings. The Downtown's traditional visual character is maintained with the use of neo-traditional architectural elements echoing those found throughout the neighborhood, and well articulated massing that creates the appearance of several small multi-family buildings, rather than one large building. This project creates an image more similar to that of the adjacent older residential neighborhoods.

B. Downtown Shoreline District - Applicable Zoning and Use Permits

The above policy for the Downtown Shoreline District of the Downtown Specific Plan is implemented through multiple regulations: 1) The Downtown Specific Plan itself, and 2) The Downtown Shoreline Zoning District (MMC Chapter 22.23) which by reference incorporates the development standards of the Downtown Overlay District (MMC Chapter 22.13). Downtown Specific Plan Section 9.2 permits uses in the Downtown Shoreline District pursuant to the regulations found in MMC Section 22.23.020; Downtown Shoreline Zoning District, which lists Multi-Family Residential Structures as a permitted use.

In regards to density, height, minimum, yard setbacks and similar development standards, the following table provides a broad overview of how the above Zoning Code regulations apply to the proposed development of this parcel. A "Y" in the table indicates conformance. Where the requirement for a Conditional Use Permit is indicated, the standards for review and approval are drawn from both the Specific Plan and the Zoning Code, and are described and evaluated more fully in the discussions immediately following the table. It should be noted that whenever a Conditional Use Permit is required, review pursuant to the standards of MMC Section 22.40.070 (Action on Use Permit by Planning Commission) is required in addition to applicable standards of the Downtown Shoreline Zoning District and/or Downtown Overlay Zoning District:

(table on next page)

Downtown Shoreline District Requirements

CRITERIA	MINIMUM REQUIRED OR (MAXIMUM ALLOWED)	PROPOSED	CONFORMITY
Project Density	17 units/acre (35 units/acre with Use Permit approval)	49 units/acre	Conditional Use Permit required; density bonus requested pursuant to State affordable housing regulations
Building Height	two stories/30' (three stories/40' with Use Permit approval, pursuant to above)	three stories/36'	Conditional Use Permit approval, pursuant to above, required
Front Yards*	20' (10' with Use Permit approval)	10'	Conditional Use Permit required
Side Yards	10'	10'	Y
Parking	.35 spaces/unit	.67 spaces/unit	
Site Coverage	45%	49%	Concessions requested pursuant to State affordable housing regulations
Usable Open Space	450 sq. ft./dwelling unit	226 sq. ft./dwelling unit	

*per MMC 22.04.340, a lot with dual frontage is seen as having two front yards

C. Use Permit Standards to Allow Proposed Density

Pursuant to Downtown Specific Plan Section 9.5.4 and MMC Section 22.23.050.C, the basic allowable project density permitted within the Downtown Shoreline District is up to 17 units per acre (2,500 sq. ft. of site area per unit). With approval of a Use Permit pursuant to Section 9.5.4 and MMC Section 22.23.050.C, the Planning Commission may approve a higher density, up to 35 units per acre (1,250 sq. ft. of site area per unit).

In order to approve a Use Permit to allow development at or near the upper end of the density range (e.g. 35 units/acre), the Downtown Specific Plan states that the Planning Commission must find that the proposal is superior in terms of all or most all of the eight criteria listed below. Following each criterion is staff's discussion regarding the proposal's compliance:

- 1) **Assembling all or most of the contiguous parcels into one project, and designing the project as a new neighborhood.** Not applicable; there are no parcels contiguous to the subject parcel, which is surrounded by public streets.

- 2) **Design and appearance.** While there are currently no projects within the Downtown Shoreline District to use as comparisons in judging whether a project is “superior,” the concept of allowing added density, above a prescribed basic allowable density and subject to Use Permit approval, is well established within the larger Downtown Martinez context.

Since 1996, such increases in project density have been allowed within the Downtown Overlay Zoning District, subject to Use Permit approval. The Downtown Overlay District, which is immediately adjacent to the west and south of the subject property, also encompasses all of the adjacent Downtown Neighborhood Sub-District of the Specific Plan. Within this neighborhood, immediately to the north of the subject property, both the recently completed three-unit complex at 231 Main Street (Aiello) and eight-unit complex at 500-528 Berrellesa Street (Villa del Sol) are examples of what have previously found to be superior projects that received approval to exceed the basic allowable densities applicable to their subject R-Residential Zoning District. Attributes that these two existing projects, and the current proposal share, which make them superior additions to their context include:

- a) Extensive landscaping adjacent to streets. Those parts of the Downtown’s residential neighborhoods closest to commercial areas often lack front yard landscaping and street trees. Especially in regards to the Villa del Sol project, the economic advantage of higher densities has allowed for the significant public benefit of added trees and landscaping. The subject proposal, with street frontages on all four sides, is proposing extensive landscaping, with trees and shrubs planted in informal patterns to echo the planting patterns of the nearby residential neighborhood. This residential landscaping will create a streetscape far superior to that of the existing industrial streetscape.
- b) Unified architectural vocabularies that are rooted in local styles. Unlike older multi-family construction from the 1960’s and 1970’s which did not utilize historic architectural vocabularies, the architectural styles used by the projects noted above, as well as the subject proposal (Craftsman/ Bungalow for 231 Main Street; Spanish Revival for Villa del Sol; and Late Victorian/Neoclassical for the proposed Berrellesa Palms project) are examples of how new buildings, often built with densities that are higher than neighboring structures, can be a superior fit to the area’s broader historical architectural context.
- c) High level of detailing, building articulation and materials. On all three projects, the inclusion of such superior features as decorative pavers in place of asphalt or concrete and building elevations with well articulated bay window type details exemplify a high degree of design and appearance. Some distinct features of the proposed Berrellesa Palms

proposal include extensive porch, terrace and arbor details along the street, providing both a superior appearance from the street as well as a relatively high amount of recreational open space for the new residents of the proposed project.

- 3) **Minimizing impacts on adjacent public lands.** Not applicable; there are no public lands adjacent to the subject parcel.
- 4) **Providing onsite amenities for the future residents.** Unlike most of the existing multi-family buildings with the Downtown area where little or no common open space areas are provided, the subject project will provide a relatively generous central garden/terrace area. In addition, smaller common balcony/terrace areas are also being proposed. And as fitting an apartment complex designed for seniors, generous interior common recreation and reading rooms are proposed. Each of these facilities together provides superior onsite amenities for future residents.
- 5) **Preserving or creating view corridors from public streets such as Talbart, Buckley, Marina Vista, Carquinez Scenic Drive, Castro and Berrellesa.** Existing views toward the Straight, enjoyed when looking down public street corridors (including down Richardson Street), will not be adversely affected. While some side views across the subject property will naturally be affected by any construction on the largely vacant lot, the relocation of some date palm trees may open up some new views. As an existing block sized parcel, there is no opportunity to create new view corridors through the site.
- 6) **Utilizing green building practices to the maximum extent possible.** The developer has committed to meeting the industry standards, established by the U.S. Green Building Council (USGBC), for certification pursuant to the Leadership in Energy and Environmental Design (LEED) for Homes Green Building Rating System. The features to be provided include, but are not limited to: diversion of 75% of demolition waste, exceeding energy performance standards of State Title 24 by over 15%, use of Energy Star refrigerators and dishwashers in all units, use of double glazed low E windows, rain water harvesting for irrigation of drought tolerant landscaping, solar hot water and photovoltaics to offset common area energy usage and interior finishes and materials to improve indoor air quality, such as recycled content carpets, formaldehyde free materials and low or no VOC paints.
- 7) **Providing a variety of housing types, including detached single-family residential, where feasible, as a transition in areas near existing single family neighborhoods.** As the subject property adjoins a neighborhood of mixed residential densities to the south and west, consisting of a mixture of single-family, duplex and multi-family buildings, and due to the development objective of providing affordable housing for seniors, single-family home construction is not feasible, and is not necessary to provide the desired

transition to the existing eclectic residential neighborhood. But in looking at the entire Downtown Area, the proposed development adds to the variety of housing types available, as there are few comparable high density senior housing opportunities in the downtown.

- 8) **Providing a new public street system that improves access to the Regional Shoreline and Alhambra Creek, potentially by extending Alhambra Avenue along the creek, and vacating Berrellesa.** Not applicable; the site is not contiguous to either the Regional Shoreline or Alhambra Creek.

SUMMARY: Of the five criteria that are applicable to this project on the subject parcel (#2, #4, #5, #6 and #7), the proposal appears superior in all. In the most critical criteria of design and appearance, view corridor preservation, provision of on-site amenities and use of green building practices, the project is consistent with the standards for Use Permit approval to allow density of up 35 units/acre (1,250 sq. ft. of site area per unit), with a maximum height of three stories and approximately 36'.

D. Use Permit approval and Permitted Height

Pursuant to Downtown Specific Plan Section 9.5.3 and MMC Section 22.23.050.B; Maximum Height for Downtown Shoreline Zoning District, the maximum permitted building height for projects approved at a density of 35 unit per acre is 40', or three stories. Should the Use Permit for the requested density be granted, no additional action will be necessary to allow the request maximum building height of 36'/three stories.

E. Use Permit Standards per Zoning Code Chapter 13; Downtown Overlay District

In addition to the standards for Use Permit approval discussed above, The Downtown Overlay District regulations provide additional requirements relating to the granting of a Use Permit to adjust the zoning standards of the Downtown Overlay District, which pursuant to the Downtown Shoreline District regulations, are applied to property within the Downtown Shoreline Zoning District.

Pursuant to MMC Section 22.13.030.C, a 10' front yard setback may be permitted upon a finding by the Planning Commission as set forth below:

- **The proposed front yard setback of 10' is consistent with, and not detrimental to, the existing development in the neighborhood.** The 10' setbacks proposed for both front yards of this dual frontage lot is equal or greater than most of the front yard and street-side side yard setbacks of the surrounding properties, and thus is consistent with the existing pattern of development in the neighborhood. Furthermore, the same 10' setback is permitted for the two street-side side yards on the property.

In addition, MMC 22.13.030.F requires that in order to grant a Use Permit pursuant to the regulations of the Downtown Overlay District, the following additional two findings must be met.

- 1) **That the residential development will complement and be compatible with the existing residential community and reflect the historic ambiance of the Downtown residential district.** The Late Victorian/Neoclassical architectural vocabulary, defined by the extensive use of bay windows, horizontal hardboard siding and extensive wood accent wall and roof parapet detailing, has been designed to be consistent, compatible, and complementary with the existing residential community and the historic ambiance of the Downtown area.
- 2) **That the architecture, landscaping and site plan of the residential development will result in a significantly better environment than otherwise would have occurred under the existing zone (sic) district requirements.** As the proposal is consistent with the criteria for granting approval of the maximum density within the Downtown Shoreline District, in that the proposal is superior in design and appearance, with superior historically based architectural detailing and far more extensive landscaping than is currently found in the area, the allowance of 10' front yard setbacks is an appropriate adjustment to facilitate the development of a project that will create a significantly better environment than otherwise would occur were the restriction of the normally required 20' setback be imposed, precluding the proposed development.

SUMMARY: The required Findings for all three standards for Use Permit approval pursuant to Zoning Code Chapter 13; Downtown Overlay District, can be made.

F. Use Permit Standards per Zoning Code Chapter 40; Use Permits

In order to approve the proposed project as submitted, the Planning Commission must grant a Use Permit to allow the proposed project density at the requested 35 units per acre, height over 30'/two stories and requested 10' front yard setback. In addition to the Use Permit standards for density and height, and front yard setback, said Use Permit is subject to the provisions of the Martinez Municipal Code as generally applied to all Use Permit requests.

Pursuant to MMC Section 22.40.070, the Planning Commission may grant an application for a use permit based on the following findings.

- 1) **The proposed location of the conditional use is in accord with the objectives of this title, and the purposes of the district in which the site is located (sic).** The stated purpose of the Downtown Shoreline District is to provide for a variety of new residential uses, which are to replace the existing

industrial uses that currently separate the older Downtown neighborhood from the Martinez Regional Shoreline Park to the north. The purpose of the District is "...to contribute to the economic revitalization of Downtown, by permitting a sufficient intensity of development to provide the economic incentive for industrial uses to relocate," and as noted in Zoning Ordinance Section 22.23.010 (Purpose), to be replaced with residential development that "respects and complements the existing primarily single-family neighborhood immediately to the south."

This proposal is consistent with the criteria for granting approval of the maximum density within the Downtown Shoreline District, in that the proposal is superior in design and appearance, view corridor preservation, provision of on-site amenities and use of green building practices. It is also complementary to the historic architectural styles, varied massing and informal landscape vocabulary of the adjacent neighborhood. Articulation of the proposed building creates the appearance of multiple buildings, echoing the mixture of single- and multi-family buildings of the adjacent neighborhood. Therefore, the Use Permit to allow the proposed density, height and 10' front yard setback is consistent with the objectives of Title 22 and the purposes of the Downtown Shoreline District.

- 2) **The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.** The conversion of this industrial use to a multi-family development to be built with the conditionally permitted maximum density of the Downtown Shoreline District, and 36' building height, will have no detrimental impact on the current industrial neighbors to the north and east. Furthermore, the building has been designed to avoid materially injurious impacts to the residential neighbors to the south and west. The greatest building mass is located along the north and east sides, adjacent to the current industrial properties and away from the residential properties, where the building's scale is more comparable to that of a single-family neighborhood. The site topography, rising to its greatest elevation at the southwest corner, also helps reduce the apparent height above existing grade. At the corner of Richardson and Buckley Streets, on the opposite corner from the existing single-family homes, the proposal will appear as a two-story building with a 20' building height, comparable to that of the single-family homes within the immediate area and below the threshold for which a Use Permit to allow construction over 30' in height would be required. Additional benefits to the health, safety and welfare to the community will be the removal the visual clutter and a poorly maintained industrial use and structures, remediation of the contaminated ground water from past industrial uses, and the reduction of truck traffic by converting from industrial to residential uses, with total vehicular traffic remaining well below what was envisioned for the Downtown Shoreline District as planned for in the

Specific Plan EIR.

- 3) **The proposed conditional use will comply with each of the applicable provisions of Title 22 of the Martinez Municipal Code.** With the exception of the incentives/concessions mandated by Government Code Section 65915: *Incentives For Lower Income Housing Development* (see below), the proposal complies with all other applicable provisions of Title 22, including requirements for off-street parking and the development standards, as adjusted with the subject Use Permit approval, of the Downtown Shoreline District.

Section 65915 requires the City to allow the following as requested by the applicant:

- a) 35% density bonus, permitting 49 rather than 35 units/acre;
- b) two concessions pursuant to 65915(d)(2)(B) to the standards of the Downtown Shoreline District:
 - i) permitting site coverage of 49%, in excess of the 45% maximum normally permitted, and
 - ii) allowing the total of usable open space to equal 226 sq. ft. per unit, as opposed to the 400 sq. ft. per unit normally required; and
- c) a waiver of development standards pursuant to 65915(e) to allow the project to be built as rental housing, as opposed to condominiums.

SUMMARY: The required Findings for all three standards for Use Permit approval pursuant to Zoning Code Chapter 40; Use Permits can be made.

DOWNTOWN SPECIFIC PLAN AND DESIGN REVIEW APPROVAL

In addition to the requested Use Permit, the project also requires Design Review approval Pursuant to MMC 22.43.045. Approval will require finding of consistency with both the Design Guidelines of the Downtown Specific Plan, as well as the general Criteria and Standards required of any project within the City requiring Design Review approval.

Specific Plan's Design Guidelines for Downtown Shoreline District

The following discussion and analysis addresses the consistency of the proposed project with the provisions of the Downtown Specific Plan Shoreline District Design Standards and Guidelines.

A. Character Defining Statements for Downtown Shoreline District

The character defining statement (Section 9.6.1) for the Downtown Shoreline District states (applicable text emphasized in *italics*):

The character of the Downtown Shoreline area is defined by its proximity to Downtown residential neighborhoods to the south and the Martinez Regional Shoreline to the north. *This is primarily a district for residential uses, including semi- and/or fully-attached single-family homes, live-work uses, and small multifamily structures.* New development should be planned to create views of the Shoreline from Downtown where possible. Large industrial uses are encouraged to relocate out of the District, but smaller, self-contained service commercial uses may coexist with existing and new residential uses.

As a newly evolving residential area, the Downtown Shoreline District has little residential vocabulary and design context to draw from. As such, the Guidelines recommend that inspiration be drawn from the adjoining Downtown Neighborhood District. Section 9.6.3(a-b) of the Downtown Shoreline District Specific Design Guidelines state that:

New Buildings (in the Downtown Shoreline District) should have a traditional residential style, *reminiscent of existing residences in the adjacent Downtown Neighborhood District.* A consistent architectural style should be used for a building...several styles predominate in the Downtown Neighborhood District...and should provide inspiration to help maintain Martinez' unique character.

As such, the character defining statement (Section 7.7.1) for the Downtown Neighborhood District (immediately adjacent to the north) should be used to help frame the intended direction for new construction in the Downtown Shoreline District (applicable text emphasized in *italics*):

The character of the Downtown Neighborhood is defined by its existing historic residential buildings. *The overall look of the area should remain that of a historic residential neighborhood.* More contemporary construction that does not conform to this vision should not be approved. *This is primarily an area for residential uses, including semi- and/or fully-attached single-family homes, and small multifamily structures.* The scale of small lot residential development is important, and the consolidation of individual lots to create larger projects is not in character with this district. Existing buildings should be retained, adapted and reused for residential or other permitted land uses where the building is structurally sound and not in a state of total disrepair. New construction, where warranted, should respect and complement the district's historic residences in design, scale and placement.

STAFF ANALYSIS: These defining statements are intended to be the prism through which the City can determine the applicability and conformance of the more detailed and specific guidelines to follow. As in the above policy discussion, the introduction of a multifamily building does not conflict with the character of the existing neighborhood. As the Downtown Shoreline is a

neighborhood yet to have its own residential character, the adjoining Downtown Neighborhood District (adjoining the site to the south and west) was set up to be the guide - with the sum of the whole neighborhood, not just the opposing sides of the streets, to establish the context. It is within this wider context of mixed densities and historic styles that the proposal is consistent. It should be noted that quarter block multifamily buildings (sites of 100' x 100') are common throughout the Downtown Neighborhood District, intermingled within the single-family and duplex buildings. It is within this scale of small multi-family that the applicant has modeled the current design.

B. Applicability of Specific Design Guidelines

Following the Defining Character discussion above, Chapter 9: Downtown Shoreline District and Chapter 10: General Design Standards and Guidelines, offer additional guidance. It should be recalled that the Specific Plan Design Guidelines were written to aide project designers and decision-makers in developing projects that comply with the broad goals, policies and character defining statements of the Specific Plan. In addition, the following provision under Chapter 3; Downtown Land Use Areas states:

3.3.3. Interpretation - The design guidelines are general and may be interpreted by the Design Review Committee for specific projects with some flexibility, consistent with the purpose of the district. Variations may be considered for projects with special design characteristics during the City's design review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.

While a complete Guidelines Compliance Matrix has been prepared (Attachment D), the most relevant topics, with staff comments, are discussed below:

9.6.3 Architecture

Style:

- a) New buildings should have a traditional residential style, reminiscent of existing residences in the adjacent Downtown Neighborhood District.
- b) A consistent architectural style should be used for a building and the elements that relate to it, such as trellises, carports, roof forms, windows and detailing. While specific architectural styles are not dictated, several styles predominate in the Downtown Neighborhood District and the other residential parts of Downtown Martinez and should provide inspiration to help maintain Martinez' unique character. Styles need not be replicated literally, but should be clearly reflected in a proposed project.

- c) For buildings with more than six residential units, or projects with more than two residential buildings, design shall be varied, not uniform or monotonous.

STAFF ANALYSIS: The entire complex uses neoclassical design elements from the late Victorian/Edwardian era from the turn of the last century. Much of the window, parapet and cornice details are from what in the greater Bay Area may be called neoclassical themes from the early 1900's. Elements of these complementary design vocabularies are common throughout the Downtown Neighborhood District. With the use of period bay window details, and more significant recesses in the façade mid-block at Buckley Street, the visual variety necessary for consistency with the Guidelines is achieved.

Scale:

- a) New buildings should respect the overall massing scale of the neighborhood.
- b) Long blank walls should be avoided.

STAFF ANALYSIS: One of the greatest challenges of the proposal is meeting the functional demands of a blocked-sized senior apartment building, while respecting the established massing pattern of the neighborhood, where buildings are typically on 50' x 100' or 100' by 100' (quarter block) lots. As stated above, changes in façade plane (Buckley Street elevation), as well as significant break changes in the roof and detailing for the lobby and common area (Berrellesa Street elevation,) appropriately echo the massing of how smaller lots would have developed individually. The proposal is generally consistent with the Guidelines for Scale, in that no long wall planes exist because significant indentations and/or bay window projection in all façade planes that would otherwise be longer than 50' s have been incorporated into the design.

Roof Design:

The typical roof in this area should be of a pitched design reflective of nearby residences.

STAFF ANALYSIS: While pitched roofs are typically a good tool to reduce visual massing and achieve compatibility within an older residential context, the specific circumstances of the parcel have instead lead the applicant to propose a flat roof as a means of fitting into the existing context. In applying the flexibility prescribed by the Specific Plan in provision 3.3.3., the variation of a flat roof with a parapet, as opposed to pitched roof, appears warranted for the following reasons:

- i) A flat roof with parapet allows for a lower overall building height

(approximately 35') as opposed to 38'-40' with a pitched roof. In previous public meetings and at the Planning Commission study session, the applicant was given specific direction to reduce building height to the greatest extent possible while preserving the integrity of the project's affordable housing objective.

- ii) This particular setting contains adjacent and nearby structures (e.g. the existing multi-family structure at the southwest corner of Berrellesa and Buckley Streets) that have flat roofs.

General Design Review Criteria

In addition to finding that the proposal is consistent with the Design Guidelines of the Downtown Specific Plan, the Planning Commission must find that the proposal conforms to the criteria that apply to all projects seeking Design Review approval. One of the criteria specifically relates to tree preservation and removal, and the applicant's tree report is provided as Attachment E. The criteria and standards for Design Review approval as set forth in MMC Section 22.34.045 are listed below, and following each standard, is staff's discussion regarding the proposal's compliance:

- 1) **Complies with all other applicable provisions of the Martinez Municipal Code involving the physical development of buildings, structures and property, including use restrictions.** With the exception of the incentives/concessions mandated by California Government Code Section 65915: *Incentives For Lower Income Housing Development*, the proposal complies with all other applicable provisions of Title 22, including use regulations and the development standards, as adjusted with the subject Use Permit approval, of the Downtown Shoreline District and requirement for off-street parking.
- 2) **Provides desirable surroundings for occupants as well as for neighbors. Emphasis is placed upon exterior design with regard to height, bulk, and area openings; breaks in the facade facing on a public or private street; line and pitch of the roof; and arrangement of structures on the parcel.** As required by the Downtown Specific Plan, the building's height and mass is well articulated to reduce the appearance of bulkiness, and to thus reflect the relatively lower density residential neighborhood to the south and east. Two deep recesses are provided along the Buckley Street façade, helping the block-long building appear more as a collection of three smaller buildings when viewed in perspective. Much of the Richardson frontage is adjacent to an open courtyard and an exterior parking area, thus landscaped areas, rather than building mass, are located adjacent to this existing residential frontage. Elevations facing the current industrial areas to the north and east are well articulated with bay windows, and include an inviting entry porch along Berrellesa Street. Furthermore, the open space areas created by the provisions of recesses, courtyards and porches are to be improved as useable outdoor areas

for occupants, with arbors, trellises and/or outdoor furniture.

- 3) **Has a harmonious relationship with existing and proposed neighboring developments avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.** The Late Victorian/Neoclassical architectural vocabulary, defined by the extensive use of bay windows, horizontal hardboard siding and extensive wood accent wall and roof parapet detailing, has been designed to be consistent, compatible, and to complement the nearby homes and small multi-family structures within the adjacent Downtown neighborhood. The relatively straightforward Neoclassical vocabulary is used for the majority of the building containing the living units (with such elements as square parapet roofs and simple wood detailing), while the more ornate Queen Anne Victorian vocabulary is used for the common area and lobby (with such elements as an octagonal turreted roof element and more ornate wood porch detailing), thus providing an appropriate level of variety within a unifying theme of historically relevant vocabularies.
- 4) **Uses a limited palette of exterior colors; those colors must be harmonious and architecturally compatible with their surrounding environment (sic).** The project will use similar colors to those in the surrounding areas, primarily based on medium warm earth tones, with more limited use of darker and lighter beiges as accents, which will be harmonious and architecturally compatible with the surrounding environment.
- 5) **Uses a limited number of materials on the exterior face of the building or structure. In addition, all interior surfaces normally visible from public property shall be finished (sic).** The project uses an appropriately limited number of exterior materials, such as horizontal hardboard lap siding, window trim and accents. A variety of wood and man-made materials will be used for the compatible Late Victorian/Neoclassical architectural detailing, including that associated with the porches, arbors, trellises, cornices and brackets. An appropriately textured masonry veneer will be used to echo a traditional foundation wall for the base of the garage at the corner of Berrellesa and Buckley Streets.
- 6) **Has exterior lighting appropriately designed with respect to convenience, safety, and effect on occupants as well as neighbors.** As per the Conditions of Approval, the developer shall return to the Design Review Committee prior to issuance of building permits to assure that the lighting features to be used are both consistent with the project's Late Victorian/Neoclassical architectural theme and that the lighting sources shall be shielded and/or downcast to avoid creating new sources of glare to existing residents.
- 7) **Effectively conceals work areas, both inside and outside of buildings, in the case of non-residential facilities.** Not applicable; the proposal is not for a non-residential facility.

- 8) **Undergrounds all utility boxes unless it can be shown that they can be effectively screened from the view of the general public.** Project conditions require that all utility boxes be underground or located in screened areas as required by the Engineering Department.
- 9) **Designs the type and location of planting with respect to the preservation of specimen and landmark trees, water conservation as set forth in Chapter 22.35, and maintenance of all planting.** A tree report has been prepared by the applicant (provided as Attachment E), which was used for the development of the proposed landscape plan. As a developed, industrial parcel, all 24 of the trees on site (with 6.5" diameter trunk or larger) are defined by the City as protected trees, regardless of species. As per City policy, approval for removal of protected trees can be granted as part of a project's Design Review approval, which includes the approval of a new landscape plan. Only the 14 Canary Island date palms and five coast redwoods are noteworthy due to their height, and none are likely seen as landmarks. The grading that will be necessary for the required frontage improvements and proposed construction necessitates the removal (or possible relocation) of all but three of the existing trees, as three of the Canary Island date palms are proposed for retention at their present location at Richardson Street. Other date palms are proposed for relocation within the site, as per the proposed landscape plan. In light of the proposed retention/relocation of the date palms, and extensive replacement plantings of shade and accent trees being proposed, the proposed tree removal, preservation and conceptual planting plan is contextually appropriate. A Condition of Approval will require the developer to return to the Design Review Committee prior to issuance of building permits, for review and approval of a final landscape plan, which shall include review of possible tree and/or shrub species that can replace the coast redwoods with similar evergreen plantings that are more suitable to the somewhat constrained area available for replacement plantings.
- 10) **Establishes a circulation pattern, parking layout and points of ingress and egress (both vehicular and pedestrian), designed to maximize pedestrian safety and convenience and to minimize traffic congestion resulting from the impediment of vehicular movement. When applicable, access for handicapped individuals should be considered.** As a project designed for senior citizens, many of whom will no longer be driving, pedestrian safety features are of added importance and include a pick up/drop off staging area along Berrellesa Street that is separate from the parking area, and a lighted pedestrian crosswalk at the corner of Berrellesa and Buckley Streets. Tenant parking is to be sequestered in the garage, with a separate and smaller guest parking area accessed off of Richardson Street. The separation of tenant parking, guest parking and pedestrian staging areas should maximize safety and reduce potential points of congestion.
- 11) **Ensures that all signs be designed so that they are in scale with the subject**

development, and will not create a traffic hazard. Emphasis is placed upon the identification of the use or building rather than the advertising of same. No signage has been proposed at this time.

- 12) **Substantially preserves views from nearby properties where this can be done without severe or undue restrictions on the use of the site, balancing the property rights of the applicant and the affected property owner(s) (sic).** As the subject property has been virtually vacant for decades, some residents on Buckley Street have enjoyed partial views toward the Carquinez Straight across the property. It appears that any development of the property, even at the basic allowable two-story/30' height limit, would block much of the views currently enjoyed by the property owners on this street. Given that any possible design change to preserve these views would place a greater restriction on the use of the property that is prescribed by the basic allowable building envelope, the possible imposition of such design changes can be seen as a severe or undue restriction on the use of the site. However, It should be noted that the views of the Straight from nearby properties further to the south and west will be preserved, as these residences are at elevations that will be able to see over the proposed building.

SUMMARY: The required Findings for all 10 of the 12 Design Review standards that apply to the subject project can be made.

DOWNTOWN SPECIFIC PLAN - PARKING AND & OTHER PROVISIONS

In addition to the provisions of the Specific Plan addressing the development standards within the subject Downtown Shoreline District, the following Chapters of the Specific Plan address development issues throughout the Downtown Specific Plan area:

- Signage (Chapter 11)
- Parking (Chapter 12)
- Circulation (Chapter 13)
- Streetscape Improvements (Chapter 14)
- Open Space and Infrastructure (Chapter 15)
- Implementation (Chapter 16)

The proposal is consistent with the requirements of these sections, in that as an existing parcel with established infrastructure, no changes are mandated by Chapters 13, 14, 15 and 16 of the Specific Plan, and none, other than repairs to the existing infrastructure as required by the City Engineer, are proposed. Furthermore, no signage has been proposed at this time. It should be noted that residential neighborhood/building identification signs, up to 12 sq. ft. in size, are permissible by the Specific Plan. Should the applicant wish such a sign, the Design Review Committee may review proposed signage when lighting and other details are

brought back to the Committee for a final review prior to issuance of building permits.

Parking

A. Vehicular Parking

In regards to the vehicular off-street parking requirements of Downtown Specific Plan Chapter 12, the Specific Plan simply requires compliance with Zoning Ordinance Chapter 33.36: Off-Street Parking and Loading Facilities. Section 22.36.030 states:

For subsidized or assisted senior citizen housing, there shall be a minimum of .35 parking spaces per dwelling unit.

The proposal exceeds the Zoning Ordinance's minimum requirement, as 33 parking spaces for the 49 units are proposed, resulting in a ratio of .67 spaces per unit. Notwithstanding the project's provision of parking in excess of Ordinance requirements, Commission members and residents have expressed concern over what they perceive could be a shortfall of on-site parking at the study session and Design Review Committee meetings. To address such concerns, the applicant has provided a parking study to document the likely parking demand for the site based on field observations at similar housing projects and other published sources. The study, provided as Attachment F, confirms that the proposed parking capacity will be sufficient for the proposed project. It should be noted that as a condition of approval, the developer will be required to record a deed restriction, restricting the use of the property (as designed with 33 parking spaces) as subsidized rent senior housing in perpetuity. Any possible adjustments to this restriction would be predicated upon the provision of additional parking and/or the City's discretionary approval of a parking variance.

B. Bicycle Parking

In addition to requirements for vehicular parking, the Specific Plan also suggests that bicycle parking facilities be provided, as per below:

12.4 BICYCLE PARKING STANDARDS

All uses subject to Design Review should provide bicycle parking in accordance with the following standards:

12.4.2 Residential Uses: For residential development requiring Design Review, one sheltered, secure bicycle parking space per dwelling unit should be required. Bicycle parking may be located in garages, basements, storage sheds, utility rooms, or similar areas that can be secured from unauthorized access and are sheltered from sun and rain. Additional

convenience bicycle parking may be provided with exterior racks but does not count toward the sheltered bicycle parking requirement.

12.4.5 Visibility and Security: Bicycle parking should be visible to cyclists from the street and visible from at least one building entrance and the sidewalk, in order to provide increased security. Bicycle parking areas should be at least as well lit as vehicle parking areas.

STAFF ANALYSIS: As a senior citizen apartment project, the anticipated level of bicycle use is substantially less than one would expect for a general market residential project. While a guideline of providing bicycle parking space for each unit is recommended, the applicant's proposal that one bike rack be installed in the garage for residents for approximately five bicycles, and that an outdoor rack be provided near the rear parking lot for approximately 5 bicycles (to be used by visitors and/or employees) appears appropriate. The provision of such bicycle parking is included as a proposed Condition of Approval.

STATE MANDATED DENSITY BONUS AND AFFORDABLE HOUSING PROJECTS

California Government Code Sections 65915-65918 requires that all cities and counties grant, when requested, a density bonus, concession, incentive and/or development standard waiver for projects that will limit the rents charged for a percentage of the units making them affordable to moderate, low or very low income residents. The term "affordable" is generally defined as being no more than 30% of the household's income, with the categories of moderate, low and very low income being defined as percentages of the County's median income. Low income is defined as being no more than 80% of median income. Since all 48 rental units (there will be one manager's unit) will be affordable to low income households, the maximum possible density bonus of 35% is being requested. Note that the maximum 35% bonus is allowed for projects that restrict as little as 20% of the units to rents that will be affordable to low income households.

Likewise, the granting of concessions and incentives is also based on the percentage of income restricted units. The maximum of three possible concessions and incentives is mandated for projects where at least 30% of the units are affordable to low income households. Since 100% of the project will be affordable to low income residents, the maximum number of concessions and incentives is permitted.

Pursuant to this State regulation, provided as Attachment G, the applicant has requested the following:

- Density Bonus. The applicant has requested that a 35% density bonus be applied to the maximum density of 35 units/acre, which is permitted, with Use Permit approval, in the subject DS - Downtown Shoreline District. With the application of the requested density bonus, a maximum of 49 units/acre is possible.

- Concessions and Incentives. In addition to the density bonus described above, these regulations allow for the granting of up to three concessions and/or incentives. A concession or incentive is defined as “a reduction in site development standards or a modification of zoning code requirements or architectural design requirements... including but not limited to, a reduction in square footage requirements... that would otherwise be required that result in identifiable, financially sufficient and actual cost reductions.”

The applicant has requested two concessions:

1. Permitting site coverage of 49% as opposed to the maximum 45% normally allowed.
2. Reducing the per unit requirement for useable open space from a minimum of 400 sq. ft. per unit to 226 sq. ft. per unit.

For an incentive the applicant is requesting a “waiver of development standards” pursuant to Government Code Section 65915(e), to relieve the requirement for a subdivision map to create condominiums, as otherwise required for multi-family projects within the Downtown Shoreline District.

It is important to note that Section 65915(d)(1) states:

...the city shall grant the concession or incentive unless the city makes a written finding based upon substantial evidence, of the concession or incentive having a specific adverse impact, as defined in paragraph (2) of subsection (d) of Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

As used in Section 65589.5(d)(2), the term specific adverse impact is defined as:

...a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

SUMMARY: Staff believes that a finding of specific adverse impact cannot be made and that the requested concessions and incentive will therefore need to be granted.

CALIFORNIA ENVIRONMENTAL QUALITY (CEQA) COMPLIANCE

As part of the Downtown Specific Plan adoption process, an Environmental Impact Report (EIR) was prepared, with the City Council certifying the Final EIR in July 2006. The EIR and the adopted mitigation measures addressed the environmental issues that have been raised at the study session and Design Review Committee meetings, such as mitigation of noise from passing trains and remediation of potentially contaminated soils from the current industrial uses.

California Public Recourses Code Sections 21159.21, 21159.23 and 21159.24, and CEQA Guidelines Sections 15192, 15194 and 15195 generally exempt residential projects for which: a) such a Community Level Environmental Review has been completed and certified, from further CEQA analysis, and b) are defined as being both affordable and in-fill projects by the subject regulation. Staff finds that the project meets the criteria in Section 21159.21; Exemption for Qualified Housing Projects and the companion Guideline Section 15192; Threshold Requirements for Exemption. Furthermore, staff finds the specific exemption for affordable housing (section 21159.23/15194, and for infill housing (Sections 21159.24/15195) apply. Furthermore, staff finds that there are no special circumstances present, pursuant to these Sections, which would otherwise make CEQA applicable. Given the applicability of these exemptions, no additional CEQA studies are required, and that compliance with the existing Mitigation Measures of the Specific Plan EIR completes the CEQA process for this project.

For additional background, the applicable sections from the California Public Recourses Code that outline the criteria for such exemptions are provided as Attachment H, and the Downtown Specific Plan EIR's Mitigation and Monitoring Program is provided as Attachment I. It should be noted that the project also qualifies for a Categorical Exemption as in-fill development, as specified within the CEQA Guidelines below:

15332. IN-FILL DEVELOPMENT PROJECTS: Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- 1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- 2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- 3) The project site has no value as habitat for endangered, rare or threatened species.
- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- 5) The site can be adequately served by all required utilities and public services.

SUMMARY

In summation, Staff analysis finds that the proposal is consistent with the:

- **Land use and goals and policies of the General Plan, as prescribed in the Central Martinez Specific Area Plan.** The proposed infill development is encouraged in cases, as the proposal does, that reinforce the historic late Victorian/Neoclassical architectural styles of this downtown neighborhood, with higher quality development, without threatening the neighborhood's eclectic character of mixed densities.
- **Land use and goals and policies of the Downtown Specific Plan.** The proposed project provides new housing opportunities and encourages the relocation of industrial uses out of the Downtown Shoreline District by replacing an industrial use with a new residential development that is keeping with the traditional Downtown character.
- **Character defining statement of the Downtown Shoreline District.** The new development, in its diverse massing, and traditional architectural styling, appears as a compatible extension of the adjoining Downtown Neighborhood District to the south and west, where the pattern of intermingling single-family and small multi-family structures is well established.
- **Special criteria prescribed in the Downtown Shoreline District regulations for Use Permit approval, to allow density of up 35 units per acre, with a maximum height of three stories and approximately 36'.** The proposal appears superior in all of the standards that apply, especially in the most critical criteria of high quality design, view corridor preservation, provision of on-site amenities and use of green building practices.
- **Standard criteria prescribed for Use Permit approval by in the Martinez Municipal Code.** The proposal is in accord with the objectives of the Downtown Shoreline District and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The residential use will have no detrimental effects to the current industrial neighbors to the north and east and the building's design avoids materially injurious effects to residential neighbors to the south and west.
- **Design Guidelines for the Downtown Shoreline District and General Design Guidelines for the Downtown Specific Plan.** A contextually appropriate historically based late Victorian/Neoclassical design vocabulary has been used to provide continuity with nearby structures and provide visual interest by alluding to the presence of varied buildings on the site. Use of flat parapet roof, as opposed to the normally recommended guideline of using a flat roof, appears appropriate in service to the contextual approach being implemented.

- **General Criteria for Design Review approval.** The proposal for removal, retention and relocation of existing trees is appropriate for the context, and will be augmented with extensive new landscaping; views toward the Carquinez Straight, as currently enjoyed by property owners to the south, are preserved to the degree possible, acknowledging that any development of the property at the basic allowable two-story/30' height limit, would block much of the views currently enjoyed by some of the property owners to the south. Given that any possible design change to preserve these views would place a greater restriction on the use of the property than is prescribed by the basic allowable building envelope, the possible imposition of such design changes can be seen as a severe or undue restriction on the use of the site.

Based on the above, staff recommends that the Planning Commission approve Use Permit #09-01 and Design Review #09-12, subject to the attached conditions of approval.

ATTACHMENTS

- A. Site Context Map
 - B. Applicant's Introductory and Background Materials
 - C. Design Review Committee Comment Sheets
 - D. Downtown Specific Plan Design Guideline Compliance Matrix
 - E. Tree Report
 - F. Parking Study
 - G. Government Code Excerpts: Sections 65915 – 65918; Density Bonuses (for lower income housing developments) and Other Incentives
 - H. California Public Recourses Code Sections 21159.21, 21159.23 and 21159.24, and CEQA Guidelines Sections 15192, 15194 and 15195 Exemptions for Agricultural Housing, Affordable Housing and Residential Infill Housing Projects
 - I. Downtown Specific Plan EIR's Mitigation and Monitoring Program
- Correspondence
 Resolution PC 09-06 **[PENDING – TO BE PROVIDED SEPARATELY]**
 Conditions of Approval **[DRAFT]**

EXHIBITS

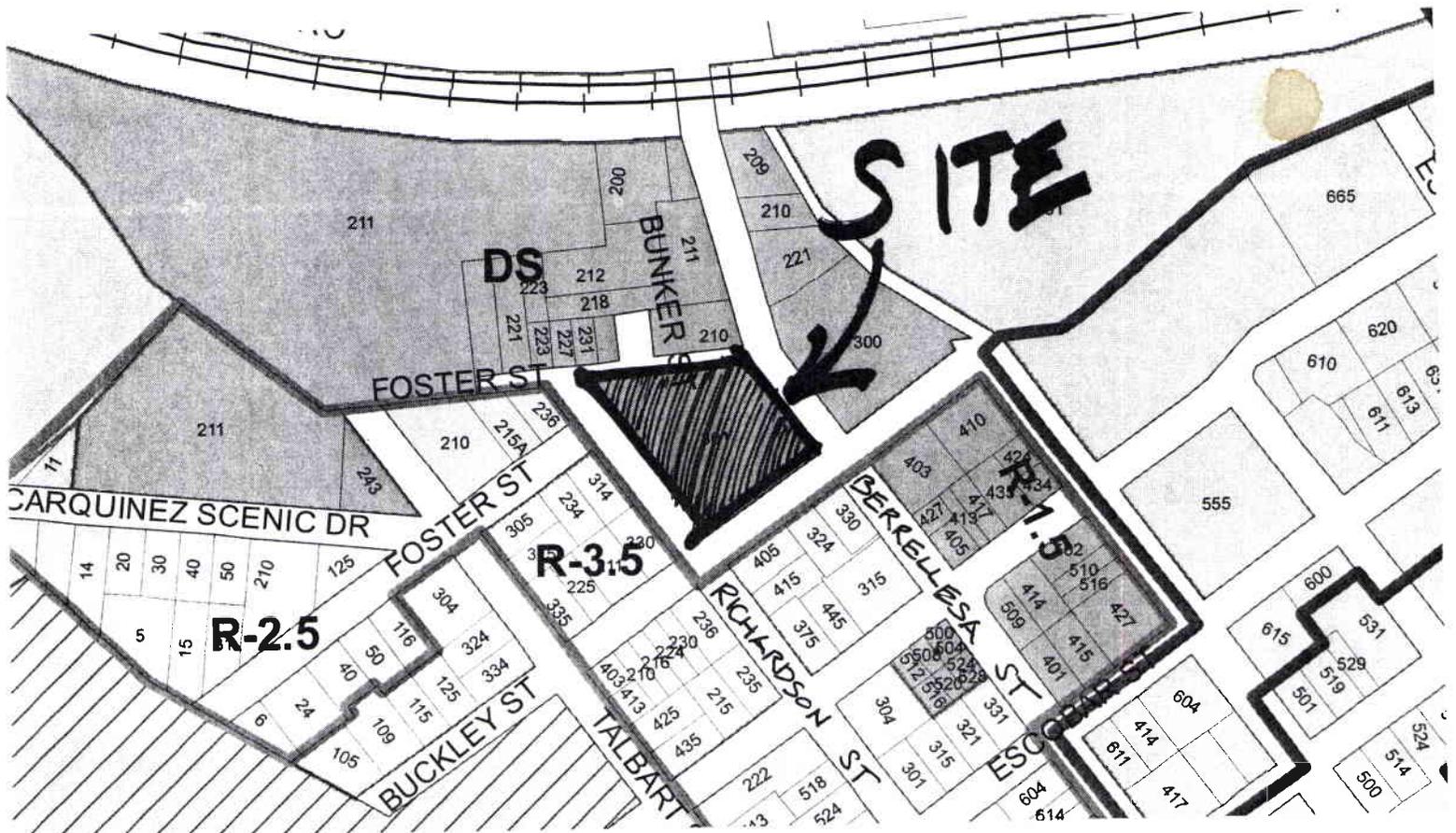
- Applicant's proposal (booklet format)
- Site plan, survey and grading plan (full sized)

F:\Community Development\All Projects\RESIDENTIAL\Berrellesa St, 310 - RCD\RCD PC report 2009 07 28 V-FINAL.doc

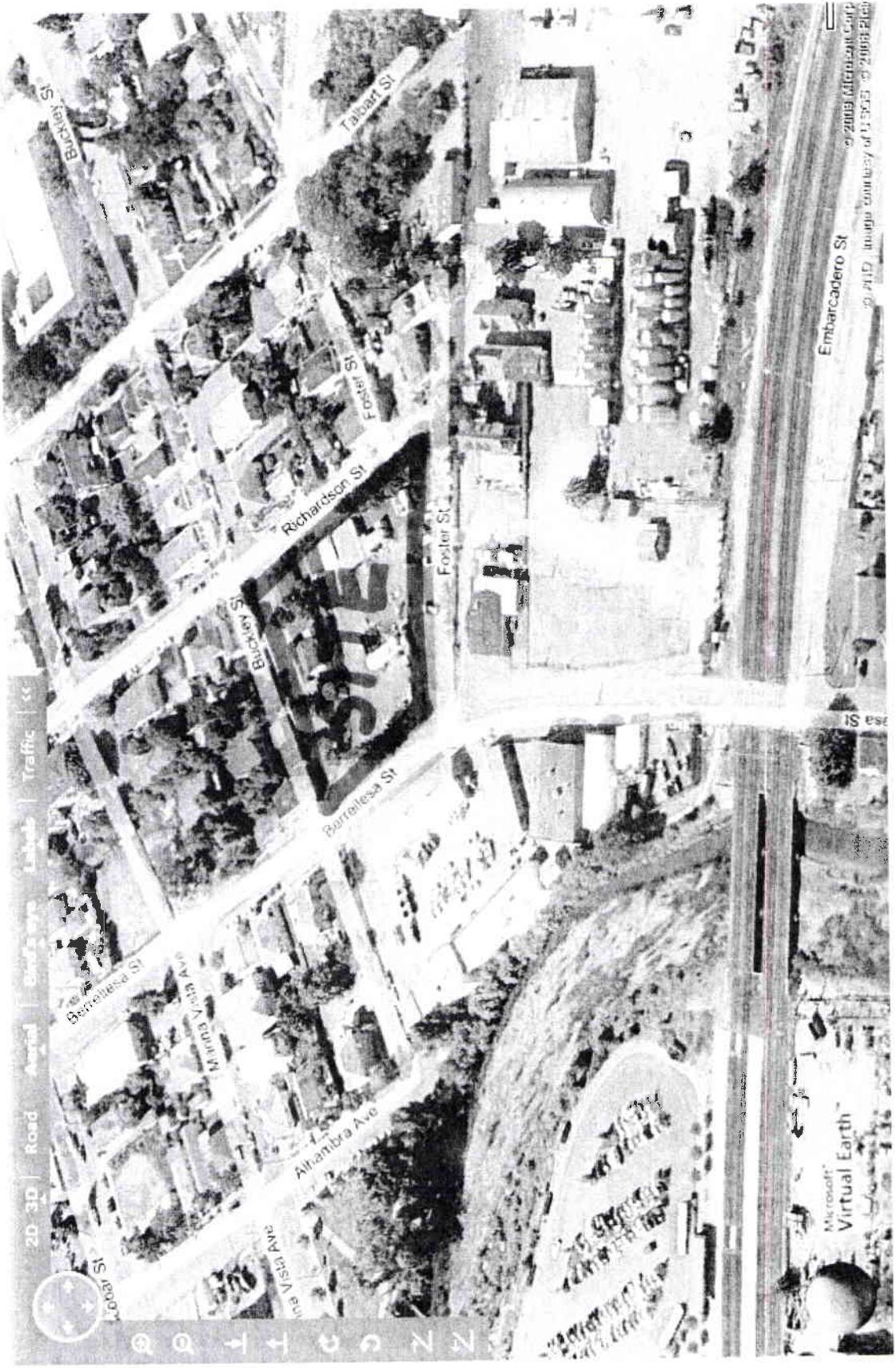
ATTACHMENT A

SITE VICINITY MAP

"Berrellesa Palms" – RCD Senior Apartments
310 Berrellesa Street



ATTACHMENT A (CONT.)



ATTACHMENT B

APPLICANT'S INTRODUCTION AND BACKGROUND MATERIALS July 23, 2009

**"Berrellesa Palms" – RCD Senior Apartments
310 Berrellesa Street**



July 22, 2009

Donna Allen, Commissioner
AnaMarie Avila Farias, Commissioner
Harriett Burt, Commissioner
Lynette Busby, Commissioner
City of Martinez
525 Henrietta Street
Martinez, CA 94553

Rachel Ford, Commissioner
Jeff Keller, Commissioner
Frank Kluber, Chair
Michael Marchiano, Commissioner

Dear Members of the City of Martinez Planning Commission:

We would like to take this opportunity to provide additional information about Resources for Community Development and our proposal to newly construct 48 affordable senior rental homes (plus an on-site manager's unit).

As you may know, RCD was founded in 1984 and since that time, has completed nearly 1,600 affordable units and has more than 500 additional affordable units in construction or predevelopment throughout the East Bay. As RCD's portfolio of completed developments has grown, we have expanded our asset management programs to ensure the long-term success of our housing and our residents.

Property Management

At our core, RCD is a community development organization. Through the development of high quality, award-winning homes affordable to people who need them, from working families to disabled individuals, RCD seeks to be a good neighbor and a community resource. We take tremendous pride in our buildings. It is not uncommon for members of the public to come in and ask how much our units are selling for – a real indicator that our properties rise above the typical market rate rental stock.

RCD and our Asset Management staff are ultimately responsible for the oversight of property management. We have partnered with the John Stewart Company to manage all of the units in our portfolio. Founded in 1978, the San Francisco-based John Stewart Company (JSCo) is one of the leading property management companies in California. JSCo works with many Bay Area nonprofit affordable housing developers, public agencies, and private sector clients. JSCo manages over 10,000 units in 120 projects throughout the state, including condominiums and rental properties for families, special needs populations, and seniors. A highly professional and well-respected company, JSCo shares RCD's commitment to providing a secure, service-oriented, and well-maintained housing environment to the residents of the buildings it manages and for the benefit of the surrounding neighborhoods.

As with all of our properties, RCD and JSCo will require that prospective residents undergo a rigorous application and screening process to qualify for and maintain residency. RCD conducts extensive interviews of all prospective household members, performs credit and background checks, third-party income verifications, and requires landlord references to assure Berrellesa Palms residents will be good neighbors and reliable tenants. RCD's acceptance rate of all applicants is 10-15%. A preference will be given to applicants who live or work in Martinez.

Project-Based Section 8

RCD is anticipating a Project-Based Section 8 contract for Berrellesa Palms. The Project-Based Section 8 program is a critical financing tool that allows seniors to stay in their homes should their income, whether it be pensions, retirement funds, Social Security or working income, decrease for any reason. That is because the Section 8 program pays for the difference between 30% of the resident's actual income and the cost of the unit. For example, if a couple's initial income is \$35,700 and their rent is \$770 but their income drops the following year because one spouse retires, their rent will be re-adjusted to 30% of whatever their new income is. And because it is Project-Based and not portable like Section 8 vouchers are, the financial assistance remains a benefit of the property as residents come and go. Finally, as with all potential residents, those applying for apartments with Section 8 subsidies will be subject to the same rigorous screening procedures.

What Makes Senior Housing Special?

When it comes to housing, there are several universal considerations that are of great concern to seniors everywhere: a sense of community (both internal and external), safety, and independence as one ages. Berrellesa Palms will pursue these goals in a multifaceted way.

Sense of Community: This site is well-located for senior housing. It is highly walkable to many neighborhood amenities such as Rankin Park, excellent public transit, and Downtown retail and restaurants. The Martinez Senior Center is within a relatively easy 10-12 minute walk. And with ample places to sit, relax and socialize, the building itself is designed to promote a sense of camaraderie amongst residents. Berrellesa Palms will include a 550 square foot recreation room for meetings, hobby groups and special events; central laundry rooms with adjoining lounges, a library, a fitness room and a variety of different outdoor spaces such as covered decks, patios and the landscaped courtyard gardens. In addition, a series of raised planter beds will allow residents to participate in communal gardening activities, a very popular activity at our Walnut Creek senior property. RCD's Resident Services staff will host and encourage social events such as movie nights, bingo, birthday parties and other activities to help residents get to know each other.

Safety: The building is designed with a secured main entrance and lobby area and interior circulation within the building to all units. Feeling safe and secure in their homes is an important feature for our senior residents.

Independence As One Ages: A key to the success of our residents and their ability to "age in place" is RCD's Resident Services programs. The goal of the services program at Berrellesa Palms is to assist residents in maintaining and enhancing their self-sufficiency within a caring community.

While the services programs at each of our properties are tailored to the specific needs of those residents, the program at Berrellesa Palms is anticipated to include the following: computer classes (Microsoft applications and internet skills), health screenings, workshops on topics ranging from health/wellness to financial planning, employment and job development counseling (as needed), exercise classes, social activities, and benefits maximization. RCD's Resident Services Program staff have already forged working relationships with local community-based service providers such as Jewish Family and Children's Services of the East Bay and the Cambill Company, a computer training firm, to assist with the provision of these services at Berrellesa Palms. As residents age and their needs change, whether it be assistance with their Medicare benefits or grief counseling or yoga classes, the Resident Services Coordinator will be there to provide support.

Berrellesa Palms will be universally designed for able-bodied as well as for seniors who are slowing down. With 20% of our units built as fully handicapped accessible (and all units are adaptable), this development will significantly exceed the California Building Code for accessibility. Other universal design features include: no step entries, thresholds that are flush with the floor, all units are flats, floors and bathtubs have non-slip surfacing, wider doorways and halls, bathroom doors that are double acting, and grab bars and flip down seating in all bathtubs. These features will allow residents to live independently as long as they feel comfortable.

And finally, the fact that the rents at Berrellesa Palms are not subject to market place fluctuations is of great comfort to our residents. Residents can rely upon knowing that their rents are stable and increases are nominal (on average, rents are allowed to increase 2% per year). Furthermore, residents living in a Section 8 subsidized apartment can live with the peace of mind that their housing costs will never be more than 30% of their income, no matter what their income may be.

As a service-enriched affordable senior community, Berrellesa Palms will offer local seniors a rare opportunity to remain in Martinez and live in comfort in housing that is specifically designed for them.

Economic Benefits

Berrellesa Palms will provide economic benefits to the Martinez community on several levels. First, the project is estimated to represent an \$18.5 million public/private investment in the Downtown neighborhood. Of that, approximately \$11.2 million will be construction related expenditures. RCD will aggressively recruit from the local workforce during construction.

Second, a study prepared by Bay Area Economics, a Bay Area real estate and urban economics firm, found the project's residents are estimated to spend approximately \$807,000 annually on non-housing related goods and services. While the residents' incomes will be modest (up to \$35,700 for a couple), their rent will be affordable relative to their income. Because their rents are restricted, residents will have more disposable income than they would otherwise.

Finally, this development has the potential to catalyze additional development in the neighborhood and provide an impetus for neighborhood revitalization. High quality affordable housing is indistinguishable from high quality market rate housing. Several RCD developments sit proudly next to new market rate developments that have been constructed since our developments have

opened. For example, a 7-unit condominium development is currently in construction across the street from our Villa Vasconcellos senior residence in Walnut Creek.

Over the course of BAE's more than two decades of experience in the Bay Area and across the United States, the firm has found that high-quality, contemporary affordable housing often acts as an initial catalyst for private investment in revitalizing neighborhoods. In Downtown San Rafael, for example, the City identified affordable housing development as a means of leveraging private investment as early as 1991. The initial development of affordable and mixed-income properties like the Centertown Apartments has been a crucial component of Downtown San Rafael's overall resurgence. A few additional regional examples where affordable housing has been successful in leveraging new investment and contributing to neighborhood development include Bay Point, Oakland, Fremont, Hayward and Petaluma.

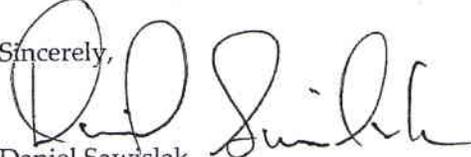
Community Outreach

RCD believes that neighborhood residents, business owners and other local stakeholders should actively participate in shaping their community. RCD canvassed the neighborhood in December to introduce RCD to neighbors and talk to them about our senior housing proposal (please see the attached logs). Staff also distributed a project fact sheet and invited neighbors to attend our upcoming open houses.

RCD hosted two open houses at the Martinez Senior Center on December 16th and January 29th. In addition to distributing flyers, RCD also mailed flyers to surrounding residents on the City's 300' mailing list to try to maximize local participation. The meetings were well attended with 37 attendees signing in between the two meetings (see attached sign in sheets). Since that time, RCD has sought to gather broader input by meeting with countless residents and merchants and presenting the project to organizations such as the Martinez Senior Center, Contra Costa for Every Generation, the Greenbelt Alliance and Martinez Main Street. The project has even received endorsements from Contra Costa for Every Generation and the Greenbelt Alliance. And finally, we have organized and led tours of existing RCD properties in order to provide neighbors with a tangible sense of what we are proposing and what RCD has completed in the past.

Thank you again for your thoughtful consideration. We are very excited about our proposal to bring new high quality affordable senior housing to Martinez and look forward to making it a reality and resource for Downtown Martinez.

Sincerely,



Daniel Sawislak
Executive Director

Attachments:

List of RCD Awards; Canvassing Logs; Open House Sign-In Sheets



Creating & Preserving Affordable Housing

RCD Awards			
Awarding Entity	Name of Award	Name of Project	Year of Award
Association of Bay Area Governments	Growing Smarter Together Urban Design Award Oxford Plaza and David Brower Center	Oxford Plaza and David Brower Center	2009
Affordable Housing Finance	Top 50 Affordable Housing Developers	RCD	2009
Affordable Housing Finance	Reader's Choice Award - Urban Category Finalist	Oxford Plaza and David Brower Center	2009
Green Building of America	Green Building of America Award	Shinsei Gardens	2009
San Francisco Business Times	Deal of the Year Award - Affordable - Finalist	Villa Vasconcellos	2009
Action for Beauty Council	Outstanding Projects of Merit	Villa Vasconcellos	2009
City of Fairfield	Design Award in Architecture and Landscape Architecture	Laurel Gardens Apartments	2008
National Association of Local Housing Finance Agencies	NALHFA Award for HOME Excellence	Villa Vasconcellos	2008
Affordable Housing Finance	Top 50 Affordable Housing Developers	RCD	2008
National Association of Housing and Redevelopment Officials	National Award of Merit in Program Innovation - Affordable Housing	The Breakers at Bayport Apartments and Townhomes	2007
AIA San Francisco	Awards for Architecture - Merit	Margaret Breland Senior Homes	2007
Pacific Coast Builders Conference	Gold Nugget Award - Best Affordable Project - 30 DU/Acre or More - Grand Award	Margaret Breland Senior Homes	2007
League of California Cities	Helen Putnam Award for Excellence	Laurel Gardens Apartments	2007
California Redevelopment Association	Award of Excellence	Bella Monte Apartments	2007
Federal Home Loan Bank San Francisco	Community Revitalization Award - 3rd Place	Bella Monte Apartments	2006
National Association of Local Housing Finance Agencies	HOME Award	Northgate Apartments	2005
LISC	Asset Management Recognition Award	RCD	2005
Berkeley Design Advocates	Award of Excellence	Adeline Street Apartments	2004
Oakland Heritage Alliance	Partners in Preservation Award	Martin Luther King, Jr. Plaza Homes	2003
AIA/HUD	AIA/HUD Secretary's Alan J. Rothman Housing Accessibility Award	Caldera Place Apartments	2002
Congressman George Miller	Certificate of Special Congressional Recognition	RCD	2002
The Management Center and Wells Fargo Bank	Award for Excellence - Finalist - Trail Blazers Award	Mable Howard Apartments	2000
HUD	John Gunther Blue Ribbon Practices in Community Development Award	Concord House	1998
Fannie Mae Foundation	Maxwell Awards of Excellence Program for the Production of Low Income Housing - Finalist	Harrison Hotel	1997
LISC	Recognition of Achievement	Asset Management Planning & Procedures	1996 1997
National Association of Counties	President's Sustainable Communities Leadership Award	Triangle Court Apartments	1996
Berkeley Design Advocates	Award of Excellence	Erna P. Harris Apartments	1995
California Community Reinvestment Corp	In It for the Long Haul	RCD	1994
Fannie Mae Foundation	Maxwell Awards of Excellence - Honorable Mention	UA Homes	1994
Berkeley Architectural Heritage		UA Homes	1993
Mal Warwick	Berkeley Peace Prize	UA Homes	1991

Martinez Senior Apartments Canvas Log

Rating System:
Scale of 1 to 5, with 1
strongly supportive, 5
strongly opposed, and 3
unclear/neutral/didn't say

Team: Aubrey
Date: 12/13/08

Name & address	Support 1 or 2?	oppose 4 or 5?	Neutral/ didn't say: 3	Not home	Comments
415A Richardson					
415 B Richardson					
445 Richardson					
455 Richardson					
235 Marina Vista					
320 Buckley					
324 Buckley					
434 Marina Vista					
432 Alhambra (or MV)					
424 "					
410 "					

Martinez Senior Apartments Canvas Log

Rating System:
Scale of 1 to 5, with 1
strongly supportive, 5
strongly opposed, and 3
unclear/neutral/didn't say

Team: Aulora

Date: 12/13/08

Name & address	Support 1 or 2?	oppose 4 or 5?	Neutral/ didn't say: 3	Not home	Comments
400 Berrellesa					
427					
414 Marina Vista Ave					
502 Alhambra					
510 Alhambra					
516 Alhambra					
415 Escobar					
401 Escobar					
508 Berrellesa					
512 Berrellesa					
516 Berrellesa					

Martinez Senior Apartments Canvas Log

Rating System:
Scale of 1 to 5, with 1
strongly supportive, 5
strongly opposed, and 3
unclear/neutral/didn't say

Team: Arbora
Date: 12/18/08

Name & address	Support 1 or 2?	oppose 4 or 5?	Neutral/ didn't say: 3	Not home	Comments
331 Escobar					
321					
315					
223					
227					
233					
237					
520 Talbort					
510 Talbort					
222 - Apt ?					
222 - Apt 6					

Martinez Senior Apartments Canvas Log

Rating System:
Scale of 1 to 5, with 1
strongly supportive, 5
strongly opposed, and 3
unclear/neutral/didn't say

Team: Aurora
Date: 12/13/08

Name & address	Support 1 or 2?	oppose 4 or 5?	Neutral/ didn't say: 3	Not home	Comments
222 Apt 7					
222 Apt 7					
524 Richardson Apt A					
Apt B					
Apt C					
Apt D					
Apt E					
301 Richardson					
513, 515, 517, 519 Richa					
507 Richardson					
505 Richardson					
405 Richardson					

MARTINEZ SENIOR APARTMENTS CANVAS LOG

Scale of 1 to 5, with 1 strongly supportive, 5 strongly opposed, and 3 unclear/neutral/didn't say

Team: his
Date: 12/13/08

Name & address	Support 1 or 2?	oppose 4 or 5?	Neutral/ didn't say: 3	Not home	Comments
522 Talbott					
435 Marina Vista					
425					
413					
403					
335					
324					
324, 328					
315					
305					

Martinez Senior Apartments Canvas Log

Rating System:
Scale of 1 to 5, with 1
strongly supportive, 5
strongly opposed, and 3
unclear/neutral/didn't say

Team: Liz
Date: 12/13/08

Name & address	Support 1 or 2?	oppose 4 or 5?	Neutral/ didn't say: 3	Not home	Comments
210 Buckley					
216					
224					
230 A					
236					

Martinez Senior Apartments Canvas Log

Rating System:
Scale of 1 to 5, with 1
strongly supportive, 5
strongly opposed, and 3
unclear/neutral/didn't say

Team: W3
Date: 12/3/08

Name & address	Support 1 or 2?	oppose 4 or 5?	Neutral/ didn't say: 3	Not home	Comments
402 Borellessa					
405 Marina Vista					
413 "					
417					
419					
435					
434					
432 Alhambra					
424					
410					

Martinez Senior Apartments Canvas Log

Rating System:
Scale of 1 to 5, with 1
strongly supportive, 5
strongly opposed, and 3
unclear/neutral/didn't say

Team: WZ
Date: 12/13/08

Name & address	Support 1 or 2?	oppose 4 or 5?	Neutral/ didn't say: 3	Not home	Comments
524 Prohleson					
528 "					
302 Escobar					
314					
225					
237					
225					
221					
534 Albarran					
526					

Martinez Senior Apartments Canvas Log

Rating System:
Scale of 1 to 5, with 1
strongly supportive, 5
strongly opposed, and 3
unclear/neutral/didn't say

Team: Dewi
Date: 12/13/08

Name & address	Support 1 or 2?	oppose 4 or 5?	Neutral/ didn't say: 3	Not home	Comments
616 Benavides					
236 Escobar					
224 "					
210 " Apt. 1, 2, 3, 4					
525 Tolbert					
535 "					
222 Merida Vista					
#-3					
#-8					
#-4					
#5 Vera Hellenik					

Martinez Senior Apartments Canvas Log

Rating System:
Scale of 1 to 5, with 1
strongly supportive, 5
strongly opposed, and 3
unclear/neutral/didn't say

Team: Dewi
Date: 12/12/08

Name & address	Support 1 or 2?	oppose 4 or 5?	Neutral/ didn't say: 3	Not home	Comments
215 NW					
304 Talbort Mintha Surges (96)					
225 Buckley					
213 "					
330 Richardson					
314 A Pize					
314					
236 Richardson					
234 Foster					
215 Foster					

Martinez Senior Apartments Canvas Log

Rating System:
Scale of 1 to 5, with 1
strongly supportive, 5
strongly opposed, and 3
unclear/neutral/didn't say

Team: Deni
Date: 12/13/08

Name & address	Support 1 or 2?	oppose 4 or 5?	Neutral/ didn't say: 3	Not home	Comments
404 Benellaesa					
406 "					
408 "					
375 Manuvisia					
315 "					
304 "					
504 Benellaesa					
500 "					
604 "					
604 "					



December 13, 2008

Dear Neighbor,

We would like to invite you to our upcoming Open House to introduce Resources for Community Development's proposal to build housing for senior citizens at 310 Berrellessa Street (at Buckley Street) in Downtown Martinez. Please see the attached project description for your review. If you have questions about the proposed development, or would like to get more information, please join us at:

**Martinez Senior Community Center
818 Green Street, Room 3**

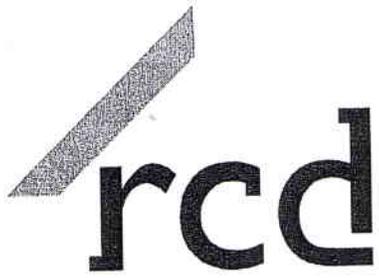
**Tuesday, December 16, 2008
6pm – 8pm**

**This will be an "open house" style meeting,
please feel free to stop by any time between these hours**

If you cannot make the event on Saturday but would like to further discuss, please contact me at 510/ 841-4410, ext. 19.

Sincerely yours,

Deni Adaniya
Associate Director of Housing / Senior Project Manager



Resources for Community Development

New Housing for Seniors in Martinez **To be located at: 310 Berrellessa Street**



Come and learn about a newly proposed residential development for seniors
sponsored by Resources for Community Development

Open House

Tuesday, December 16, 2008

6pm—8pm

Martinez Senior Community Center
818 Green Street, Martinez

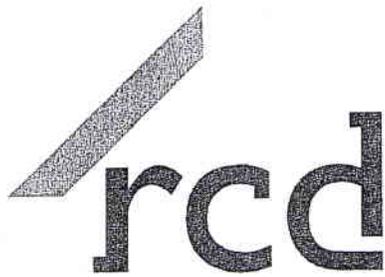
Since 1984, RCD has been developing high quality affordable housing communities for families, seniors
and persons with disabilities throughout Alameda, Contra Costa and Solano Counties.

www.rcdev.org

Martinez Senior Apartments
 Open House
 December 16, 2008

Please sign-in so that we may stay in touch with you

NAME	ADDRESS	TELEPHONE	EMAIL
B. P. Warrington	1153 H. Widge Dr.	228-9808	
Frances Fischer	376 Holiday Hills Dr	228-9964	frances.fischer@sbcglobal.net
Larry Bruno	721 Carquining Way	228-6722	
Ron Bruno			
TRAVERTINEAS-JOVELS	169 Orchid, Ct- Hercules		TE794547@yahoo.com
Paul J. Warr	435 Tolson St	372 9034	
GRETA MART	605 Estwill St.	228-6402	gretanews@gmail.com
Jane Roberts	141 Dunbar Cof	229-3880	JKPrato@yahoo.com
Karen Mejors	525 Anveta	372-3517	Kmejors@cityofmartinez.org
EILEEN TUMLIN	BT OPEN	(508) 470-0600	ete@tumlinaarchitecture.com
Jean Mullee	410 Alhambra Ave	925-2998	
Kristin Speck	240 Pine St #10	925-285-7234	Ksher@cccd.accounty.us
Michael W Ford	321 BROWN	(925) 812-222	M10150@fwd.com
Sara Rodros	311 Buckley	(925) 313-9033	
Marlene Haws	1434 Dade St.	370-6553	M-haws@hotmail.com
SIARO FARIAS	525 GREEN ST. MARTINEZ	229-8806	FARIAS@SBCGLOBAL.NET
FRANK KLUBER	819 MCKINNA VISTA	228-4453	FRANK@FRANKKLUBER.COM



Resources for Community Development

New Affordable Housing for Seniors in Martinez To be located at 310 Berrellessa (at Buckley)



*Please come to RCD's second open house to
view our updated concept plans
for this proposed residential
development for seniors and
provide your feedback.*

SECOND Open House
Thursday January 29, 2009
5:30pm—7:30pm

Martinez Senior Community Center
818 Green Street, Martinez

Since 1984, RCD has been developing high quality affordable housing communities for families, seniors and persons with disabilities throughout Alameda, Contra Costa and Solano Counties.

www.rcdev.org

Martinez Senior Apartments
 Open House
 January 29, 2009

Please sign-in so that we may stay in touch with you

NAME	ADDRESS	TELEPHONE	EMAIL
Winstan Allen	121 Muir Rd	---	CA94553@gmail.com
Alta Young	1027 Stowel Dr 1027 Stowel Dr Concord	957-9125	
SAL & SHIRLEY COSTANZA		689-7647	
Joseph Valencia	---	---	J.VALENCIA21@YAHOO.COM
Amy Ainsley	---	---	not applicable
Ten Al Misar	435 Folsom St	372 9034	---
DANI BROWN	534 TABBARST	372-7520	---
FRANK KLUPER	819 MARINA VISTA	228.4453	FRANK@FRANKKLUPER.COM
Peggy Jen			
Brian Nicholson	Homeless	(925) 229-4254	
Kevin P. Boyd	Homeless		
Lisa Motoyama	RCD		
Mike Clifford	321 Brown St	(925) 812-2221	
Joe Villalobos	1700 Alhambra Ave	(505) 228-5125	
Leanne Peterson	PO BOX 776 Mtz	(925) 228-3571	director@wanstreetmartinez.org
Yael Li-Mon	Gazette	228-6400	martineznew@yahoo.com

ATTACHMENT C

DESIGN REVIEW COMMITTEE MEMBER COMMENTS



CITY OF MARTINEZ DESIGN REVIEW COMMITTEE COMMENT FORM

PROJECT: <u>RCD</u>	DATE: <u>6/30/09</u>
REVIEW COMMENTS:	
<p>I recommend that this project go to the Planning Commission for approval with the condition that specific design details be returned to the DRB for consideration.</p>	
<p>Items such as lighting, landscaping, architectural details, grading (C-3 requirements) circulation need to be studied in more detail.</p>	
DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC? <u>After Planning Commission</u>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:	
1.	
2.	
3.	
4.	
5.	

COMMITTEE MEMBER

Kieran Kilian



CITY OF MARTINEZ
DESIGN REVIEW COMMITTEE
COMMENT FORM

PROJECT: BERRELLESA PALMS DATE: 6/30/09

REVIEW COMMENTS:

1. RETAINING WALL / SECURITY AT CORNER OF BUCKLEY & RICHARDSON MUST BE ADDRESSED AS IN RAILING & FENCE, GATES ETC. - LIGHTING
2. GARAGE EXHAUST FAN LOCATION AND SHEET SIZE & LOCATION SHOULD BE ADDRESSED FOR DESIGN REVIEW
3. HVAC ACCOMMODATIONS WITHIN UNITS SHOULD BE ADDRESSED AT SCHEMATIC LEVEL REVIEW
4. PROVIDES FLOOR ELEVATIONS AND TOPO MAP
5. ELEVATION ON BUCKLEY BEST REPRESENTS SOFTER PARAPET LINE PROVIDE STUDY OF RICHARDSON ELEVATION AND FOSTER ELEVATION

DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC?

YES
 NO

FOLLOWING PLANNING COM. APPROVAL FOR FINAL
DRC REVIEW

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

1. APPROVAL BY PLANNING COMMISSION
2. PROVIDES TOPO MAP AND ROOF PLAN
3. ADDRESS FOSTER & RICHARDSON ELEVATIONS
- 4.
- 5.

COMMITTEE MEMBER

JAMES T. PASCALIA SE.



CITY OF MARTINEZ
 DESIGN REVIEW COMMITTEE
 COMMENT FORM

PROJECT: BERRELLESA PALMS DATE: 6/29/09

REVIEW COMMENTS:
 I FEEL THAT THE PROPOSED PROJECT IS TOO MASSIVE & OUT OF SCALE W/ EXISTING NEIGHBORING RESIDENCES/STRUCTURES. BECAUSE THE APPLICATION WAS INCOMPLETE (LACKING A SITE PLAN W/ GRADE ELEVATIONS/TOPO. INFO) IT IS NOT POSSIBLE TO REALISTICALLY DETERMINE/EVALUATE IF PROPOSED BUILDING HEIGHTS ARE ACCURATE. AS HEIGHT IS THE ISSUE (& DENSITY) I WOULD REQUEST THAT THIS INFO. & STORY POLES ARE SUBMITTED. FLOOR ASSEMBLY, ^{THICKNESS} CEILING ASSEMBLY THICKNESS & FLOOR TO GRADE ARE MISSING FROM APPLICATION THEREFORE HEIGHT IS NOT ABLE TO BE DETERMINED & IN FACT MAY BE MISLEADING.

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

THE PROJECT DOES NOT MEET ALL OF THE CRITERIA IN D.S.P. FOR GRANTING HEIGHT ~~EXEMPTION~~ EXCEPTION. ONE ASPECT

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

1. INSTALL STORY POLES @ ALL CORNERS OF PROPOSED BUILDING
2. RETURN PROJECT TO D.R.C. AFTER PLANNING COMM.
- 3.
- 4.
- 5.

IS THE GREEN BUILDING ASPECT. TO PURSUE "GREEN BLDG TO GREATEST EXTENT POSSIBLE" APPLICANT SHOULD CONSIDER LEED CERTIFICATION

I DO NOT RECOMMEND THAT THIS PROJECT, IN ITS CURRENT STATE, RECEIVE U.P. FOR HEIGHT/DENSITY.

Eileen Tumbin
 COMMITTEE MEMBER